

Statesboro Planning Commission
July 9, 2013
5:00 p.m.
City Hall Council Chambers

Meeting Agenda

- I. Call to Order
- II. Motion to Approve Order of the Meeting Agenda
- III. Approval of Minutes
 - a. June 11, 2013 Meeting
- IV. New Business
 - A. 1. **APPLICATION # RZ 13-04-02**: Greg Parker, Drayton Parker, LLC, requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R-15 (Single Family Residential) District to CR (Commercial Retail) District for property located at 104 Catherine Avenue (Tax Parcel Number S44000001 000).
 - 2. **APPLICATION # RZ 13-04-03**: Greg Parker, Drayton Parker, LLC, requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R-15 (Single Family Residential) District to CR (Commercial Retail) District for property located at 300 Catherine Avenue (Tax Parcel Number S44000044 000).
 - 3. **APPLICATION # RZ 13-04-04**: Greg Parker, Drayton Parker, LLC, requests a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R-15 (Single Family Residential) District to CR (Commercial Retail) District for property located at northeast corner of Herty Drive @ Fair Road (Tax Parcel Number S44000045 000).
 - B. **APPLICATION # RZ 13-03-04**: Waldo M .Beasley Estate request a zoning map amendment pursuant to the Statesboro Zoning Ordinance from R-15 (Single Family Residential) to CR (Commercial Retail) for property located at Cawana Road (Tax Parcel Number 107000005 001).
 - C. **APPLICATION # AN 13-03-07**: George Terrell Beasley requests annexation by the 100 percent method of 57.50 acres of property located at Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) and PUD - Residential (Planned Unit Development) City of Statesboro (Tax Parcel Number 107 000005 000).

- D. **APPLICATION # AN 13-03-08:** Walter Ray Beasley requests annexation by the 100 percent method of 60.92 acres of property located at Josh Hagin Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to R-8 and R-10 (Single Family Residential) City of Statesboro (Tax Parcel Number 107 000009 000).

- E. **APPLICATION # AN 13-03-09:** George Terrell Beasley requests annexation by the 100 percent method of 68.08 acres of property located at Josh Hagin Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to R-10 (Single Family Residential) City of Statesboro (Tax Parcel Number 107 000012 000).

- F. **APPLICATION # AN 13-03-10:** George Terrell Beasley requests annexation by the 100 percent method of 38.73 acres of property located at S and S Railroad bed Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to R-15 (Single Family Residential) City of Statesboro (Tax Parcel Number 107 000014 000).

V. Announcements

VI. Adjourn

STATESBORO PLANNING COMMISSION

June 11, 2013

5:00 P.M.

City Hall Council Chambers

Minutes

Present: Planning Commission Members: Rick Barr, R. Jeremy Ragan, Holmes Ramsey, Jim Benton, Jonathan McCollar, April Stafford and Nick Propps. City of Statesboro Staff: Director of Planning and Development Mandi Cody, Development Clerk Cindy Steinmann, and Administrative Assistant Debra Wiese.

1. **Call to Order**

Commissioner Ragan called meeting to order.

2. **Approval of Meeting Agenda**

Motion made by Commissioner Barr; second by Commissioner Ramsey to approve order of meeting agenda. Motion carried 4 to 0.

3. **Approval of Meeting Minutes**

- a. March 12, 2013 Meeting
- b. April 9, 2013 Meeting
- c. Notice of May 14, 2013 Meeting Cancellation

Motion made by Commissioner Benton; second by Commissioner Ragan to approve minutes for the March 12th and April 9th meetings and notice of May 14th cancellation. Motion carried 4 to 0.

4. **Old Business**

APPLICATION # SE 13-03-03: Venus Mack requests a special exception be granted pursuant to the *Statesboro Zoning Ordinance* to allow the operation of a hair salon in the R-20 (Single-Family Residential) District for property located at 316 Fletcher Drive (Tax Parcel Number S35000009 000).

Jonathan McCollar arrived to meeting.

April Stafford arrived to meeting.

Venus Mack spoke in favor of request. Motion made to approve based on staff recommended conditions by Commissioner Barr; second by Commissioner Stafford. Motion carried 6 – 0. Motion approved.

5. New Business

- I. **APPLICATION # T 13-05-02:** City of Statesboro recommends a text amendment to Article XV of the Statesboro Zoning Ordinance regarding LED signs.

Mandi Cody presented case recommending approval of request for a new text amendment ordinance which would allow LED signage in the future. Motion made to approve a text amendment to Article XV of the Statesboro Zoning Ordinance based on staff recommendations by Commissioner Stafford; second by Commissioner Benton. Motion carried 6 – 0. Motion approved.

- II. **APPLICATION # AN 13-03-05:** Waldo M. Beasley Estate requests annexation by the 100 percent method of 1.76 acres of property located at 1909 Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) City of Statesboro (Tax Parcel Number 107000005D000).

APPLICATION # AN 13-03-06: Waldo M. Beasley Estate requests annexation by the 100 percent method of .50 acres of property located at Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) City of Statesboro (Tax Parcel Number 107000005B000).

Cases AN 13-03-05 and AN 13-03-06 presented together due to time. Mandi Cody presented cases. Both currently zoned in unincorporated Bulloch County. Ms. Cody recommended that both cases be approved for annexation with zoning as CR. Property owners were in attendance. No one spoke for or against either annexation.

Nick Propps arrived to meeting.

Motion made to approve both annexations and rezones to CR by Commissioner Benton; second by Commissioner Ramsey. Motion carried 7 to 0. Motion approved.

- III. **APPLICATION # AN 13-04-01:** Connection Ministries of Statesboro, Inc., requests annexation by the 100 percent method of 13.6 acres of property located on Cawana Road into the City of Statesboro and for said property to be zoned from AG-5

(Agricultural and Residential Bulloch County) to R-15 (Single-Family Residential). (Tax Map # 107000005 004).

Mandi Cody presented case recommending annexation at R15 zoning approval. Katelyn Stephens applicant for request was in attendance. No one in attendance spoke for or against request. Motion made to approve by Commissioner Benton; second by Commissioner Stafford. Motion carried 7 – 0. Motion approved.

Meeting turned over to Chairman Propps.

- IV. **APPLICATION # AN 13-04-05:** Joseph Akins requests annexation by the 100 percent method of 1.7 acres of property located at 1965 Cawana Road into the City of Statesboro and for said property to be zoned from R-40 (Single-Family Residential Bulloch County) to R-4 (High Density Residential). (Tax Map # 107000005C 000).

Mandi Cody presented case recommending approval of requested annexation and rezone to R4. Motion made to approve application as submitted by Commissioner Stafford; second by Commissioner McCollar. Motion carried 7 – 0. Motion approved.

- V. **APPLICATION # AN 13-04-06:** City of Statesboro requests annexation by the 100% method of 7.27 acres of property located at Veterans Memorial bypass and for said property to be zoned PUD (Planned Unit Development). (Tax parcel number MS630000026 012).

Mandi Cody presented case with staff recommending approval of request. Motion made to approve by Commissioner Stafford; second by Commissioner McCollar. Motion carried 7 – 0. Motion approved.

6. **Announcements**

Ms. Cody briefed Planning Commission regarding upcoming caseloads.

7. **Adjourn**

Motion was made to adjourn the meeting by Commissioner Ragan; second by Commissioner McCollar. Motion carried 7 – 0. Meeting adjourned.

