

STATESBORO PLANNING COMMISSION

May 8, 2012

5:00 p.m.

City Hall Council Chambers

MEETING AGENDA

1. Call to Order.
2. Motion to Approve Order of the Meeting Agenda.
3. Approval of Minutes
 - a. April 10, 2012 meeting.
4. Old Business
 - a. **APPLICATION # RZ 12-01-01:** Akins Family Limited Liability Limited Partnership requests a zoning map amendment from LI (Light Industrial) to R4 (High Density Residential) for property located at 520 Park Avenue (Tax Parcel Numbers S42000030000 & S42000006000).
5. New Business
 - a. **APPLICATION # RZ 12-05-02:** Downtown Statesboro Development Authority requests a zoning map amendment from PUD/CR (Planned Unit Development with Commercial Retail overlay) to R4 (High Density Residential) for property located on South College Street (Tax Parcel Number S21000011001)
6. Adjourn

STATESBORO PLANNING COMMISSION

April 10, 2012

5:00 p.m.

City Hall Council Chambers

Minutes

Present: Planning Commission Members Ray Hendley, Rick Barr, Andrew Hansen, Brian Hulseley, and Nick Propps. City of Statesboro staff: Director of Community Development Mandi Cody, and Development Clerk Cindy Steinmann.

Absent: Commissioner Teresa Concannon.

1. Approval of Meeting Agenda

Motion to approve given by Commissioner Barr; seconded by Commissioner Hulseley. Motion carried 5-0. Agenda set.

Note: Commissioner Hendley joined the Commissioners following the motions.

2. Approval of Minutes

a. February 14, 2012 meeting.

Motion to approve given by Commissioner McCollar; second by Commissioner Barr. Motion carried 6 to 0. Minutes approved.

Commissioner Propps recognized Commissioner Hendley for receiving the Rotary Citizen of the Year award.

3. New Business

- a. **APPLICATION # RZ 12-03-01:** TI – Gentilly Gardens, LLC requests a zoning map amendment of 2.03 acres from R15 (Single Family Residential) to CR (Commercial Retail) for property located at 625 Gentilly Road (Tax Parcel Number: MS73000002000)

Development Clerk Cindy Steinmann presented the staff report and answered questions from the Commissioners. Community Development Director Mandi Cody answered questions from the Commissioners as well. Steve Wolhfeil of Hussey, Gay, Bell, and DeYoung represented the applicant and answered questions from the Commissioners.

Commissioner Hendley motioned to recommend approval of Application RZ 12-03-02; seconded by Commissioner McCollar. Motion carried 6-0. Planning & Development Director Mandi Cody confirmed that the motions included the following staff recommended condition:

Condition: 10' behind the back of the curb on Gentilly Road should be dedicated to the City of Statesboro as right of way or permanent easement for construction of sidewalk(s) by the City in the future.

- b. **APPLICATION # RZ 12-03-02:** Gopher Hole Investments, LLC requests a zoning map amendment of 1.1 acres from PUD/CR (Planned Unit Development/Commercial Retail) to CR (Commercial Retail) for property located on Brampton Avenue (Tax Parcel Number: MS74000198A005)

Development Clerk Cindy Steinmann presented the staff report and answered questions from the Commissioners. Community Development Director Mandi Cody answered questions from the Commissioners as well. No one spoke on behalf of the applicant.

Motion to recommend approval of Application RZ 12-03-02 given by Commissioner Hansen with the following staff recommended condition; seconded by Commissioner Barr. Motion carried 6-0.

Condition: A sidewalk, five (5) foot in width and compliant with ADA standards shall be constructed and installed by the Applicant in the right of way of Brampton Avenue and Bermuda Run Road along the frontage of the subject property to the satisfaction of the City Engineer as the property develops.

Commissioner Propps stated that Commissioner Concannon notified him that she would not be attending the meeting and noted that a quorum was present.

4. Announcements

Mandi Cody stated that the elimination of the 15 day review period between Planning Commission and City Council was approved. She also mentioned that both the Planning Commission & City Council dates were included on the property notification signs. She explained that both the Gentilly Gardens

and Brampton Avenue cases would proceed to City Council during their next regular session. She also stated that there will be a Planning Commission meeting next month.

Commissioner McCollar asked if he could be provided with City Council minutes. Ms. Cody answered by stating that they are posted to the website after they are approved by Council.

Commissioner Barr asked about the status of several cases and Ms. Cody explained that they are still under review.

5. Adjourn

Chairman Nick Propps called the meeting adjourned.

These minutes were adopted by the City of Statesboro Planning Commission at its May 8, 2012 meeting.

Chair – Nick Propps

Secretary – Mandi Cody, Director of
Community Development



CITY OF STATESBORO – DEPARTMENT OF PLANNING AND DEVELOPMENT
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

» (912) 764-0630
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ZONING MAP AMENDMENT
RZ 12-01-01 – 520 Park Avenue

LOCATION: 520 Park Avenue

REQUEST: Rezone from LI (Light Industrial) to R-4 (High Density Residential)

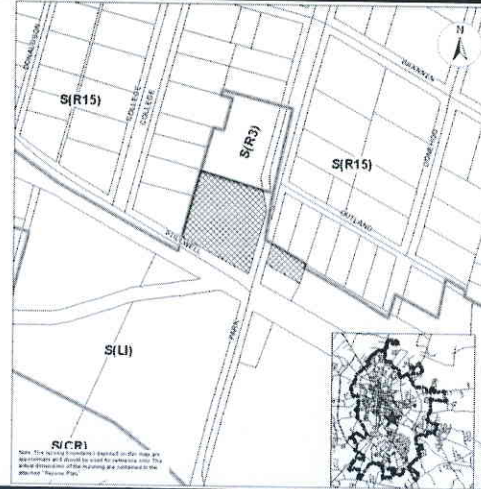
APPLICANT: Akins Family Limited Liability Limited Partnership

OWNER(S): Akins Family Limited Liability Limited Partnership

LAND AREA: 1.67 acres and .24 acres (1.91 acres)

PARCEL TAX MAP #s: S24 000006 000 & S24 000030 000

COUNCIL DISTRICT: 3 (Britt)



PROPOSAL:

The Akins Family Limited Liability Limited Partnership (*hereinafter referred to as the Akins Family LLLP*) is requesting zoning map amendments for two different parcels located at 520 Park Avenue (**Exhibit A – Location Map**). The two parcels have the same address, according to the Bulloch County Tax Assessors Office, although each parcel has a different parcel identification number. The request is to rezone both parcels from the current designation of a LI (Light Industrial) district to an R-4 (High-Density Residential) district with the intent of developing multi-family units on the property.

