



*City of Statesboro*  
*Department of Planning and Development Memorandum*

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**Statesboro Planning Commission**  
**March 1, 2016**  
**5:00 P.M.**  
**City Hall Council Chamber**

**Meeting Agenda**

- I.      **Call to Order**
  
- II.     **Approval of Minutes**
  1.    February 2, 2016 Meeting Minutes
  
- III.    **New Business**
  1.    **APPLICATION # SE 16-02-01:** Brason Investments, LLC requests a Special Exception for .38 acres of property located at 101 Hawthorne Road to utilize the existing single-family residence as an office (Tax Parcel Number MS74000085000).
  
- IV.    **Announcements**
  
- V.     **Adjourn**



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**Statesboro Planning Commission**  
**February 2, 2016**  
**3:00 P.M. \*Special Called Meeting Time\***  
**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission Members: David McLendon, Patrick Sullivan, Benjamin McKay, April Stafford, Holmes Ramsey and James W. Byrd, Sr. **Absent:** Jamey Cartee. **City of Statesboro Staff:** Director of Planning and Development Mandi L. Cody, Development Clerk Candra E. Teshome and Code Compliance Officer Mike Chappel.

**I. Call to Order**

Commissioner Ramsey called the meeting to order at 3:02 PM.

**II. Motion to Approve Order of the Meeting Agenda**

**III. Approval of Minutes**

Commissioner Sullivan made a motion to approve the minutes of the January 5, 2016 Planning Commission meeting, seconded by Commissioner McKay, and it carried 6 to 0.

**IV. New Business**

- 1. APPLICATION # RZ 16-01-01:** ARCH Recovery, LLC requests a zoning map amendment for .21 acres of property located at 109 Broad Street from R6 (Single-Family Residential) zoning district to R4 (High Density Residential District) zoning district to allow for the utilization of the property as a group home (Tax Parcel # S29 000073 000).

Mandi Cody presented the zoning map amendment case and answered questions from the commissioners. The applicant, Todd Parrish, spoke on behalf of the application. An adjacent property owner voiced concerns about the request. After much discussion, Commissioner Stafford made a motion to approve the staff recommendation of the zoning map amendment requested, seconded by Commissioner McKay, and it carried 5 to 1. Commissioner McLendon voted against the motion.

- 2. Presentation of the “The Blue Mile” Master Redevelopment Plan Submitted to the America’s Best Communities Grant Competition**

Mandi Cody presented “The Blue Mile” Master Redevelopment Plan to the commissioners. She also discussed the next phase of the America’s Best Communities grant competition.

**V. Announcements**

There were no announcements.

**VI. Adjourn**

Commissioner Byrd made a motion to adjourn, seconded by Commissioner Stafford, and it carried 6 to 0.

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**Chair – Holmes Ramsey**

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**Secretary – Mandi Cody**  
**Director of Planning and Development**

**SE 16-02-01**  
**SPECIAL EXCEPTION REQUEST**  
**101 HAWTHORNE ROAD**

**LOCATION:** 101 Hawthorne Road

**REQUEST:** Special exception to use the existing single-family structure as a professional office within the R20 (Single-Family Residential) zoning district.

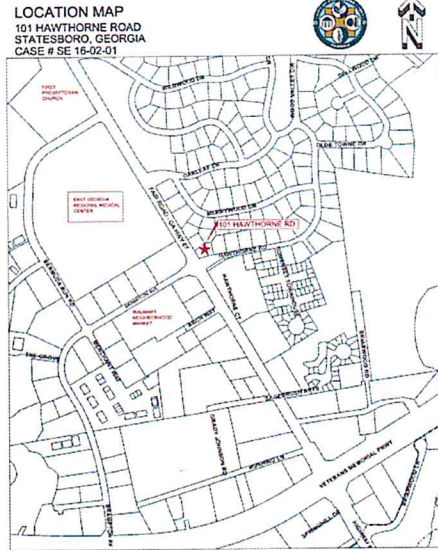
**APPLICANT:** Brason Investments, LLC

**OWNER(S):** Brason Investments, LLC

**LAND AREA:** 0.38 acres

**PARCEL TAX MAP #:** MS74 000085 000

**COUNCIL DISTRICT:** 5 (Chance)



**PROPOSAL:**

The applicant is requesting a special exception to utilize an existing single-family structure located at 101 Hawthorne Road as a professional office. The subject site is zoned R20 (Single-Family Residential), which limits land usage to single family residential purposes and does not permit professional offices by right. (See **Exhibit A – Location Map, Exhibit B – Site Survey**)

**BACKGROUND:**

The 0.38 acre single lot contains one (1) single-family residence. In 2014, the applicant requested a zoning map amendment for the property from R20 (Single-Family Residential) to O (Office), which was for the purpose of using the subject site as a professional office. The request was denied by City Council on March 17, 2015.