Chair – Nick Propps

Secretary – Mandi Cody
Director of Planning and Development

DRAFT



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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**RZ 13-04-02; RZ 13-04-03; AND RZ 13-04-04
 ZONING MAP AMENDMENTS
 104 CATHERINE AVENUE; 300 CATHERINE AVENUE; AND HERTY DRIVE**

LOCATION: 104 Catherine Avenue
 300 Catherin Avenue
 Herty Drive

REQUEST: Rezone from R15 (Single Family Residential) to CR (Commercial Retail)

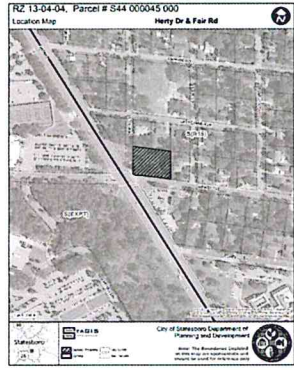
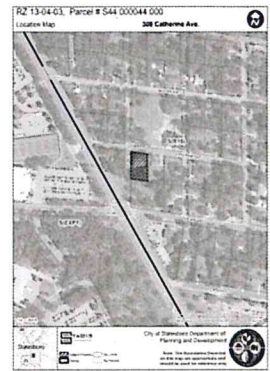
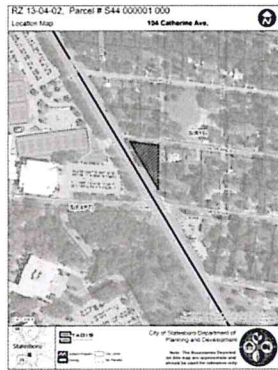
APPLICANT: Drayton Parker, LLC

OWNER(S): James M. Hood;
 Janet & Richard Johnson;
 The Salvation Army Corporation

LAND AREA: .46 acres
 .34 acres
 .69 acres

PARCEL TAX S44 000001 000
MAP #s: S44 000044 000
 S44 000045 000

COUNCIL DISTRICT: 4 (Riggs)



PROPOSAL:

The applicant is requesting to combine and rezone three lots with a combined acreage of a .149 acres with existing single family homes located at 104 Catherine Avenue and 300 Catherine Avenue and an undeveloped lot at Herty Drive from R15 (Single Family Residential) District to CR (Commercial Retail) in anticipation of the sale and development as a convenience store. (See **Exhibit A** – Location Map).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R15 (Single Family Residential)	Single Family Homes
SOUTH:	R15 (Single Family Residential)	Single Family Homes, Church
EAST:	R15 (Single Family Residential)	Single Family Homes
WEST	Exempt (Georgia Southern University)	GSU

The subject property is located in mixed use area with a church to the south east of the subject property, Georgia Southern Campus to the west, and single family homes dispersed throughout.

COMPREHENSIVE PLAN:

The subject site lies within the "Established" character area as identified by the City of Statesboro Future Development Map within the *City of Statesboro Comprehensive Plan*. The Established character area is traditionally residential while major corridors support a mix of residential and commercial uses.

Small to mid-size retail and commercial, offices, services, and multi-family residential are all appropriate land uses for properties within the Established character area. Some suggested development and implementation strategies for the area include the following:

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

Statesboro Comprehensive Plan, Community Agenda page 14.

As illustrated in the Comprehensive Plan, commercial uses are encouraged on major corridors such as Fair Road (Highway 67). Other recommendations of the Plan are considered in the analysis of this report.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

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

ENVIRONMENTAL:

The subject property does not contain wetlands and is not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

ANALYSIS:

The .46 acre site and the .34 acre sites are currently zoned R15 (Single Family Residential) and each contain a single family home. The .69 acre lot has experienced habitual parking violations which has become an eyesore. The applicant's request to rezone the properties from R15 (Single Family Residential) to CR (Commercial Retail) would allow for combination with the adjacent properties to be developed as a convenience store.

The request to rezone the subject property 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 CR (Commercial Retail) zoning district for residential uses only 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 numbered below 1-8. Staff findings regarding some of the factors are given for Council's consideration of the application:

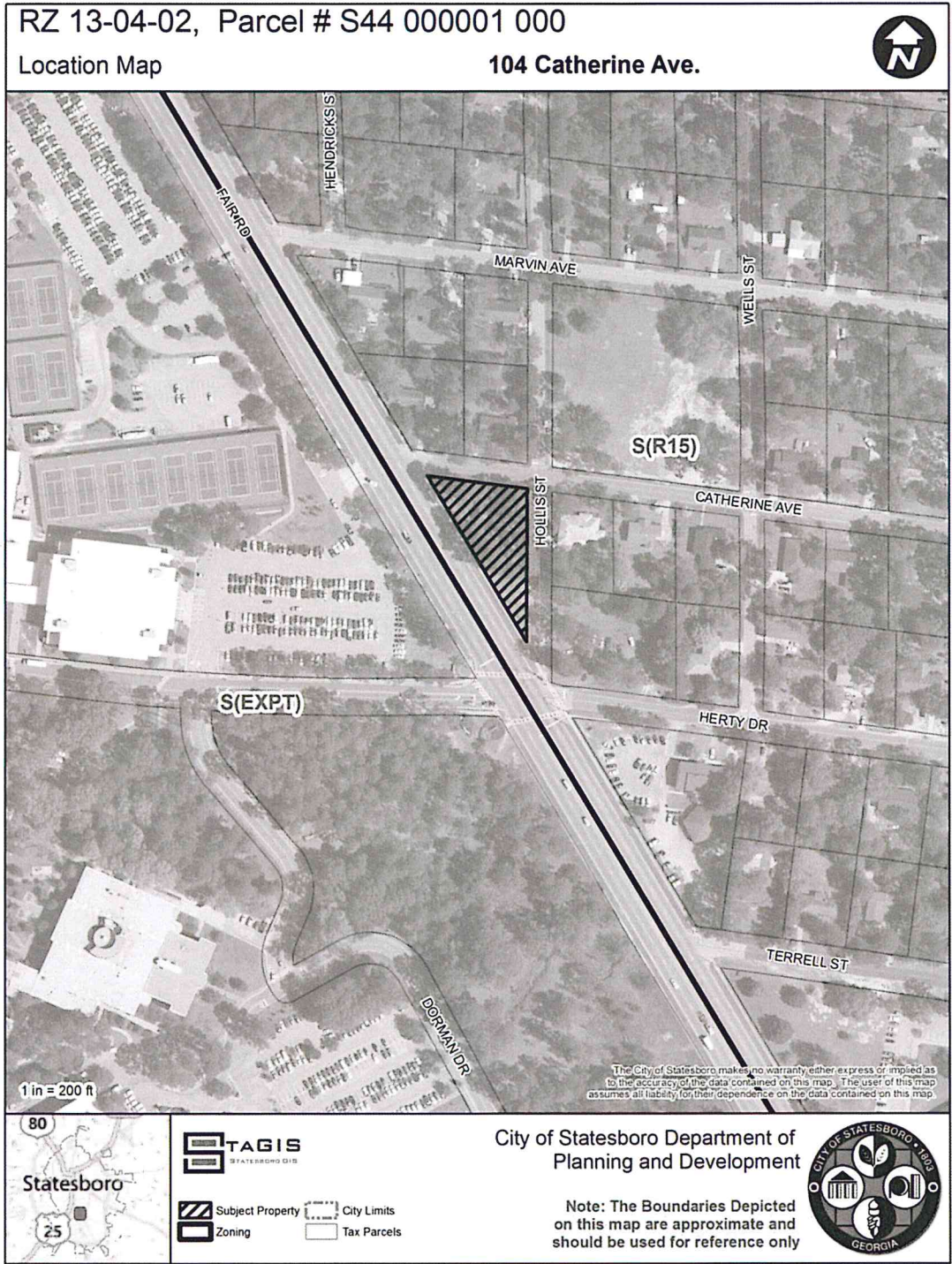
- **Existing uses and zoning or (of) property nearby;**
 - Existing uses and zoning of nearby property are zoned for single family uses.
 - The property is adjacent to commercially zoned and utilized property along Fair Road.
- **The extent to which property values are diminished by the particular zoning restrictions.**
 - Unlikely that the Herty lot will experience residential development given its proximity to a commercial corridor and unusual shape.
- **The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
- **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
- **The suitability of the subject property for the zoned purposes.**
 - The proposed land use meets the provisions of the *Statesboro Zoning Ordinance* and the *Comprehensive Plan*.
 - Upon combination, the property will meet lot sizes and other regulating standards of the *Statesboro Zoning Ordinance*.