BACKGROUND:

The Akins Family, LLLP own two parcels located directly across from each other on Park Avenue. One lot contains 1.67 acres of land and the second lot contains .24 acres of land. The 1.67 acre parcel is currently being used as a storage area for construction materials and contains various structures including a mobile home, a portable office trailer, several shipping containers, and a permanent structure (small office building). (**Exhibit D – Fig. 1a-1c Subject Property**) The .24 acre lot contains a structure containing an office area and a warehouse. (**Exhibit D – Fig. 1d Subject Property**) The Akins Family LLLP is proposing to construct several two-bedroom duplexes on the 1.67 acre lot and transform the office/warehouse structure into a residential use on the .24 acre lot.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R-3 (Medium Density Multiple Family Residential)	Multi-family residential complex (Duplexes)
SOUTH:	LI (Light Industrial)	Industrial (Howard Lumber)
EAST:	LI (Light Industrial) R-15 (Single Family Residential)	Industrial (Howard Lumber) Single family residential neighborhood
WEST	R-15 (Single Family Residential)	Single family residential neighborhood

The subject properties are surrounded by two land uses. The parcels north, west and a majority of the parcels east of the subject property contain residential land uses. Parcels located to the south and east of the property contain industrial uses as part of Howard Lumber. (**Exhibit D – Fig. 2a, Surrounding Land Uses**) The adjacent properties to the north include a multi-family residential complex containing duplexes and single-family homes. (**Exhibit D – Fig. 2c, Surrounding Land Uses**) The adjacent properties to the west of the subject parcels contain single-family homes.

COMPREHENSIVE PLAN:

The subject properties are located within the “Established” character area as defined by the *Statesboro Comprehensive Master Plan*. The “Established” character areas are identified as districts where attention should be given to the appropriate redevelopment of existing areas in order to maintain neighborhood cohesion and reduce the issues of blight and decline. The vast majority of neighborhoods within the “Established” character area are developed and not all implementation strategies are applicable to the subject properties. Appropriate land uses that are suggested within the “Established” character area include:

- *Neighborhood-scaled retail and commercial*
- *Small-scale office*
- *Neighborhood services*
- *Garage apartments*

Suggested development and implementation strategies of the “Established” character area, which may be applicable to this site, include:

- *Ensure that new development and land uses do not encroach upon or detract from character of the National Historic Districts within the area.*
- *Enhance existing pedestrian connectivity by repairing/replacing sidewalks and adding new ones, where necessary.*
- *Plant shade trees along streets and sidewalks.*
- *Infill, redevelopment, and new development should promote lot sizes and setbacks appropriate for each neighborhood. Neighborhood redevelopment should promote a tight grid of small lot single family development which utilizes more efficient lot and block layouts. New structures should respect the existing architectural fabric of the neighborhood.*
- *Foster the establishment of public/private partnerships to redevelop large tracts as appropriate for the character area.*
- *Promote redevelopment of underutilized or vacated properties.*

(Community Agenda, Pages 14 & 15 [List not all-inclusive]).

The proposed redevelopment of the two (2) subject parcels would not be contrary to the strategies set forth in the *Statesboro Comprehensive Master Plan 2009-2029*. The redevelopment of these two (2) lots address the issue of redevelopment of underutilized land, working with the owners of a property to redevelop a large tract of land appropriate for the character area, and the possibility of having new structures in the area which respect the architectural fabric of the neighborhood development. The 1.67 acre lot is currently underutilized as it is being used as a storage area for construction materials. The .24 acre lot is also currently being underutilized as the office and warehouse located on the premises are not actively being used on a daily bases.

TRANSPORTATION:

The two subject parcels, having the shared address of 520 Park Avenue, have vehicular access to Park Avenue. The 1.67 acre lot has vehicular access to both Park Avenue and Stillwell Street. Park Avenue is primarily a residential street connecting Stillwell Street and Savannah Avenue. The residential portion of Park Avenue contains two wide traffic lanes separated by a landscaped median. This median ends at the intersection of Outland Street. Stillwell Street is currently being studied by the Statesboro Engineering Department for improvements to the intersection located at Stillwell Street and South Zetterower. The portion of Park Avenue, where the subject parcels are located, is used by commercial vehicles. The 1.67 acre lot also has vehicular access to Stillwell Street. Stillwell Street is a two lane road used by commercial vehicles primarily for Howard Lumber.

The Georgia Department of Transportation has recorded the Annual Average Daily Traffic (AADT) for Park Avenue 2,425 feet north of the subject parcels. These statistics retrieved through the State Traffic and Report statistics website

reveal a modest increase in traffic between 2005 and 2010. The AADT increased from 1880, in 2005, to 2130 in 2010, a difference of 250 over five years.

The Institute of Transportation Engineers Trip Generation Manual states the two bedroom units proposed in the conceptual plan would generate an average of 6.65 trips per unit per day on Park Avenue (neither ingress nor egress is shown for Stillwell Street). The *Bulloch County / City of Statesboro 2035 Long Range Transportation Plan (LRTP)* does not make any recommendations for improvements for Park Avenue or Stillwell Street. There are no pedestrian facilities located neither on Park Avenue nor on Stillwell Street.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject properties are both currently served by city water and public services. There are no known issues related to the ability city's ability to provide public services to this site.

