



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

Statesboro Planning Commission

October 6, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. September 1, 2026

IV. New Business

1. **APPLICATION V 26-09-01:** Lindsay Martin requests a Variance to allow an unpermitted use in HOC (Highway Oriented Commercial District) UDC Section 2.2.10 for the property located 8 Roundtree Street (Tax Parcel # S17 000046 000).
2. **APPLICATION RZ 26-09-03:** John Davis requests a Zoning Map Amendment from the R-15 (One-Household) to MX (Mixed Use District). The Zoning Map Amendment requests is for one (1) parcel of 3.50-acre portion of the parcel on the corner of Fair Road and Veterans Memorial Parkway in order to subdivide the parcel and construct an Express Oil (Tax Parcel # MS75000016 000).
3. **APPLICATION SU 26-09-04:** John Coleman is requesting a Special Use Permit to allow the residence to be used as transitional housing for battered women at 201 West Maple Street (Tax Parcel # MS40000008 000).
4. **APPLICATION V 26-09-05:** Statesboro STEAM is requesting a Variance to Sign District 1-Dimensional Standards Table 2.5.3-B to exceed the total aggregated sign area to 299.90 square feet for the property located at 531 East Main Street (Tax Parcel # MS82000006 000).
5. **APPLICATION V 26-09-06:** Alex Grace is requesting a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D to exceed the total aggregate sign area to 513 square feet for the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax parcel # MS63000026 000).

6. **APPLICATION V 26-09-07:** Alex Grace is requesting a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D sign area for the north and south elevations of the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax Parcel # MS63000026 000).
7. **APPLICATION RZ 26-09-08:** 55 East Main LLC requests a Zoning Map Amendment of existing HOC (Highway Oriented Commercial) to a R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel for 0.30-acres at 10 West Inman Street (Tax Parcel: S19 000022 000).
8. **APPLICATION SUP 26-09-09:** 55 East Main LLC requests a Special Use Permit to UDC Section 2.2.3 B R-4 Dimensional Standards-maximum density of twelve (12) units per acre. The petitioner is requesting to increase density to sixteen (16) units per acre, to construct four (4) additional two-bedroom units behind the current single-family house with accompanying parking spaces at 10 West Inman Street (Tax Parcel: S19 000022 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

October 6, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Len Fatica, Savannah Beck, Logan Josey, Ronald Simmons, Jim Thibodeau, and Joseph Folsom. **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), Monica Gann (Senior Planner), and David Moyer (Assistant Engineer)

Call to Order

Commissioner Fatica called the meeting to order.

I. Invocation & Pledge of Allegiance

Commissioner Fatica led in the invocation & pledge.

II. Approval of Minutes

1. September 1, 2026 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of August 4, 2026 with a second from Commissioner Folsom. The motion was passed to approve the minutes of with 7-0 vote.

III. New Business

1. **APPLICATION RZ 26-08-01:** Zack Smith Properties is requesting a Zoning Map Amendment from R-15 (One-Household Residential)/HOC (Highway Oriented Commercial) to R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel of 17.83-acres located along Zetterower Road (Tax Parcel # MS48000022 000).

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Thibodeau. The motion passed with a 7-0 vote. Troy Collins provided more info the project. Commissioner Fatica motioned to close the discussion with a second from Commissioner Simmons. The motion passed with a 7-0 vote.

Commissioner Thibodeau motioned to Deny with a second from Commissioner Josey. The motion passed 7-0.

2. **APPLICATION SU 26-08-03:** Robert Fordham is a Special Use Permit to allow a sober living residence at 105 Peg Wen Boulevard. Applicants requests the property to be used as a residence for up to eight (8) women (Tax Parcel # MS84000087 000)

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Fatica. The motion passed with a 7-0 vote. Alexandria Fordham provided more info the project. Commissioner Simmons motioned to close the discussion with a second from Commissioner Josey. The motion passed with a 7-0 vote.

Commissioner Thibodeau motioned to approve with amended conditions with a second from Commissioner Josey. The motion passed 7-0.