- 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.
- 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;
- Consistency with other governmental land use, transportation, and development plans for the community.

STAFF RECOMMENDATION:

Based on the factors of consideration for zoning map amendments given in Section 2007, *the Comprehensive Plan*, and the *Long Range Transportation Plan*, staff recommends approval of the zoning map amendment requested by application RZ 13-04-02, RZ 13-04-03, and RZ 13-04-04.

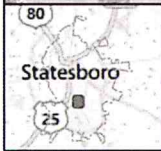
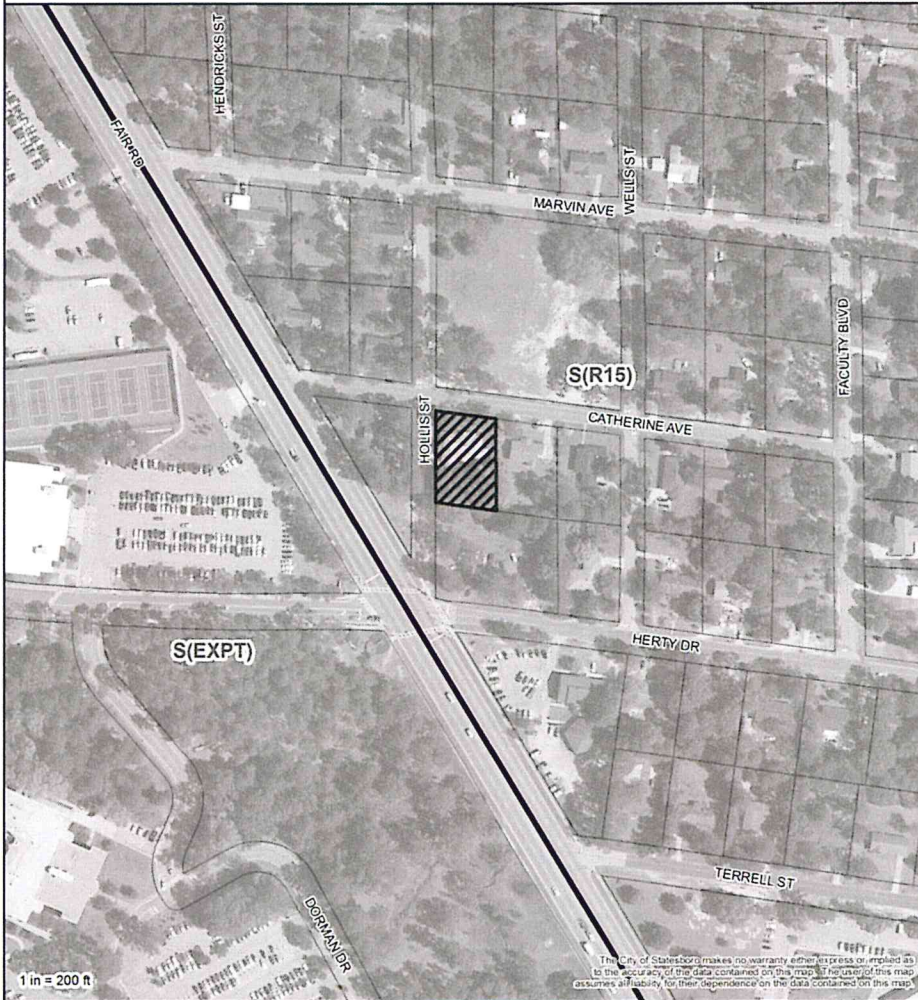
EXHIBIT A: LOCATION MAP



RZ 13-04-03, Parcel # S44 000044 000

Location Map

300 Catherine Ave.



STAGIS
BY STATE GEO GIS

Subject Property City Limits
 Zoning Tax Parcels

City of Statesboro Department of Planning and Development

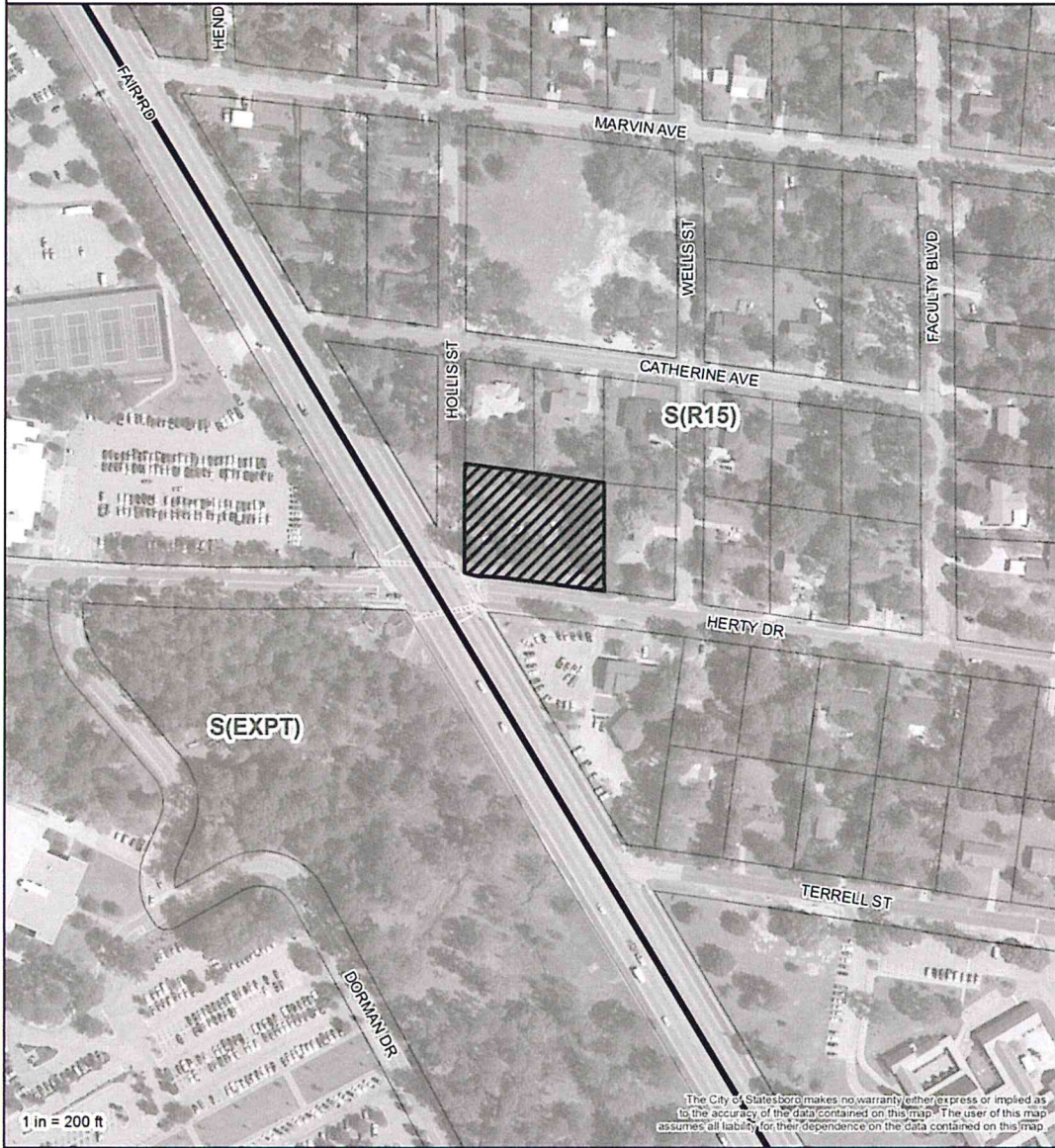
Note: The Boundaries Depicted on this map are approximate and should be used for reference only



RZ 13-04-04, Parcel # S44 000045 000

Location Map

Herty Dr & Fair Rd



- Subject Property
- City Limits
- Zoning
- Tax Parcels

City of Statesboro Department of Planning and Development

Note: The Boundaries Depicted on this map are approximate and should be used for reference only



EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY – 104 CATHERINE AVENUE



Figure 1: Subject Property from Fair Road.