ENVIRONMENTAL:

The subject property does not contain wetlands nor is it located in a Special Flood Hazard Area (SFHA) / Flood Zone. The request is not expected to have an environmental impact on the property.

ANALYSIS:

The Akins Family LLLP owns the subject parcels which are located directly across from each other on Park Avenue. The Bulloch County Tax Assessor's Office has the addresses of both parcels listed as 520 Park Avenue. The parcels are both currently zoned LI (Light Industrial) and the legislative intent of this district is:

"to establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of uses."

The applicant is requesting the zoning designation be changed to R-4(High Density Residential) for which the legislative intent is:

"to encourage the logical and timely development of land for apartment and other high density residential purposes in accordance with the objectives, policies, and proposals of the future land use plan..., to assure the suitable design of apartments in order to protect the surrounding environment of the adjacent and nearby neighborhoods, and to insure that the proposed development will constitute a residential environment of sustained desirability and stability and not produce a volume of traffic in excess of the capacity for which access streets are designed." (Article VII, Sec 700)

The *Statesboro Zoning Ordinance* provides the Mayor and City Council of Statesboro standards in making its determination and balancing the promotions of the public health, safety, morality, and general welfare against the right of unrestricted use of property. This staff report provides information regarding several of these standards. These "Standards for Determination" are found in Article 20, Sec. 2007 of the *Statesboro Zoning Ordinance* and are as follows:

- | | |
|--|---|
| (1) Existing uses of and zoning or (of) property nearby | (6) The length of the time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property |
| (2) The extent to which property values are diminished by the particular zoning restrictions | (7) The extent the property would impact: population density in the area, community facilities, living conditions in the area, traffic patterns and congestion, environmental aspects, existing and future land use patterns, property values in adjacent areas |
| (3) The extent to which the description of the property values of the property owner promotes the health, safety, morals, or general welfare of the public | (8) Consistency with other governmental land use, transportation and development plans for the community |
| (4) The relative gain to the public, as compared to the hardship imposed upon the property owner | |
| (5) The suitability of the subject property for zoned purposes | |

The proposed zoning map amendment, if approved, would re-designate two (2) parcels currently in the LI (Light Industrial) district to R-4 (High-Density Residential) district. This designation would allow residential land-uses to encompass the entire block on which the 1.67 acre parcel is located and expand residential land-uses south, on the portion of Park Avenue on which the .24 acre parcel is located.

The conceptual site plan shows a group of twelve (12) two-family duplexes located on the 1.67 acre parcel. This use would be similar to the land-use north of the 1.67 acre parcel, as this parcel contains two-family duplexes (R-3 Medium Density Multiple-Family Residential). Duplexes can be designed and placed in or near single-family residential neighborhoods to fit the character of the area. There are multiple examples of duplexes in multiple zoning districts which fit the character of character of the surrounding neighborhood. **(Exhibit D: Figures 2c – 3b)**

The R-4 (High-Density Residential) district allows the highest dwelling unit density of all of the residential zoning districts listed in the *Statesboro Zoning Ordinance*. Staff has reviewed the number of units which would be allowed on the 1.67 acre lot and found that this designation would maximize the utilization of this parcel. The following chart shows the number of units that could be placed on the 1.67 acre lot if the lot was sub-divided and units placed on each lot.

Zoning	Number of Units	Zoning	Number of Units
R-20	3	R-6	10
R-15	4	R-8	7
R-3*		R-10	7
A	8	R-30	2
B	5	R-40	1
C	5		

*R-3 contains three different lot size requirements for Single Family (A), Two-Family Twin (B), Two-Family Duplex (C)

The 1.67 acre parcel and the .24 acre parcel should have a side and rear buffer as required by Article XXIII Section 2301. The 1.67 acre parcel currently has in place a densely planted screen along the north and west property line creating a natural buffer strip of more than 20 feet in depth. The .24 acre property will require a buffer to be placed between the existing office building and the adjoining residential property to the north as the existing vegetation is inadequate to meet the provisions of this section of the zoning ordinance.

A legal non-conformity will be created, if this rezoning application is successful, on the .24 acre lot. The existing warehouse/office building is a use which is not allowed in the R-4 (High-density residential) district. If this parcel is rezoned the existing structure will become an existing non-conformity and subject to pertinent regulations regarding nonconforming uses.

The proposed redevelopment of the two (2) subject parcels would not be contrary to the strategies set forth in the *Statesboro Comprehensive Master Plan 2009-2029*. The redevelopment of these two (2) lots address the issue of redevelopment of underutilized land, working with the owners of a property to redevelop a large tract of land appropriate for the character area, and the possibility of having new structures in the area which respect the architectural fabric of the neighborhood development. The 1.67 acre lot is currently underutilized as it is being used as a storage area for construction materials. The .24 acre lot is also currently being underutilized as the office and warehouse located on the premises are not actively being used on a daily bases.

The *Statesboro Comprehensive Master Plan 2009-2029* places the subject parcels in the "Established" character district of the Future Development Map. The "Established" character district seeks eliminate an area, near a residential neighborhood which can be considered an eyesore and unsafe area as it is not an enclosed area which allows access to anyone who might be interested in playing in the area. The conceptual site plan (**Exhibit C: Conceptual Site Plan**) illustrates the intention of the applicant to plant trees along the exterior of the development along the street. This development will not be small-lot single family residential, however; the proposed development, as shown in the conceptual site plan (**Exhibit C: Conceptual Site Plan**), should fit the character of the surrounding residential neighborhood.

STAFF RECOMMENDATION:

The rezoning of the subject property from an LI (Light Industrial) district to R-4 (High-Density Residential) zoning district would complement the surrounding zoning districts and land uses and will also serve as an appropriate zoning designation for future land use patterns in the area.