3. **APPLICATION V 26-08-04:** Techwood Lodging, LLC is requesting a Zoning Map Amendment from a PUD (Planned Unit Development) to MX (Mixed-Use District. The Zoning Map Amendment is for one (1) parcel along Tormenta Way for 3.80-acre portion of Tax Parcel # 076 000001 002.

Justin Williams introduced the case. Commissioner Fatica motioned to open discussion with a second from Commissioner Josey. The motion passed with a 7-0 vote. The applicant spoke regarding the project. David Moyer provided information a possible about auxiliary lane. Commissioner Simmons motioned to close the discussion with a second from Commissioner Folsom. The motion passed with a 7-0 vote

Commissioner Fatica motioned to approve with amended conditions with a second from Commissioner Folsom. The motion passed 7-0.

4. **Unified Development Ordinance Amendment:** Chapter 62: Staff recommends and amendment to the existing Chapter 62 – Subdivision Incentive Program, in order to adopt standards aligning with the OneGeorgia funded Workforce Housing Initiative.

Justin William introduced new UDC ordinance amendment, chapter 62.
Commissioner Fatica motioned to approve with a second from Commissioner Simmons.
The motion passed with a 7-0 vote.

IV. Announcements

Special Use Permit application for the data center was received and are in review.

V. Adjourn

Commissioner Simmons made a motion to adjourn the meeting. Commissioner Fatica seconded, and the motion carried 7-0.

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
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(912) 764-0630
(912) 764-0664 (Fax)

V 26-09-01 ZONING VARIANCE REQUEST	
LOCATION:	8 Roundtree Street
PETITIONER/REPRESENTATIVE:	Lindsay Martin
EXISTING ZONING:	HOC (Highway Oriented Commercial)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION:	Redevelopment Area
TOTAL ACRES:	0.47-acres (20,473.20 sq ft.)
PARCEL TAX MAP #:	S17 000046 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Vacant Single-family house
VARIANCE REQUEST(S):	Variance to the permitted use in HOC (Highway Oriented Commercial) Section 2.2.10