Figure 2: Single Family Home located on Property – Catherine Avenue.

EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.) – 104 CATHERINE AVE



Figure 3: Hollis Street (Access to property from Catherine Avenue).



Figure 4: Subject Property.

EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.) – 104 CATHERINE AVE



Figure 5: Subject Property (Where students park to the rear of single family home).



Figure 6: Subject Property.

EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.) – 104 CATHERINE AVE



Figure 7: Deadend of Hollis Street at Fair Road and Herty.



Figure 8: Intersection of Herty and Fair Road.

EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.) – 300 CATHERINE AVE



Figure 9: Subject Property from Fair Road.



Figure 10: Subject Property from Hollis Street.

EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.) – 300 CATHERINE AVE



Figure 11: Side of Subject Property from Hollis Street.

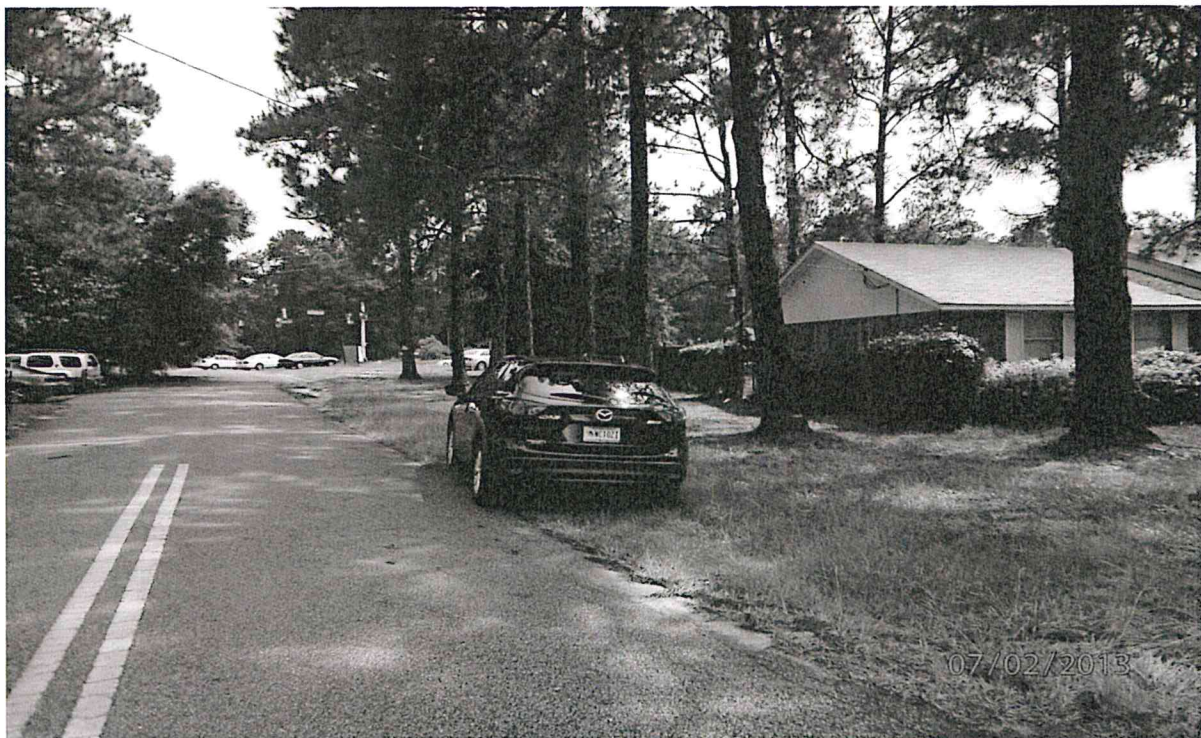


Figure 12: Property adjacent to Subject Property (Being Considered in RZ 13-04-02).

EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.) – HERTY DRIVE



Figure 13: Subject Property from Hollis Street.



Figure 14: Wesley Foundation across Herty from Subject Property.

EXHIBIT B: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.) – HERTY DRIVE



Figure 15: Intersection of Fair Road and Herty from Subject Property.



Figure 16: View of Herty from Subject Property.



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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**RZ 13-03-04
 VETERANS MEMORIAL PARKWAY / CAWANA ROAD
 REZONE REQUEST**

LOCATION: Veterans Memorial Parkway / Cawana Road

REQUEST: Zoning Change from R15 (Single Family Residential) District to CR (Commercial Retail).

APPLICANT: George Beasley, Paul Beasley, Ray Beasley.

OWNER(S): George Beasley, Paul Beasley, Ray Beasley.

LAND AREA: 7.53 acres

PARCEL TAX MAP #s: 107 000005 001

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting rezoning of the subject property from R15 (Single Family Residential) to CR (Commercial Retail). The subject property is an undeveloped 7.53 acre site located between Cawana Road and the Veterans Memorial Parkway in the municipal limits. (See **Exhibit A – Location Map**)

No development plans have been submitted with this application.

HISTORY:

The subject property was annexed into the municipal limits in 2006.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CR (Commercial Retail)	Single Family Homes (Recently Annexed)
SOUTH:	R40 (Single Family Residential – Bulloch County)	Undeveloped
EAST:	R15 (Single Family Residential)	Undeveloped and Elementary School
WEST	R20 (Single Family Residential)	Undeveloped & Bypass

The subject parcel's property lines are surrounded by mixed use property that is zoned for single family, church, and retail uses in the municipal limits. Actual uses range from single family homes to undeveloped. The abutting properties to the north were recently annexed at CR (Commercial Retail) zoning designation. Property to the east includes Sallie Zetterower Elementary School.

COMPREHENSIVE PLAN:

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

The property is also identified as being within the "Emerging Business District" and adjacent to an Access Corridor – the Veterans Memorial Parkway. Properties identified within these areas are deemed appropriate for business and office center development. Access Corridors are designed to move traffic efficiently from one point of destination to another. Interconnectivity are suggested for these parcels.

Small to mid-size retail and commercial, office, single family, mixed use areas, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered a urban collector which is defined as a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road. Each parcel along the Bypass, such as this one, is recommended to be interconnected as the parcels develop to mitigate extra traffic onto Cawana Road should access ever be granted from the Bypass. (The applicant is requesting a curb cut onto the Veterans Memorial Parkway from the Georgia Department of Transportation).

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does have access to City of Statesboro utilities and public services.

ENVIRONMENTAL:

The subject property appears to be partially located within wetlands areas and special flood areas. No negative impact is expected by this request. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to rezone a 7.53 acre undeveloped site lying on Cawana Road abutting the Bypass.

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 numbered below 1-8. Staff findings regarding some of the factors are given for Council's consideration of the application:

- (1) Existing uses and zoning or (of) property nearby;**
 - Existing uses and zoning of nearby property range from commercial to single family residential homes.
 - Future expected uses are of the commercial nature, based on development demands and long range land use plans.
- (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.**
 - The proposed land use meets the provisions of the *Statesboro Zoning Ordinance* and the *Comprehensive Plan*.

- (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.**
 - o The property is undeveloped.
- (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;**
- (8) **Consistency with other governmental land use, transportation, and development plans for the community.**
 - o The request is consistent with the long range land use, transportation, and development plans for the City of Statesboro – particularly considering the designations in the Future Development Map.