**SURROUNDING LAND USES/ZONING:**

	<b>ZONING:</b>	<b>LAND USE:</b>
<b>NORTH:</b>	R20 (Single Family Residential)	Single-Family Residential
<b>SOUTH:</b>	R4 (High Density Residential)	Residential Duplexes
<b>EAST:</b>	R20 (Single Family Residential)	Single-Family Residential
<b>WEST</b>	CR (Commercial Retail)	Retail; Food Services

The subject property fronts Fair Road and Hawthorne Road with residential uses along the north, east and south property lines. The western property line fronts Fair Road with commercial uses such as restaurants, banks, offices and personal services to the adjacent side of Fair Road. The site takes singular vehicle access from Hawthorne Road (See **Exhibit A – Location Map, Exhibit C – Photos of the Subject Site and General Vicinity**).

**COMPREHENSIVE PLAN:**

The subject site is located within the “Established Residential Neighborhood” and across Fair Road from the “Activity Centers/Regional Centers” character areas as identified by the 2014 City of Statesboro Future Development Map (See **Exhibit D—2014 City of Statesboro Future Development Map, Exhibit E—Zoning Map**).

The “Established Residential Neighborhood” character areas are identified as developing from the late 19<sup>th</sup> to mid-20<sup>th</sup> century. Major corridors in this area may support a mix of residential and commercial uses. As corridors transition from residential to commercial, the original structures should be maintained and renovated whenever possible. The pattern of

blending residential and commercial uses is made even more evident with the growing commercial and office uses that are adjacent to this site within the "Activity Centers/Regional Centers" character area.

Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development. Some suggested development and implementation strategies for the area include the following:

- Streets, especially thoroughfares, should incorporate Context Sensitive Solutions (CSS) to provide traffic calming and protect community character.
- In areas that are or were residential but may now be more appropriate for commercial uses, adaptive reuse of the residential structure should be encouraged to maintain the character of the area and to maintain appropriate scale.
- Uses should typically transition across the rear of properties instead of across the street to soften the transition between uses and maintain appropriate streetscapes. In areas that are or were residential but may now be more appropriate for commercial uses, adaptive reuse of the residential structure should be encouraged to maintain the character of the area and to maintain appropriate scale. Excellent examples of adaptive reuse can be seen along Zetterower Avenue.

*2014 Statesboro Comprehensive Plan, Community Agenda page 18 -19.*

**Suggested land uses of the Established Residential Neighborhood character area include:**

- Neighborhood-scaled retail and commercial
- Small-scale office
- Neighborhood services
- Small-lot single-family residential

The "Activity Centers/Regional Centers" character area "will evolve into pedestrian-oriented shopping, office, and entertainment places." Small, mid-size, and regional retail commercial, including big box stores, are identified as appropriate land uses for this character area. Adopted development strategies for this character area include inter-parcel connectivity, especially along major thoroughfares, and encourage land uses that are suitable for the immediately surrounding area. It also states that parking in this area should be evaluated to encourage shared parking provisions.

**Suggested land uses of the Activity Centers/Regional Centers Character area include:**

- Small, mid-size and regional retail and commercial
- Office
- Medical
- Multi-family

*2014 Statesboro Comprehensive Plan, Community Agenda, Page 25*

***Applicable goal(s) of the Plan:***

Protection of Existing Neighborhoods: Commercial encroachment into residential neighborhoods seems to be less of a current concern, but as Statesboro continues to grow, the potential for this conflict increases. Commercial, retail, and office uses can co-exist compatibly in residential areas if the design of the establishment is properly considered. The conversion of former homes to professional offices along Zetterower provides a model for how to accommodate non-residential uses as streets begin to carry more traffic and residential uses become less desirable. Whenever possible, existing structures should be preserved and/or renovated to accommodate changing land uses in order to protect both the neighborhood and overall community character.