Planning Commission: October 6, 2026

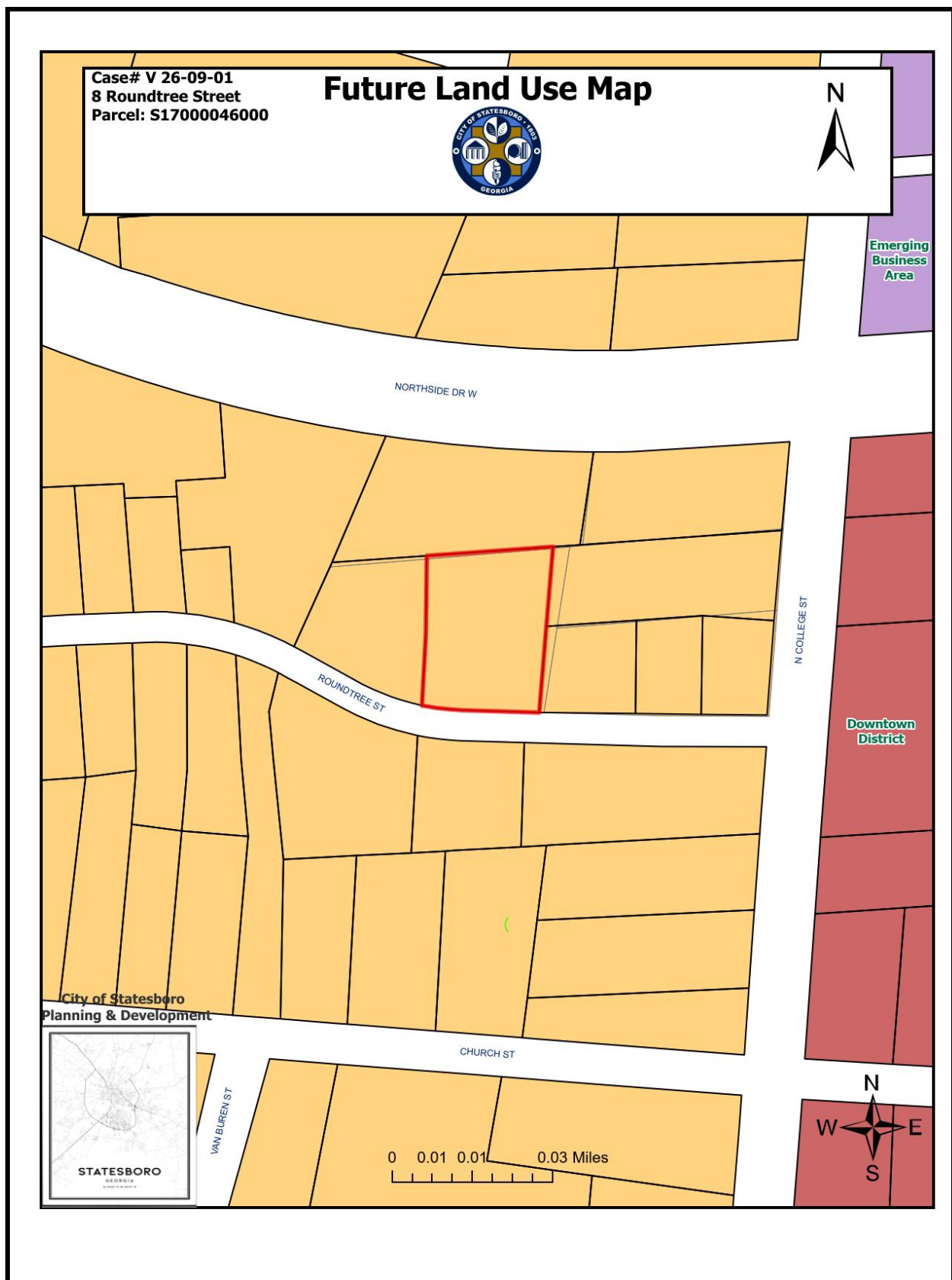
City Council: October 15, 2026

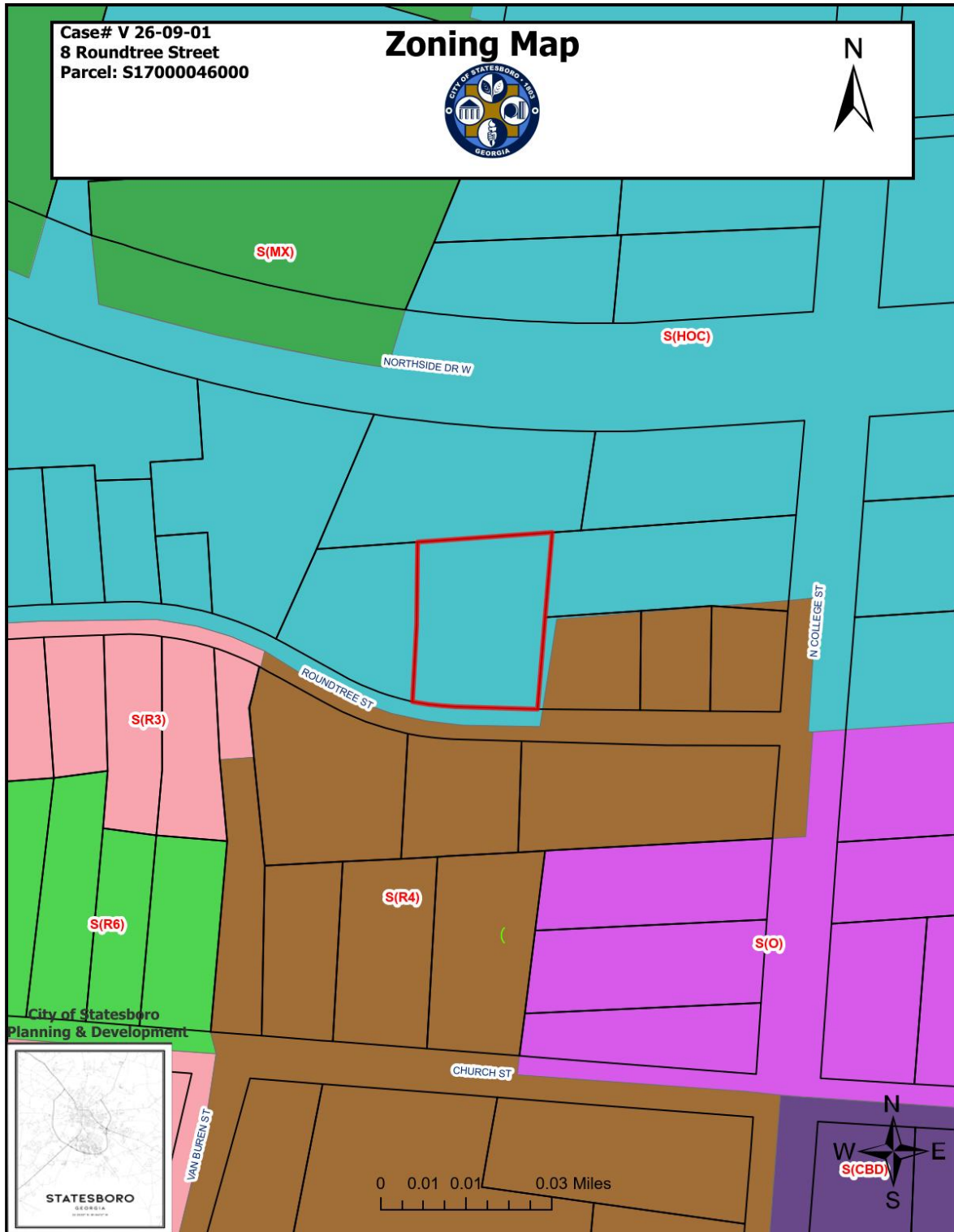
STAFF/PLANNING COMMISSION RECOMMENDATION

V 29-09-01 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
The single-family house was constructed in 1968, according to the Tax Assessor website. The Mae Mae Properties LLC purchased the property in January of 2026. Since the late 1980s, the neighborhood and surrounding area has evolved from a single-family house to commercial oriented businesses.
REQUEST
The petitioner is requesting a variance from Section 2.2.10 of permitted uses allowed in HOC (Highway Oriented Commercial). Group homes are not listed as a permitted use per the UDC in this district.







SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	HOC (Highway Oriented Commercial)	Commercial
Northeast	HOC (Highway Oriented Commercial)	Vacant
East	HOC (Highway Oriented Commercial)	Single-Family House
Northwest	HOC (Highway Oriented Commercial)	Commercial
Southeast	R-4 (High Density Residential District)	Commercial
South	R-4 (High Density Residential District)	Residential
Southwest	R-4 (High Density Residential District)	Residential
West	R-4 (High Density Residential District)	Residential

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	0.47-acres (20,473.20 sq ft.)
Lot	125 x 153 sq ft lot with an existing single-family house
Flooding	The flood way runs diagonal through the property west, northwest and north.
Wetlands	None on the parcel or nearby.
Easements	None on the parcel or nearby.

SITE DESIGN DETAILS
UDC Section 2.2.10- HOC (Highway Oriented Commercial District)
<u>Parking requirements:</u> one (1) per two (2) beds

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.10 for a change of use allowed by the UDC. The petitioner is requesting to be allowed to use the existing house as a group home providing transitional housing and supportive services for individuals returning to the community following rehabilitation. The site has accompanying parking spaces and it is close local businesses.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Redevelopment Area,” which is generally consistent with the Statesboro URP area and is an area where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within this area will generally be of a medium density and will be characterized by pedestrian-oriented neighborhood scale development. This area may contain residential and non-residential uses.

The request is consistent with the comprehensive plan and remains consistent with the character of surrounding area. The historic house establishes a distinct sense of place that serves our community.