Staff recommends **approval** of the proposed rezoning of the tax map parcels currently designated S24 000006 000 & S24 000030 000, two parcels totaling 1.91 acres located at 520 Park Avenue from LI (Light-Industrial) to R-4 (High-Density Residential) rezoning request subject to the following conditions:

- The 1.67 acre site shall remedy all issues regarding code compliance within 30 days of final judgment including but not limited to:
 - Chapter 38, Art. II, Division 1, Section 38-26 – **Nuisance:** Any place, public or private, which because of the accumulation of filth, trash, garbage, junk or water tends to cause sickness and endangers the health of the public or any individual; any place which, because of filth, trash, garbage, junk or water, becomes unsightly or causes stench offensive to the public or any individual; any place which because of the nature of the business carried on there disturbs the peace and quietude of the public; or any place which because of the practices of those frequenting the place tends to corrupt the morals or is offensive to the natural sensibilities of an ordinary man is hereby declared to be a nuisance.
 - Chapter 38, Art. II, Division 1, Section 38-27 – **Maintenance of Nuisance:** It shall be unlawful for any person to keep, allow, permit, maintain or continue any nuisance on his premises within the limits of the city.
 - Chapter 38, Art. II, Division 1, Section 38-30 – **Weeds and Noxious Vegetation:** It shall be unlawful for any person owning or occupying any lot, tract, parcel of land or premises within the city to permit to grow thereon weeds or noxious vegetation to an extent which might endanger the public health. If, after 15 days from service of written notice to such owner or the owner's duly authorized agent by the city engineer, the weeds or vegetable growth are not cut and removed, the city marshal may cut and remove the weeds or growth and charge the expense of such removal to the owner.
 - Appendix A, Article XXII, Section 2205 - **Unsightly or Unsanitary Storage:** No rubbish, salvage materials, junk, or miscellaneous refuse shall be openly stored or kept in the open and no weeds shall be allowed to go uncut within any zones when the same may be construed to be a menace to public health and safety or to have a depressing influence upon property values in the area.

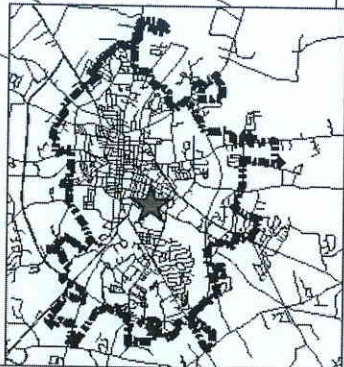
(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual sketch plan (Exhibit C) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).


EXHIBIT A: LOCATION MAP



RZ 12-01-01 520 Park Avenue Location Map



Note: The rezoning boundaries depicted on this map are approximate and should be used for reference only. The actual dimensions of the rezoning are contained in the attached "Rezone Plan".