STAFF RECOMMENDATION:

Staff recommends **approval** of the CR (Commercial Retail) zoning map amendment requested by RZ 13-03-04 with the following condition:

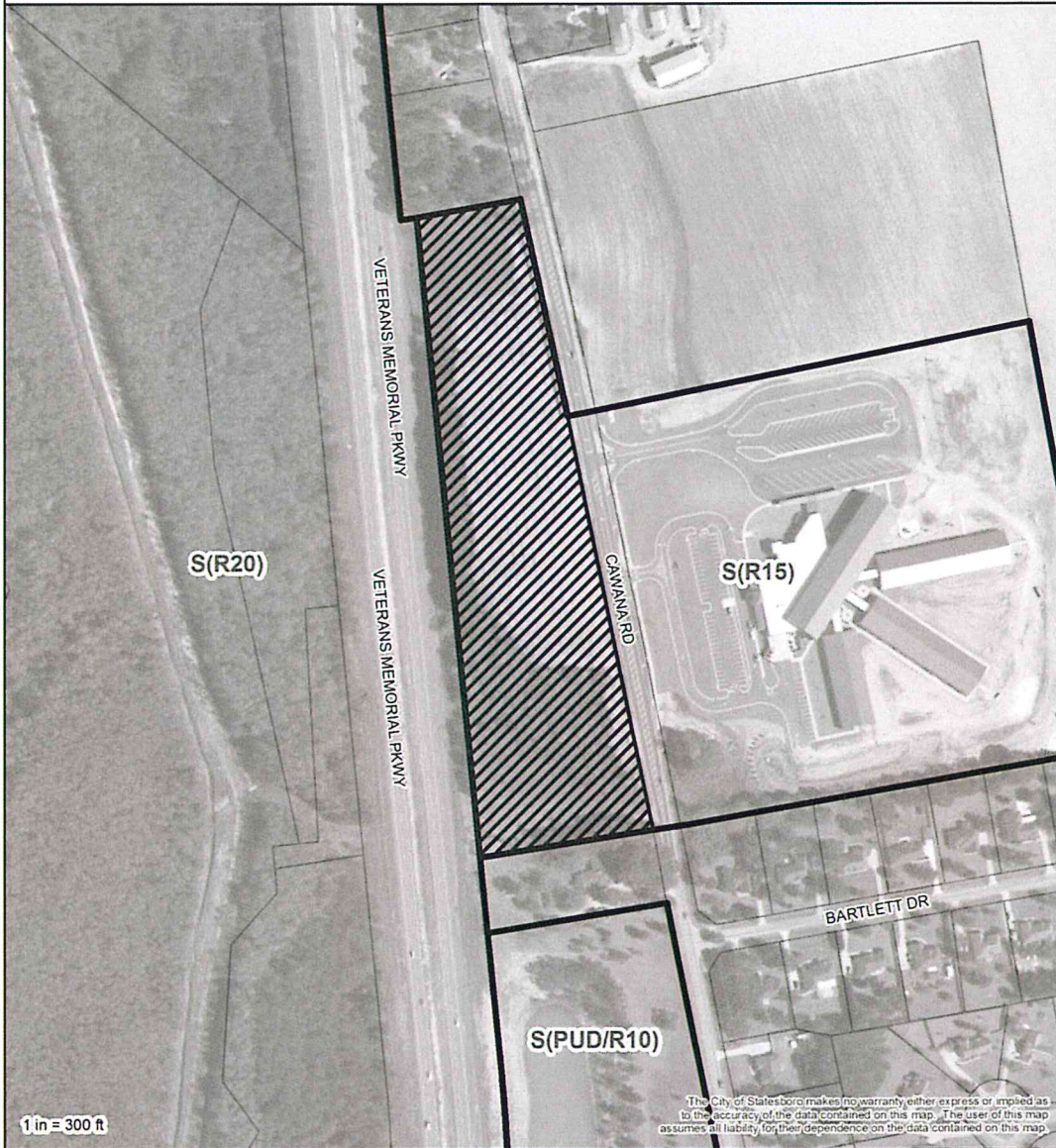
1. Property must provide interconnected access with abutting CR zoned properties adjacent to the bypass.

EXHIBIT A: LOCATION MAP

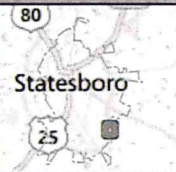
RZ 13-03-04, Parcel # 107 000005 001

Location Map

Cawana Rd



The City of Statesboro makes no warranty, either express or implied as to the accuracy of the data contained on this map. The user of this map assumes all liability for their dependence on the data contained on this map.



- Subject Property
- Zoning
- City Limits
- Tax Parcels

City of Statesboro Department of Planning and Development



Note: The Boundaries Depicted on this map are approximate and should be used for reference only

EXHIBIT B: ADJACENT BEASLEY PROPERTIES BEING CONSIDERED FOR ANNEXATION.

Beasley - Cawana Rd
Annexation Map.



- City Limits
- Rezone
- Annex



City of Statesboro Department of
Planning and Development



Note: The Boundaries Depicted
on this map are approximate and
should be used for reference only

EXHIBIT C: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site from Cawana Road.



Figure 2: Sallie Zetterower Elementary across Cawana Road from Subject Site.



City of Statesboro
Department of Planning & Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

TO: Mayor Joe Brannen
City Councilmen Boyum, Lewis, Britt, Riggs, and Chance
City Manager Frank Parker
Planning Commission Members
Referenced Department Files

FR: Mandi Cody, Director Planning & Development *me*

RE: Annexation and Zoning Request: Cawana Road area.
AN 13-03-07; AN 13-03-08; AN 13-03-09; & AN 13-03-10; AN 13-03-06; AN13-05-
03; RZ 13-03-04; AN 12-05-01; AN 13-04-01; AN130-04-05; AN 13-03-05; AN 13-03-
05.

Date: July 5, 2013

The City of Statesboro Department of Planning & Development is in receipt of a number of requests for annexations and zoning in and around the Cawana Road area. Due to the volume of the cases – and the work and timelines associated with each – staff is processing and presenting these requests for review and consideration by the Planning Commission and City Council in rounds which began in June and will continue for the next few months.

As Planning Director, I believe it is important to share several factors that apply to the requests and have served as a basis for the analysis, reviews, and recommendations that are being presented:

- Each property is being considered for annexation pursuant to request of the property owner;
- Each request was approved for acceptance and consideration by the City Council;
- Bulloch County has been appropriately notified of each request pursuant to legal requirements;
- City staff is working through the Development of Regional Impact review with the Department of Community Affairs and the Coastal Regional Commission on a number of the parcels;
- The parcels have been considered independently and as a “whole” for community need, impact, and service demand by City development staff including department heads from planning, engineering, water and wastewater, compressed natural gas, and the City Manager;
- Specific development plans for these properties have not been submitted or considered as part of the analysis of these cases;

- These requests have been processed and analyzed as part of long term PLANNING for the City as opposed to a development project seeking immediate permitting or development permissions;
- The City of Statesboro is experiencing significant increases in population growth;
- Land use opportunities for low and medium density single family residential development are shrinking within the current municipal boundary;
- Housing demands and preferences regarding lot sizes, interior square footages, styles and arrangements will shift from large detached single family homes on large separated lots to smaller homes on smaller lots with a community/ neighborhood design and will include demand for both attached and detached home styles for the next generations of residents seeking homes in Statesboro and across the nation.
- Higher density residential designs, whether in the form of smaller homes, smaller lots, and/or attached styles (row homes, townhomes, apartments, etc.) are more environmentally sound, consume less energy, and cost less to provide infrastructure and public services.

Statesboro experienced a 25% increase in population growth between the 2000 and 2010 Census and is reportedly growing several percentages per quarter. The Census recognizes the City of Statesboro as the 6th fastest growing micropolitan City in the nation; ranks the City as the 6th fastest growing micro area; and has recently designated Statesboro in a micropolitan statistical area for the first time. Figures also indicate that this growth is not solely associated with the student population from the local university and colleges. Furthermore, projections and estimates continue to expect non-student population increases to continue for the foreseeable future. Such growth presents a number of economic opportunities for our community; however, it also requires proper planning and expansions from the City.