***Applicable Vision Statement(s) from the Plan:***

Develop and implement a balanced and forward thinking land use policy that provides for a sustainable community of thriving neighborhoods, business areas, and civic places that comprise an outstanding quality of life and physical environment. The City will expand in a manner which conserves the natural land resources and integrates new development in ways which minimize negative impacts and provides for a healthy ecosystem. Walkable, neighborhood commercial areas will be supported; pedestrian and bike connections will be emphasized; office and business development will be a priority.

***Applicable Policy(ies) from the Plan:***

We will promote development that is sensitive to the land and gives consideration to adjoining, existing, and planned development as well as the overall community.

We will guide appropriate residential and non-residential in-fill development and redevelopment in a way that complements surrounding areas.

## COMMUNITY FACILITIES:

The subject site is currently served by city utilities including water and sewer, sanitation, and public safety services. No significant impact is expected on community facilities as a result of this request. The property takes access solely from Hawthorne Road and is served by the recently installed traffic signal at its intersection with Fair Road (at Brampton).

## ENVIRONMENTAL:

The subject property does not contain wetlands or flood zones.

## ANALYSIS:

The entire .38 acre site is currently zoned R20 (Single Family Residential) and contains a 2,269 square foot single family residence with a paved driveway and a paved parking area. The parcel takes singular access from Hawthorne Road. The applicant's request would allow for the utilization of the existing structure to be used as an office. The R20 zone limits uses within the district to single family residential, religious, educational, and governmental uses. The requested special exception would allow for the existing structure to be used as professional and/or business office.

The subject property fronts Fair Road- a Transitional Corridor- which moves traffic from urban uses into suburban commercial and residential uses. Although the O (Office) and CR (Commercial Retail) zones are across the street from the site, and R4 (High Density Residential) zone is across Hawthorne Road from the site, all of the property adjacent to and nearby the subject site off of Hawthorne road (and fronting Fair Road) is zoned R20 (Single-Family Residential) with minimum lot sizes of almost one-half acre (20,000 square feet).

Special Exceptions allow for land uses not permitted as right within a zoning district, but which may be granted where the requested use makes a special showing of particular circumstances affecting the subject property that merit taking it out of the general legislative rules of zoning and where that use may be deemed appropriate and compatible with the surrounding neighborhood. In this case, a professional office is not a use permitted by right within the R-20 (Single-Family Residential) zoning district; rather the *Statesboro Zoning Ordinance* requires that professional offices be located in CBD (Central Business District), O (Office) or CR (Commercial Retail) zoning districts.

On January 14, 2015 the Planning Commission accepted the request of the applicant to table the recommendation to allow time to further research and review other available options. The case was reconsidered by the Statesboro Planning Commission at the February 10, 2015 meeting, which recommended the following by a vote of 7 to 0:

To grant the applicant a **special exception** for the subject property pursuant to the following conditions:

- a. To allow the use of the property as a professional office.
- b. To require a vegetative buffer along the shared lot lines with lots 109, 110, and 107, but not along Hawthorne Road and Fair Road. Buffer conditions to be clarified by staff and applicant at a site visit on February 13, 2015 for presentment to Council.
- c. To limit parking spaces to a maximum of 10 spaces plus the garage.
- d. Property is not subject to sign district 3 regulations. Rather, signage shall be limited to no more than one monument style sign, no greater than 5X6 in size, brick in material. Signage is limited to Fair Road frontage or may be at the corner at Fair Road and Hawthorne Road, if approved for line of sight by City staff. Wall signage is limited to a 2 X 2 placard at the entrance to the building.

On March 17, 2015, the applicant's request was heard by City Council and died, due to a lack of a motion. Section 1802 of the *Statesboro Zoning Ordinance* outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development in the area remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

Section 2406 of the *Statesboro Zoning Ordinance* lists seven (7) factors that should be considered by Mayor and City Council "in determining compatibility" of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

- A. Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.
- B. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.

- C. Off street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.
- According to Article XVI of the *Statesboro Zoning Ordinance*, the applicant must have one (1) parking space per every 1,000 square feet of area. This site has adequate room for the required parking. The site has a paved driveway with parking available in the rear; however, if front yard parking is planned, then paved parking pads will have to be installed.
- D. Public facilities and utilities are capable of adequately serving the proposed use.
- Building Inspections by the Building Inspections Division (Building Official) have not been conducted but may be required in the permitting stage.
- E. The proposed use will not have significant adverse effect on the level of property values or the general character of the area.
- F. Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.
- The existing structure is approximately 2,269 square feet in size.
- G. Approval of a proposed use by the mayor and council does not constitute and [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the planning commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.