 RZ 12-01-01
520 Park Avenue

 Case Site
 Zoning Boundary

0 70 140 280 420 560 Feet

EXHIBIT B: AERIAL SUBJECT PROPERTIES

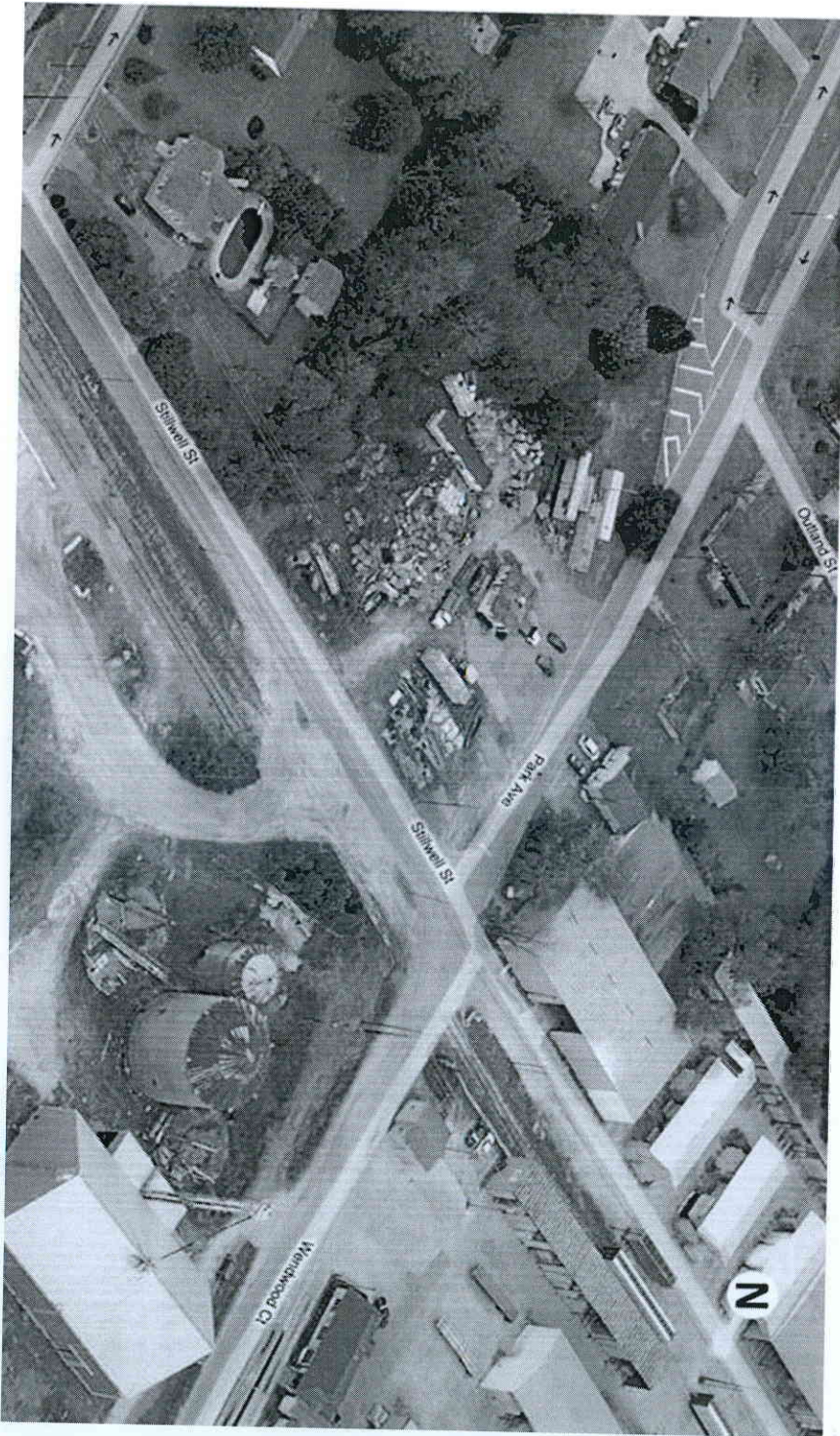


EXHIBIT C: CONCEPTUAL SITE PLAN

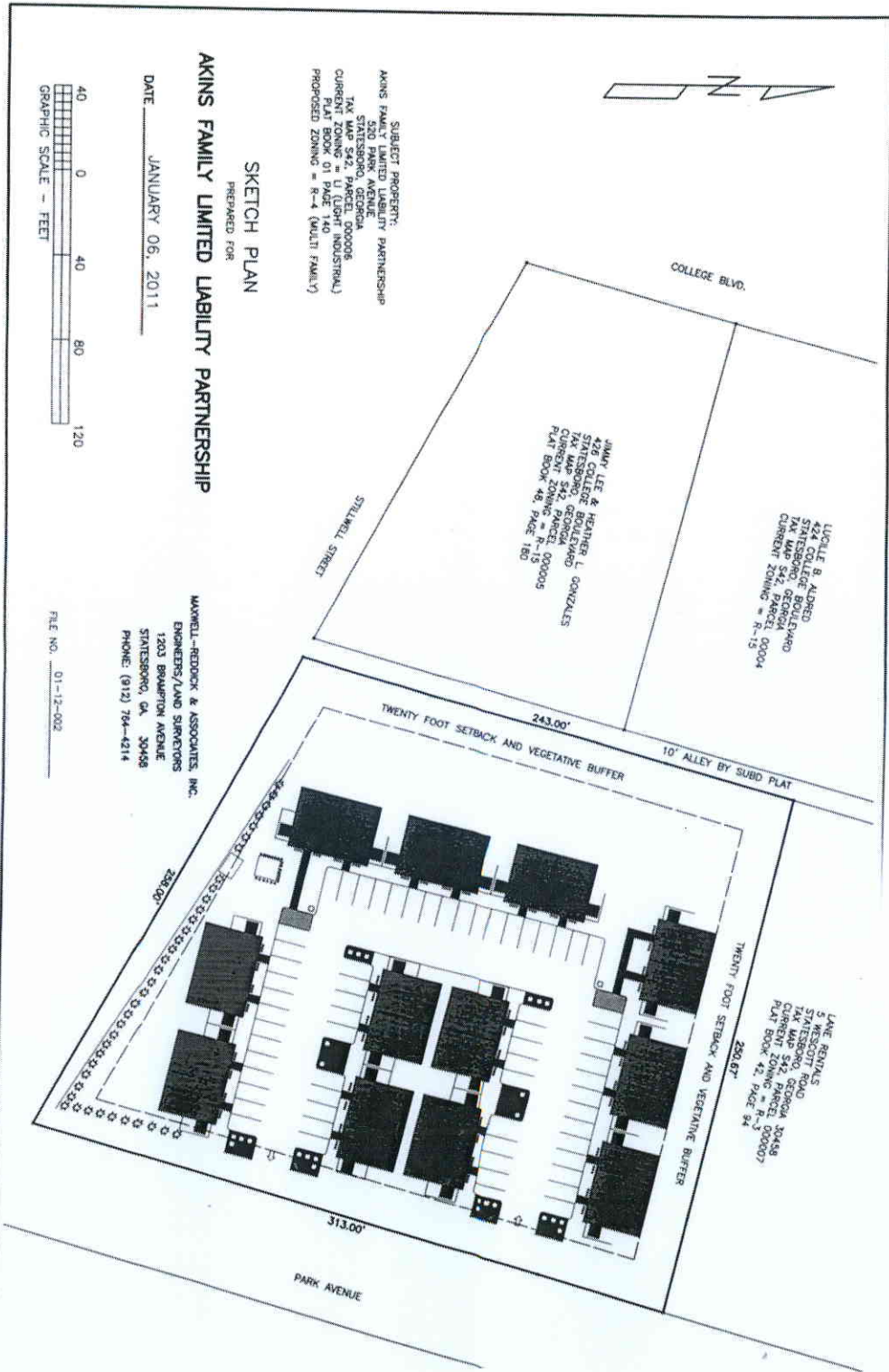


EXHIBIT D: PHOTOS OF THE SUBJECT PROPERTIES AND VICINITY



Figure 1a: Subject Property (1.67 acre parcel)



Figure 1b: Subject Property (1.67 acre parcel)