Review of current land use and land availability within the City limits indicates that the municipality is not prepared to respond to the long term needs and opportunities associated with this population movement. This is particularly true regarding the housing needs associated with this growth as the greatest majority of the low and medium density residential zones within the City have experienced build out. Therefore, annexation and preparation of properties for such use is appropriate to meet the opportunities and demands of a growing residential population. Failure to plan for and accept the residential opportunities associated with this population growth will result in lost economic opportunity for the City of Statesboro and its citizens. Therefore, the staff of the Department of Planning & Development have worked closely with the City Manager and the Department Heads of Engineering, Water and Wastewater, Natural Gas, and Public Safety to begin preparations for such significant growth in population and land area for the City of Statesboro.

The annexation and zoning request being presented to you for consideration are the first step in this preparation and in seizing this opportunity. Annexation – the incorporation of the property into the municipal boundaries of the City – is the necessary first step in this multi-layered process. Expected land use, in the form of a zoning designation for the property builds the foundation for other areas of planning. Initial – conceptual phases of planning for long range transportation, utility, and service demands associated with the incorporation of these properties are being considered by development staff. Upon approval of the annexation and with the

important consideration of the land uses approved for the properties through the designation of zoning districts - staff will begin working the properties into the master infrastructure and service plans. Plans beyond the conceptual, at this point, are inappropriate and uninformed without the benefit of the completed annexation, land use designations, and comment from the Planning Commission and City Council. This step by step process also allows for important input from the private development market and allows for appropriate development, as specifics in design and routing of infrastructure can be informed by the subdivision and permitting request associated with the property. This allows City infrastructure to be developed timely (but only as needed) and in a fiscally sound manner to meet the immediate development demands of the private market and population growth while realizing the comprehensive vision and long term needs of the City as a whole.



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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 Statesboro, Georgia 30458

» (912) 764-0630
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**AN 13-03-07
 CAWANA ROAD
 ANNEXATION REQUEST**

LOCATION: Cawana Road

REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential - Bulloch County) District to CR (Commercial Retail) and PUD - Residential (Planned Unit Development).

APPLICANT: George Terrell Beasley

OWNER(S): George Terrell Beasley

LAND AREA: 57.50 acres

PARCEL TAX MAP #s: 107 000005 000

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to CR (Commercial Retail) and PUD – Residential (Planned Unit Development) in the City of Statesboro. The subject property is a vacant 57.50 acre site located on Cawana Road abutting the S&S Greenway Trail and is contiguous to the existing municipal limits. (See **Exhibit A – Location Map**) The applicant has no immediate plans to develop the property.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 & R25 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R40 (Single Family Residential – Bulloch County), R15 (Single Family Residential), R4 (High Density Residential)	Single Family Home and Undeveloped
EAST:	R40 & R25 (Single Family Residential – Bulloch County)	Undeveloped
WEST	R20 (Single Family Residential)	Bypass and Undeveloped

The subject parcel's property lines are split by Cawana Road and surrounded by property that is zoned for single family and commercial uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Sallie Zetterower elementary school located to the extreme southeast of the Cawana Road inside the municipal limits. The abutting properties to the east are being considered simultaneously to this request for annexation.

COMPREHENSIVE PLAN:

The subject site lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map.

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.
- New Developments should provide recreational facilities and open space to meet the needs of their residents.
- Strong connectivity and continuity between each subdivision and within each; along with connectivity to the nearby trail, should be provided for.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Additionally, the Plan identifies certain Issues and Opportunities as well as Quality Community Objectives that are applicable to this request, including:

- The provision of additional housing choices than those that are currently available in either the City or the County;
- The provision and dedication of open space in new developments to ensure access to green space for new residents;
- The provision of innovative approaches to new housing options.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered an urban collector - a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. Although a review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road, staff is involved in long range transportation planning for this area. Each parcel along the Bypass, such as this one, is recommended to be interconnected as the parcels develop to mitigate extra traffic onto Cawana Road should access ever be granted from the Bypass – which is being requested from the Georgia Department of Transportation. The 52.5 acres of proposed residential zoning should be planned for interconnected and appropriate transportation infrastructure during the subdivision and development phases.

Finally, O.C.G.A 36-36-7(c) provides that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of Cawana Road fronting the subject property will become the City of Statesboro's jurisdiction given the split of the property by the Cawana Road right of way.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Water services are currently available and sewer services are proposed to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property does not appear to be located within wetlands areas or special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 57.50 acre contiguous undeveloped site lying on Cawana Road, the Veterans Memorial bypass, and S&S Greenway Trail. Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified; thus, the applicant is requesting to zone the subject property CR (Commercial Retail) and PUD – Residential (Planned Unit Development) with single family attached; attached single family high density residential; and medium density family requested zoning. Applicant has requested that the 52.5 acres of property requested for residential development be zoned 20% for single family units; 30% for duplex development; and 50% for quads. Applicant has also requested that the five (5) acres of property adjacent to the Veterans Memorial Parkway be zoned for Commercial Retail (CR) usage.

Ultimately, the request to annex the subject property as well as consideration of the proposed CR (Commercial Retail) and PUD – Residential (Planned Unit Development) zoning designation should be considered in light of 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*. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at CR (Commercial Retail) adjacent to the bypass and the residential along the S&S Railroad Bed is consistent with the vision and land use policies adopted by the City of Statesboro given that this area is a proposed annexation area located in the developing character area which encourages master planned development with strong connectivity between subdivisions.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; and City boundary maps.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation with CR (Commercial Retail) and PUD – Residential (Planned Unit Development) zoning designation requested by AN 13-03-07 with the following conditions:

1. The five (5) acres property adjacent to the Parkway shall be annexed and zoned Commercial Retail (CR).
2. The five (5) acres adjacent to the Parkway must provide interconnectivity with abutting CR zoned parcels at time of development.
3. The approximate fifty five acres (55) acres of property along Cawana Road and the S&S Railroad Bed Road shall be annexed into the City of Statesboro and zoned as follows:
 - a. Twenty (20%) of the property acreage (approximately 10.5 acres), specifically the acreage along the Cawana Road frontage shall be zoned R4 – High Density Residential with allowable uses for single family residential, medium density family, or attached high density single family residential development to include townhomes, row homes, apartments, or duplexes. This zoning district shall be developed in conformance with the developmental standards articulated in the R4 Zoning District for the City of Statesboro Zoning Ordinance.
 - b. Twenty percent (20%) of the property acreage (approximately 10.5 acres) shall be zoned R3 for medium density residential development, to include allowable uses of attached or detached single family or two family development including detached single family homes, attached single family or duplexes. This zoning designation shall be developed in conformance with the developmental standards articulated in the R3 Zoning District for the City of Statesboro Zoning Ordinance.
 - c. Fifty percent (50%) of the property (approximately 27.5 acres) shall be zoned R 10 – Single Family Detached Residential with 10,000 square feet minimum lot sizes with allowable uses restricted to detached single family residential uses. This zoning designation shall be along the boundary lines with the Board of Education and Bradford Place residential subdivision and shall be developed in conformance with the developmental standards articulated in the R10 Zoning District for the City of Statesboro Zoning Ordinance.
 - d. Two percent (2%) of the property (approximately one (1) acre) shall be reserved for open green space and dedicated to shared community utilization, but shall be maintained by the developer.
4. Dedication of necessary easements and right of ways for utilities and the placement of a City of Statesboro sewer pump station prior to approval of subdivision plats.
5. Transportation infrastructure planning and development to City of Statesboro standards and to the satisfaction of the COS Engineer. Such planning shall be designed and approved at subdivision platting stages and shall be based on approved City of Statesboro standards, specifications, and long range planning.

6. Subdivision, design, and development of the property shall be in conformance specifically with the requirements of the Statesboro Subdivision Regulations and all other developmental standards of the City of Statesboro.