ENVIRONMENTAL SITE ANALYSIS

The part of the subject property is in a flood hazard area. The property does not contain wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**

Analysis: No, there are no special conditions pertaining to the land. However, the structure in question is a historic home which has been historically a residential dwelling. The proposed use of a group home would allow the historic house to continue to be as such, but a different type of residential use.

2. The special conditions and circumstances do not result from the actions of the applicant;

Analysis: The applications and request for the variance to allow permitted uses under the UDC is not a result of the applicant's actions. In addition, the fair Housing Act limits the restriction of uses for individual with disabilities.

3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

Analysis: No, petitioner may use the property with allowed permitted uses according to the UDC.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

5. In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

Analysis: The proposed variance of an unpermitted use (Group Home) in the HOC district remains aligned with the Comprehensive Plan's goal for this specific area of the city by allowing different types of residential uses to be utilize the existing historic house. Thus, remaining consistent with the City of Statesboro Zoning Ordinance which would maintain the surrounding area's historic character, uses, and zones.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis is demonstrating that the existing residential house to be used as a group home is an allowable use, though a group house is not an outright allowable use in the HOC district, it does allow different types of residential uses. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: view of the property from the ROW on Roundtree Street, facing north.



View of the property to the east of the subject property on the ROW on Roundtree, facing northeast.



View of the property south of the subject property from the ROW on Roundtree Street, facing south.



View of the properties southwest of the subject property from the ROW on Roundtree Street, facing west.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of V 26-09-01**. If this petition is approved the following enumerated condition(s) shall apply:

1. Approval of the variance does not grant the right to alter the building without appropriate permitting.



ZONING SERVICES REPORT

P.O. Box 348
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(912) 764-0630
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RZ 26-09-03 ZONING MAP AMENDMENT REQUEST	
LOCATION:	1608 Fair Road
PETITIONER/REPRESENTATIVE:	John Davis/Express Oil
EXISTING ZONING:	R-15 (One-Household)
PROPOSED ZONING:	MX (Mixed Use District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION:	Emerging Business Area
TOTAL ACRES:	3.50-acres (152,460 sq ft)
PARCEL TAX MAP #:	MS75000016 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Church
PROPOSED USE:	Split the parcel to add commercial