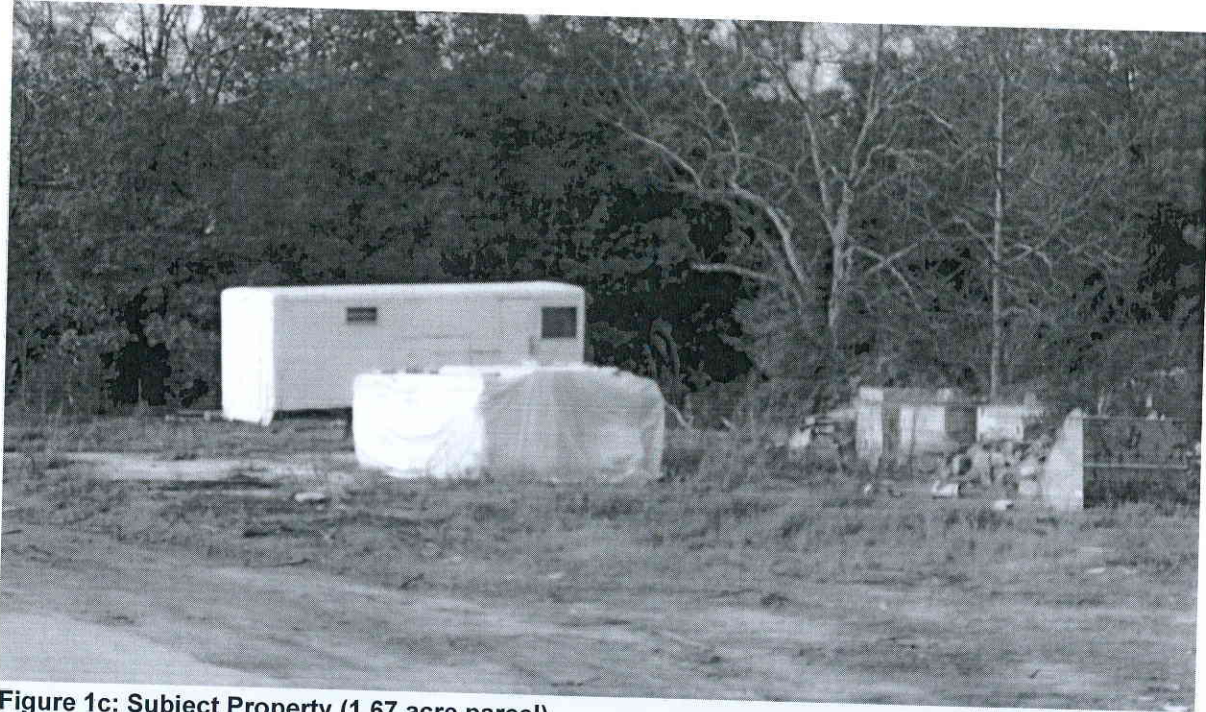


Figure 1c: Subject Property (1.67 acre parcel)



Figure 1d: Subject Property (.24 acre parcel)

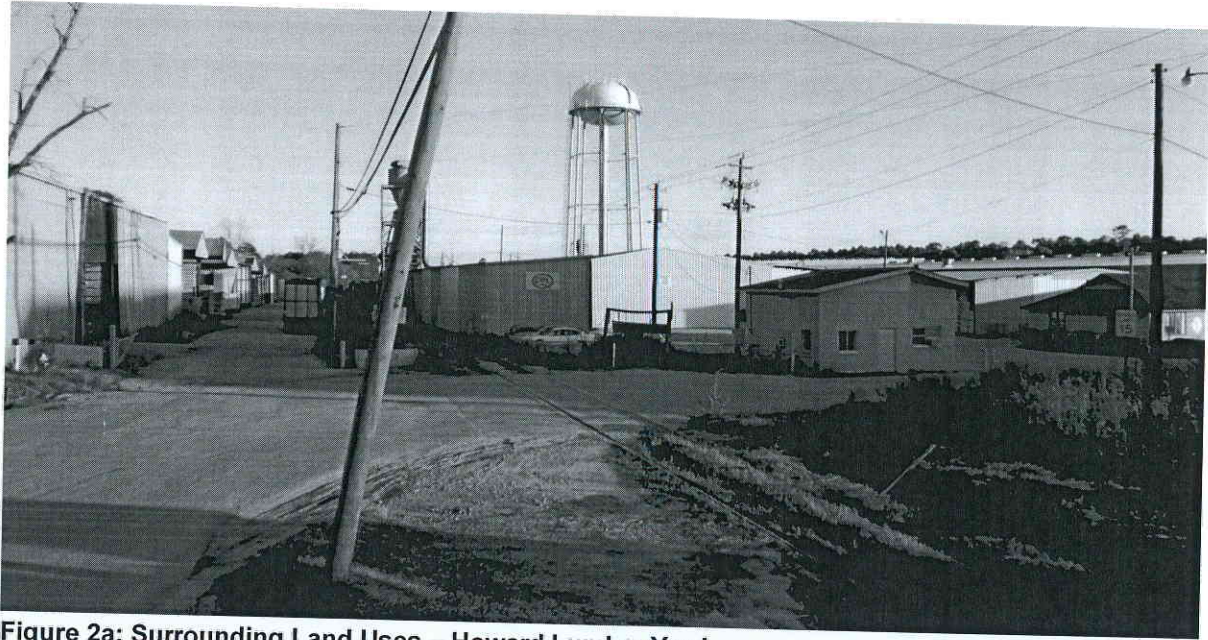


Figure 2a: Surrounding Land Uses – Howard Lumber Yard



Figure 2b: Surrounding Land Uses – Residential area north of subject parcels



Figure 2c: Surrounding Land Use – Duplex north of subject parcels (R-3 Medium-Density Multiple Family Residential)



Figure 3a: Duplexes located in multiple zoning districts – 114 South Mulberry (R-4 High Density Residential)



Figure 3b: Duplexes located in multiple zoning districts – 202 Broad Street (R-4, High-Density Residential)



Figure 3b: Duplexes located in multiple zoning districts – 201 College Avenue (R-15, Single Family Residential)



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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Statesboro, Georgia 30458

» (912) 764-0630
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**RZ 12-05-02
ZONING MAP AMENDMENT
SOUTH COLLEGE STREET**

LOCATION: South College Street

REQUEST: Rezone from PUD/CR (Planned Unit Development with Commercial Retail overlay) to R4.