EXHIBIT A: LOCATION MAP

AN 13-03-07, Parcel # 107 000005 000

Location Map

Cawana Rd



TAGIS
STATESBORO GIS

Subject Property	City Limits
Zoning	Tax Parcels

City of Statesboro Department of Planning and Development

Note: The Boundaries Depicted on this map are approximate and should be used for reference only



EXHIBIT B: ADJACENT BEASLEY PROPERTIES BEING CONSIDERED FOR ANNEXATION.

Beasley - Cawana Rd Annexation Map.



1 inch = 300 feet



- City Limits
- Rezone
- Annex



City of Statesboro Department of
Planning and Development



Note: The Boundaries Depicted
on this map are approximate and
should be used for reference only

EXHIBIT C: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site along the S&S Greenway Trail.





City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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**AN 13-03-08
 S&S RAILROAD BED ROAD / JOSH HAGIN ROAD
 ANNEXATION REQUEST**

LOCATION: Josh Hagin Road

REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential - Bulloch County) District to R8 & R10 (Single Family Residential).

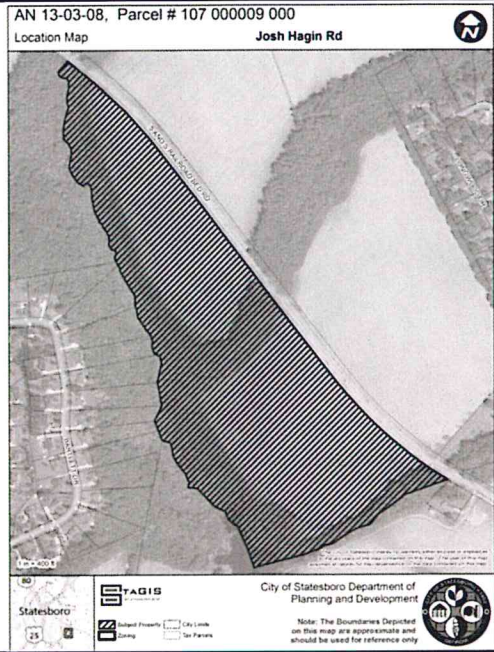
APPLICANT: Walter Ray Beasley

OWNER(S): Walter Ray Beasley

LAND AREA: 60.92 acres

PARCEL TAX MAP #s: 107 000009 000

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to R8 & R10 (Single Family Residential) in the City of Statesboro. The subject property is an undeveloped 60.92 acre site located on Josh Hagin Road fronting the S&S Greenway Trail. This property is being considered for annexation and zoning along with contiguous properties – which would result with this property being contiguous to the existing City of Statesboro municipal limits. (See **Exhibit A – Location Map**)

The applicant has no immediate plans to develop the property.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 & R25 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R40 (Single Family Residential – Bulloch County)	Single Family Homes and Undeveloped
EAST:	R40 & R25 (Single Family Residential – Bulloch County)	Undeveloped
WEST:	R20 (Single Family Residential)	Undeveloped (Being considered in AN 13-03-07 at CR and PUD – Residential district)

The subject parcel's property lines are surrounded by property that is zoned for single family uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Bradford Place (residential) Subdivision being located to the southwest located in Bulloch County. The abutting properties to the east and west are being considered simultaneously to this request for annexation.

COMPREHENSIVE PLAN:

The subject site lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map.

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.
- New Developments should provide recreational facilities and open space to meet the needs of their residents.
- Strong connectivity and continuity between each subdivision and within each; along with connectivity to the nearby trail, should be provided for.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Additionally, the Plan identifies certain Issues and Opportunities as well as Quality Community Objectives that are applicable to this request, including:

- The provision of additional housing choices than those that are currently available in either the City or the County;
- The provision and dedication of open space in new developments to ensure access to green space for new residents;
- The provision of innovative approaches to new housing options.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject site takes likes approximate to and takes access from the S&S Railroad Bed Road. Transportation networks to and within the site should be developed and designed prior to developmental approval of the site. Such networks should be designed for appropriate volumes, capacities, and uses and interconnected with the surrounding properties that are being considered for annexation along with this parcel.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Both water and sewer main service lines are proposed to be extended to this area in the near future – with individual services and extensions to be provided by the developer. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property appears to be partially located within wetlands areas and special flood areas. No negative impact is expected by this request. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 60.92 acre undeveloped site lying on S&S Greenway Trail. This property will be contiguous to the municipal limits pending approval of adjacent Beasley Property (Case AN 13-03-07). Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district with 40,000 square foot minimum lot sizes unless otherwise classified; thus, the applicant is requesting to zone the subject property R8 & R10 (Single Family Residential) with 8,000 and 10,000 square foot minimum lot sizes. The applicant has no future development plans at this time.

Ultimately, the request to annex the subject property as well as consideration of the R8 and R10 (Single Family Residential) zoning designations should be considered in light of 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*. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at R8 & R10 zoning designations is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages master planned development and single family homes.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps, and other necessary addendums.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation with R8 & R10 (Single Family Residential) zoning designations requested by AN 13-03-08 with the following conditions:

1. Forty nine percent (49%) of the property shall be zoned R10 – Single Family Residential – with 10,000 square feet minimum lot sizes.
2. Forty nine percent (49%) of the property shall be zoned R 8 – Single Family Residential – with 8,000 square feet minimum lot sizes.
3. The R10 zone shall be designated along the property's border with the S&S Greenway Trail and the boundary with the adjacent Bradford Place residential subdivision.
4. Two percent (2%) of the property shall be reserved for green open space for community use, but shall be privately maintained by the owner, developer, or appropriate association.
5. Transportation infrastructure planning and design for the property shall be designed and approved at subdivision platting stages and shall be based on approved City of Statesboro standards, specifications, and long range planning needs with approval from the City of Statesboro Engineer.
6. Subdivision, design, and development of the property shall be in conformance specifically with the requirements of the Statesboro Subdivision Regulations and all other developmental standards of the City of Statesboro.

EXHIBIT A: LOCATION MAP

AN 13-03-08, Parcel # 107 000009 000

Location Map

Josh Hagin Rd



The City of Statesboro makes no warranty, either express or implied as to the accuracy of the data contained on this map. The user of this map assumes all liability for their dependence on the data contained on this map.



- Subject Property
- City Limits
- Zoning
- Tax Parcels

City of Statesboro Department of Planning and Development



Note: The Boundaries Depicted on this map are approximate and should be used for reference only

EXHIBIT B: ADJACENT BEASLEY PROPERTIES BEING CONSIDERED FOR ANNEXATION.

Beasley - Cawana Rd Annexation Map.



EXHIBIT C: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site along the S&S Greenway Trail.



Figure 2: Property across S&S Greenway Trail from Subject Site.



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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**AN 13-03-09
 JOSH HAGIN ROAD/S&S RAILROAD BED RD
 ANNEXATION REQUEST**

LOCATION: Josh Hagin Road/S&S Railroad Bed Rd

REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential - Bulloch County) District to R10 (Single Family Residential).

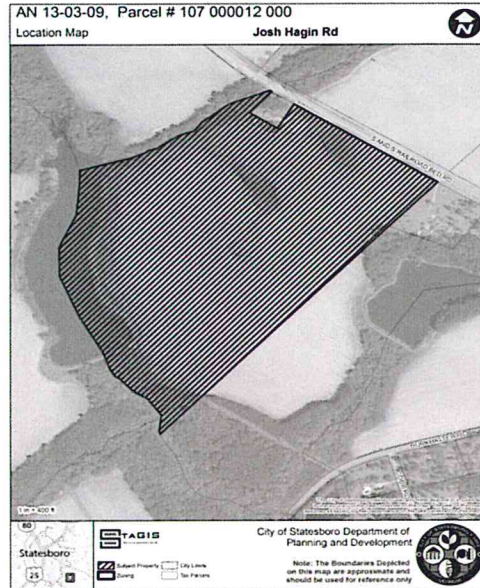
APPLICANT: George Terrell Beasley

OWNER(S): George Terrell Beasley

LAND AREA: 68.08 acres

PARCEL TAX MAP #s: 107 000012 000

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to R10 (Single Family Residential) in the City of Statesboro. The subject property is an undeveloped 68.08 acre site located on Josh Hagin Road fronting the S&S Greenway Trail and is contiguous to the existing municipal limits. (See **Exhibit A – Location Map**) The applicant has no immediate plans to develop the property.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 & R25 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R40 (Single Family Residential – Bulloch County)	Single Family Homes and Undeveloped
EAST:	R40 & R25 (Single Family Residential – Bulloch County)	Undeveloped
WEST:	R20 (Single Family Residential)	Undeveloped (Being considered in AN 13-03-08 at R8 & R10)

The subject parcel's property lines are surrounded by property that is zoned for single family uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Bradford Place Subdivision located to the southwest located in Bulloch County. The abutting properties to the east and west are being considered simultaneously to this request for annexation. This property surrounds a single family home which is not being considered for annexation and will remain in Bulloch County.