This request, if approved, is personal to the applicant. Any future changes to this proposal must be approved by City Council.

**STAFF RECOMMENDATION:**

In order for Council to grant the application for a special exception, it should consider the criteria given in Section 2406 and 2007 for such and make a finding that the requested use of office is consistent with the purpose and intent of the Statesboro Zoning Ordinance and the R 20 single family residential district in which the use is proposed to be located; that the requested use does not detract from neighboring property; and that the proposed use is consistent with other uses in the area. If such a finding is made, staff would suggest the application of following the conditions previously recommended by the Statesboro Planning Commission:

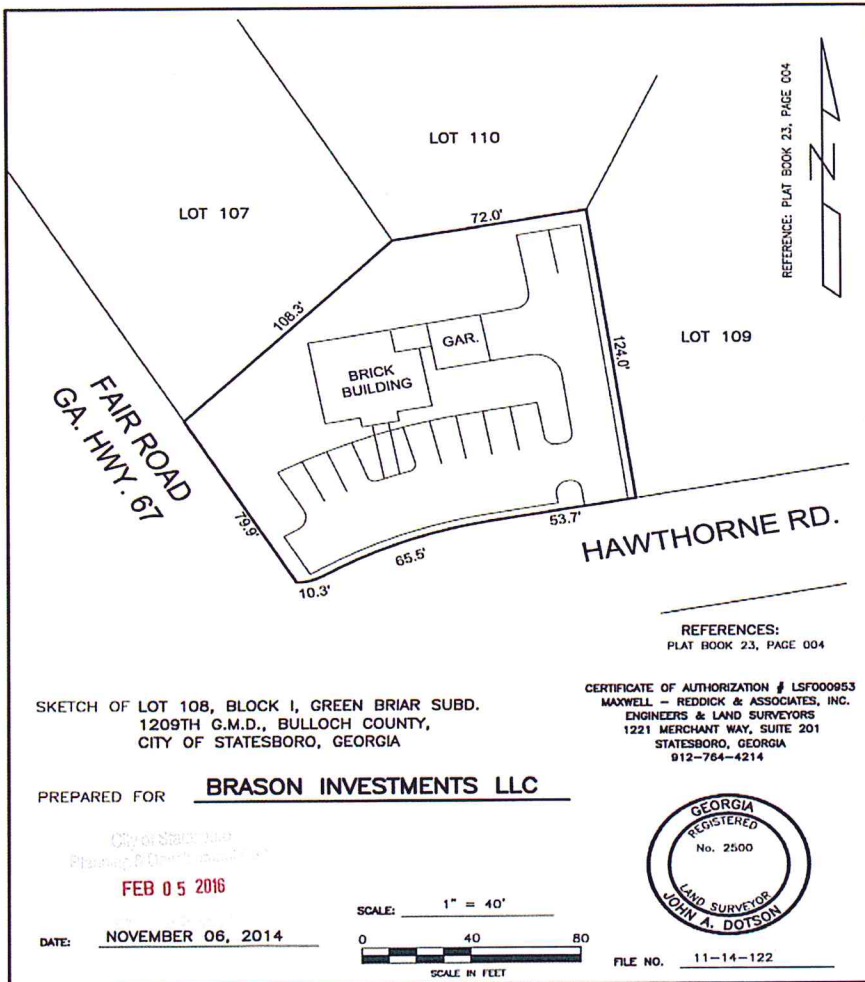
- e. To require a vegetative buffer along the shared lot lines with lots 109, 110, and 107, but not along Hawthorne Road and Fair Road. Buffer conditions to be clarified by staff and applicant at a site visit on February 13, 2015 for presentment to Council.
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LOCATION MAP  
101 HAWTHORNE ROAD  
STATESBORO, GEORGIA  
CASE # SE 16-02-01