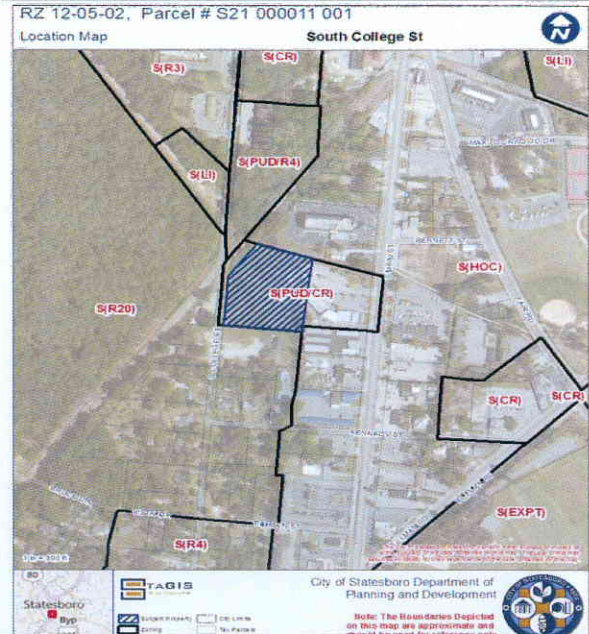
APPLICANT: Downtown Statesboro Development Authority

OWNER(S): Downtown Statesboro Development Authority

LAND AREA: 2.6 acres

PARCEL TAX MAP #s: S21000011001

COUNCIL DISTRICT: 2 (Lewis)



PROPOSAL:

The applicant is requesting rezoning of the approximately 2.06 acre subject property located on South College Street from PUD/CR (Planned Unit Development with Commercial Retail overlay) District to R4 (High Density Residential) to allow for residential development within the downtown district. (See Exhibit A – Location Map & Exhibit B – Sketch Plan).

SURROUNDING LAND USES/ZONING:

Surrounding land uses include HOC (Highway Oriented Commercial) to the north and east and R20 (Single Family Residential) to the south and west.

TRANSPORTATION:

The subject property is accessed from both South Main Street (Highway 301 South) and South College Street. No significant impact on traffic volume, safety, or capacity is expected as a result of this request.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject site is currently served by city utilities, including water, sewer, and public safety services. No significant impact is expected on community facilities as a result of this request.

COMPREHENSIVE PLAN:

The subject site is located within the urban core character area as identified by the Statesboro Comprehensive Master Plan. This character area promotes infill development and the addition of residential opportunities, especially high density, with the area. This is particularly true of the area along South main Street, one of the frontages of the subject

site.

ANALYSIS:

The request to rezone the 2.6 acre subject property PUD/CR (Planned Unit Development with Commercial Retail Overlay) district to R4 (High Density Residential) district should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*; the vision and community policies articulated within the city's two (2) primary land use policies: The *Statesboro Comprehensive Plan* and the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*; and the potential for the property to develop in conformance with the requirements of the proposed R4 (High Density Residential) zoning district as set forth in the *Statesboro Zoning Ordinance*.

Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider "in making its determination" regarding a zoning map amendment and "balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property." Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby;
- (2) The extent to which property values are diminished by the particular zoning restrictions.
- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.
- (4) The relative gain to the public, as compared to the hardship imposed upon the property owner.
- (5) The suitability of the subject property for the zoned purposes.
- (6) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.
- (7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and
- (8) Consistency with other governmental land use, transportation, and development plans for the community.

The applicant's request to rezone the subject property from CR (Commercial Retail Overlay) to R4 (High Density Residential) is not inconsistent with the vision or land use policies adopted in the *Statesboro Comprehensive Plan* or those articulated within the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*. The *Statesboro Comprehensive Plan* adopts a goal of "promot[ing] infill and redevelopment" stating that "infill development, which consists of developing vacant lots dispersed in developed areas, strengthens neighborhoods and reinvests money into infrastructure which is already in place". (*Community Agenda, page 51*). The requested rezoning and subsequent construction proposed for the subject site would achieve this goal of the *Comprehensive Plan*.

The requested zoning map amendment is consistent with the policies articulated within the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*.

Furthermore, residential development of this location is consistent with the recommendations of the Downtown Statesboro Master Plan currently being finalized for adoption consideration by the Board of the Downtown Statesboro Development Authority and the Statesboro City Council.

As illustrated on the sketch plan submittal, the subject property can be developed in conformance with the requirements for the proposed R4 zoning districts as set forth in the *Statesboro Zoning Ordinance*. The subject property is sufficient in size and shape for the suggested development and should meet the setback and other standards of the R4 (High Density Residential) zoning districts as well as the parking, buffering, and other development requirements set forth in the *Statesboro Zoning Ordinance*.

STAFF RECOMMENDATION:

Staff recommends that the requested zoning map amendment from PUD/CR (Planned Unit Development with a Commercial Retail overlay) to R4 (High Density Residential) be approved.

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).