COMPREHENSIVE PLAN:

The subject site lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map.

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.
- New Developments should provide recreational facilities and open space to meet the needs of their residents.
- Strong connectivity and continuity between each subdivision and within each; along with connectivity to the nearby trail, should be provided for.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Additionally, the Plan identifies certain Issues and Opportunities as well as Quality Community Objectives that are applicable to this request, including:

- The provision of additional housing choices than those that are currently available in either the City or the County;
- The provision and dedication of open space in new developments to ensure access to green space for new residents;
- The provision of innovative approaches to new housing options.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from S & S Railroad Bed Road. Staff is of the opinion that the annexation and development of this large of an acreage will require long term transportation planning and implementation during the subdivision and development stages.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of S&S Railroad Bed Road fronting the subject property will not become the City of Statesboro's jurisdiction and will remain in Bulloch County's jurisdiction.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Both water and sewer services are planned to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property appears to be partially located within wetlands areas and special flood areas. No negative impact is expected by this request. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 68.08 acre undeveloped site lying on S&S Greenway Trail. This property will be contiguous to the municipal limits pending approval of adjacent Beasley Property (Case AN 13-03-08). Section

2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district with 40,000 square foot lots unless otherwise classified; thus, the applicant is requesting to zone the subject property R10 (Single Family Residential) with 10,000 square foot lot sizes. The applicant has no future development plans at this time.

Ultimately, the request to annex the subject property as well as consideration of the R10 (Single Family Residential) zoning designation should be considered in light of 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*. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at R10 zoning designation is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages master planned development and single family homes.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation with R10 (Single Family Residential) zoning designation requested by AN 13-03-09 with the following conditions:

1. Two percent (2%) of the property shall be reserved for open green space reserved for community use, but shall be privately maintained by the owner, developer, or appropriate association.
2. Transportation infrastructure planning and development to City of Statesboro standards and to the satisfaction of the COS Engineer. Such planning shall be designed and approved at subdivision platting stages and shall be based on approved City of Statesboro standards, specifications, and long range planning.
3. Subdivision, design, and development of the property shall be in conformance specifically with the requirements of the Statesboro Subdivision Regulations and all other developmental standards of the City of Statesboro.

EXHIBIT A: LOCATION MAP



EXHIBIT B: ADJACENT BEASLEY PROPERTIES BEING CONSIDERED FOR ANNEXATION

Beasley - Cawana Rd
Annexation Map.



TAGIS
STATESBORO, VT

- City Limits
- Rezone
- Annex

City of Statesboro Department of
Planning and Development



Note: The Boundaries Depicted
on this map are approximate and
should be used for reference only.

EXHIBIT C: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site from S&S Greenway Trail



Figure 2: Subject Site – Showing single family home not being considered for annexation.

EXHIBIT C: PHOTOS OF SUBJECT SITE (CONT.)



Figure 3: Property across S&S Greenway Trail from Subject Property.



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

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**AN 13-03-10
 S&S RAILROAD BED ROAD
 ANNEXATION REQUEST**

LOCATION: S&S Railroad Bed Road

REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential - Bulloch County) District to R15 (Single Family Residential).

APPLICANT: George Terrell Beasley

OWNER(S): George Terrell Beasley

LAND AREA: 38.73 acres

PARCEL TAX MAP #s: 107 000014 000

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to R15 (Single Family Residential) in the City of Statesboro. The subject property is an undeveloped 38.73 acre site located on S&S Railroad Bed Road and is contiguous to the existing municipal limits. (See **Exhibit A – Location Map**) The applicant has no immediate plans to develop the property.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 & R25 (Single Family Residential – Bulloch County)	Undeveloped and Single Family Home
SOUTH:	R40 (Single Family Residential – Bulloch County)	Single Family Homes and Undeveloped
EAST:	R40 (Single Family Residential – Bulloch County)	Undeveloped
WEST	R20 (Single Family Residential)	Undeveloped (Being considered in AN 13-03-09 at R15)

The subject parcel's property lines are surrounded by property that is zoned for single family uses located in Bulloch County. Actual uses range from single family homes to undeveloped. The abutting properties to the east and west are being considered simultaneously to this request for annexation. This property surrounds a single family home which is not being considered for annexation and will remain in Bulloch County.

COMPREHENSIVE PLAN:

The subject site lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map.

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from S & S Railroad Bed Road as well as Burkhalter Road. Staff is of the opinion that the annexation and development of this large of an acreage will require long term transportation planning and implementation during the subdivision and development stages.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of S&S Railroad Bed Road fronting the subject property will not become the City of Statesboro's jurisdiction and will remain in Bulloch County's jurisdiction.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Both water and sewer main service lines are proposed to be extended to this area in the near future – with individual services and extensions to be provided by the developer. Other services such as sanitation and public safety services will be extended upon approval of this request.

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ENVIRONMENTAL:

The subject property appears to be partially located within wetlands areas and special flood areas. No negative impact is expected by this request. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 38.73 acre undeveloped site lying on S&S Greenway Trail. This property will be contiguous to the municipal limits pending approval of adjacent Beasley Property (Case AN 13-03-09). Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district with 40,000 square foot lots unless otherwise classified; thus, the applicant is requesting to zone the subject property R15 (Single Family Residential) with 15,000 square foot lot sizes. The applicant has no future development plans at this time.

Ultimately, the request to annex the subject property as well as consideration of the R15 (Single Family Residential) zoning designation should be considered in light of 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*. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at R15 zoning designation is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages master planned development and single family homes.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation with R15 (Single Family Residential) zoning designation requested by AN 13-03-10 with the following conditions:

1. Two percent (2%) of the property shall be reserved for open green space reserved for community use, but shall be privately maintained by the owner, developer, or appropriate association.
2. Transportation infrastructure planning and development to City of Statesboro standards and to the satisfaction of the COS Engineer. Such planning shall be designed and approved at subdivision platting stages and shall be based on approved City of Statesboro standards, specifications, and long range planning.
3. Subdivision, design, and development of the property shall be in conformance specifically with the requirements of the Statesboro Subdivision Regulations and all other developmental standards of the City of Statesboro.

EXHIBIT A: LOCATION MAP

AN 13-03-10, Parcel # 107 000014 000

Location Map

S&S Railroad Bed Rd



The City of Statesboro makes no warranty, either express or implied as to the accuracy of the data contained on this map. The user of this map assumes all liability for their dependence on the data contained on this map.

1 in = 400 ft



- Subject Property
- City Limits
- Zoning
- Tax Parcels

City of Statesboro Department of Planning and Development



Note: The Boundaries Depicted on this map are approximate and should be used for reference only

EXHIBIT B: ADJACENT BEASLEY PROPERTIES BEING CONSIDERED FOR ANNEXATION.



EXHIBIT C: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site from S&S Greenway Trail



Figure 2: Subject Site – Showing properties to the West (Also being considered for Annexation).

EXHIBIT C: PHOTOS OF SUBJECT SITE (CONT.)



Figure 3: Properties to the east of the Subject Site.