EXHIBIT B: SITE SURVEY



**EXHIBIT C: PHOTOS OF SUBJECT SITE AND GENERAL VICINITY**

**Photo 1: Subject Site from Hawthorne Road**



**Photo 2: Subject Site from Fair Road**



Photo 3: Subject Site driveway, parking and sidewalk to front entrance



Photo 3: Commercial Retail to the West of Subject Site



Photo 5: Property to the South of Subject Site



Photo 6: Property to South West of Subject Site



EXHIBIT D: 2014 CITY OF STATESBORO FUTURE DEVELOPMENT MAP

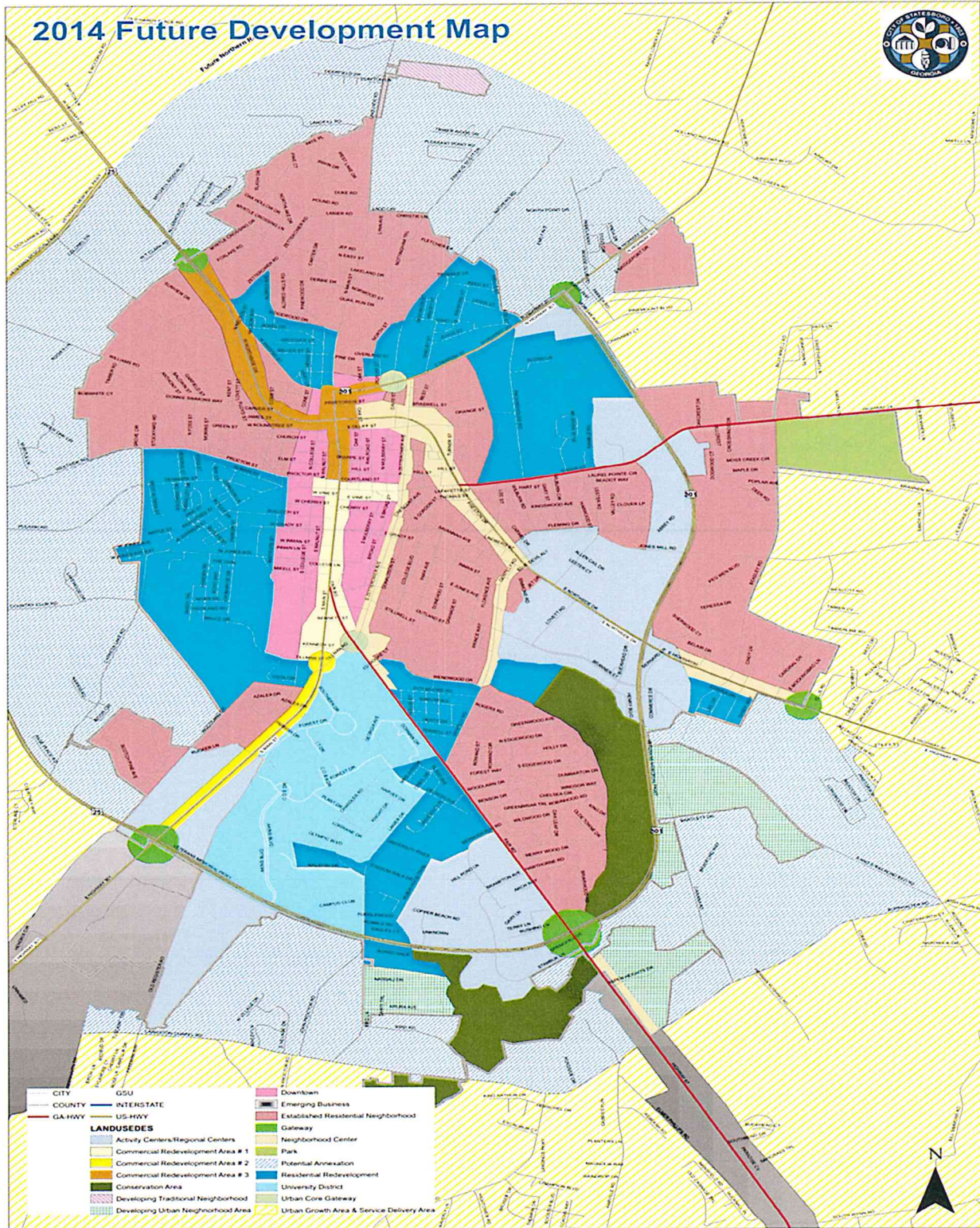


EXHIBIT E: ZONING MAP

**ZONING MAP**  
 101 HAWTHORNE ROAD  
 STATESBORO, GEORGIA  
 CASE # SE 16-02-01