EXHIBIT A: LOCATION MAP

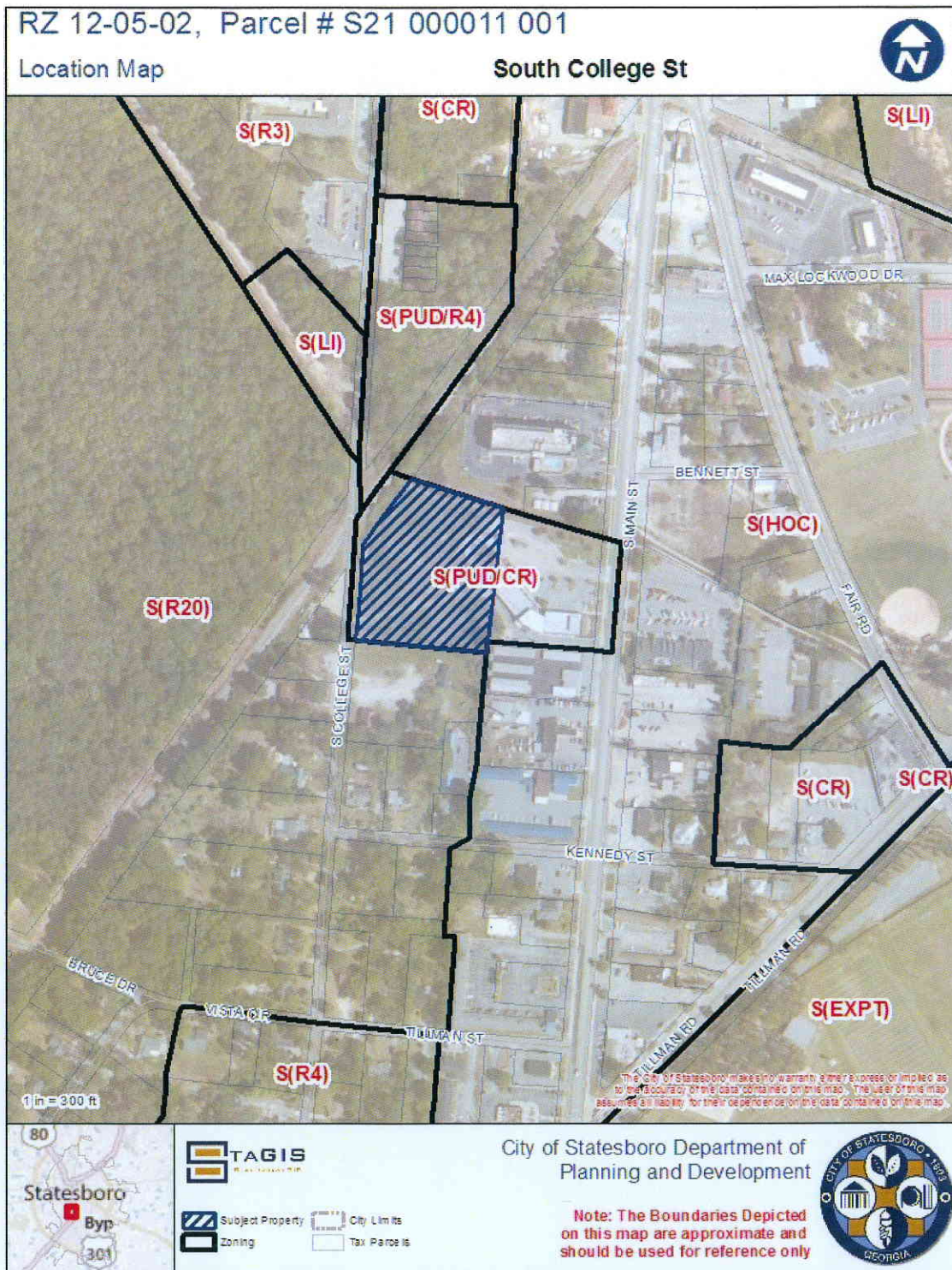


EXHIBIT B: SKETCH PLAN

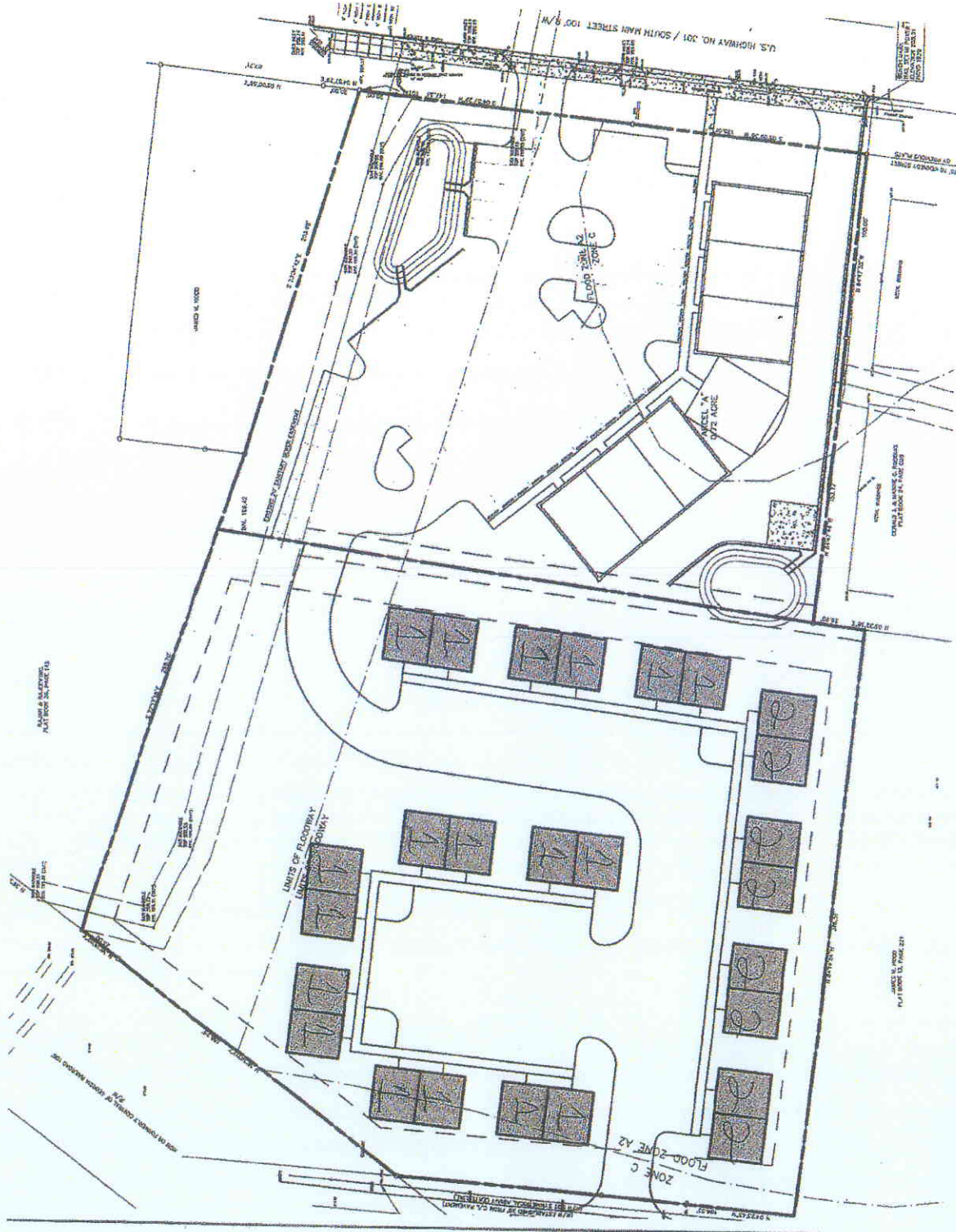


EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY.

Figure 1: View from South College Street.