Planning Commission: October 9, 2026

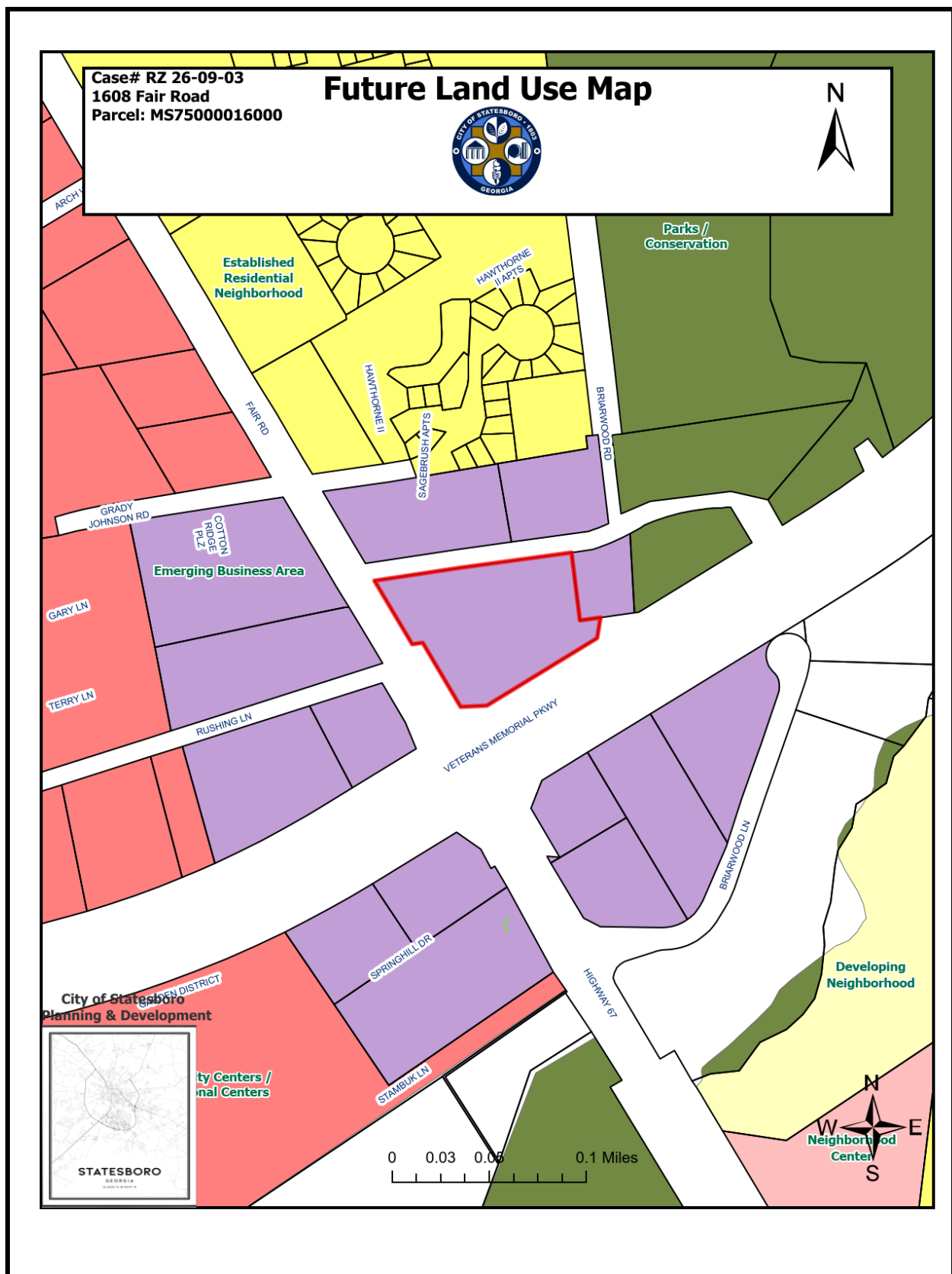
City Council: October 20, 2026

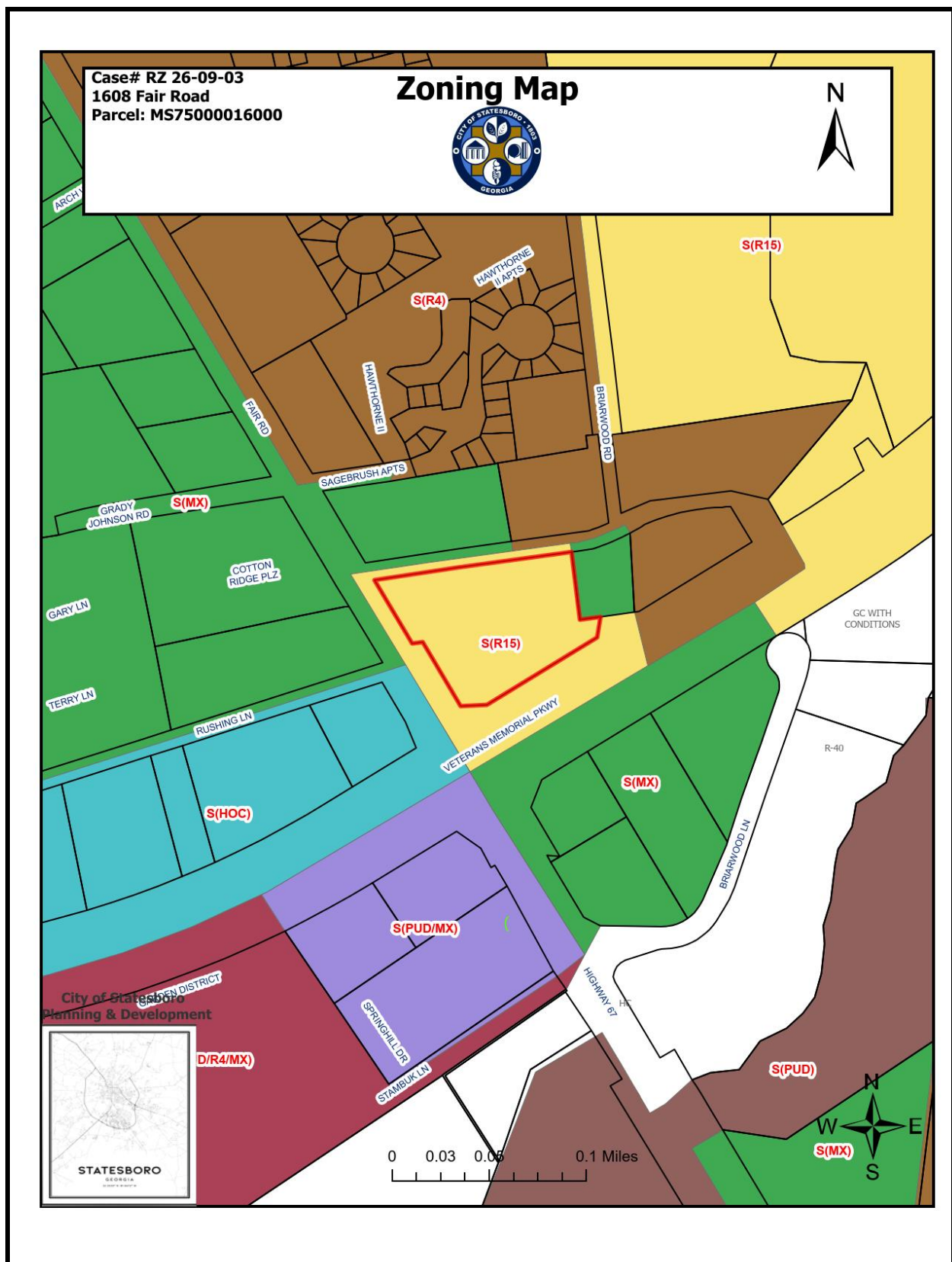
STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 26-09-03 CONDITIONAL APPROVAL

DETAILED DISCUSSION	
HISTORY	
Based on historic aerial maps, this area was mostly woodland until the mid-1970s when the church purchased the parcel and constructed St. Paul's Lutheran Church.	
REQUEST	
The petitioner requests a Zoning Map Amendment of existing R-15 (One-Household) to a MX (Mixed Use District). The Zoning Map Amendment requests is for one (1) parcel for 3.50-acre portion of the parcel on the corner of Fair Road and Veterans Memorial Parkway in order to subdivide the parcel and construct an Express Oil.	







SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	MX (Mixed-Use District)	Commercial
Northeast	R-4 (High Density Residential District)	Residences
East	MX (Mixed-Use District)	Commercial
Northwest	MX (Mixed-Use District)	Commercial
Southeast	MX (Mixed-Use District)	Commercial
South	PUD/MX (Planned Unit Development/Mixed-Use District)	Commercial
Southwest	HOC (Highway Oriented Commercial)	Commercial
West	MX (Mixed-Use District)	Commercial

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	3.50-acres
Lot	410.9 x 343.60 feet
Flooding	No flooding on the parcel.
Wetlands	No Wetlands on the parcel.
Easements	There is a 10' easement on the parcel along Briarwood Road.

SITE DETAILS

Site Design and Layout

Proposed project site includes a constructing an Express Oil retail space with accompanying parking. The proposed entrance would be off Briarwood Road. The building would be oriented facing west.

SITE DESIGN DETAILS

UDC Section 2.2.9 Mixed Use District

<u>Required</u>		<u>Proposed</u>
Minimum Lot Area:	N/A	N/A
Maximum Building Height:	65 feet (1)	65 feet
Maximum Building Coverage:	N/A	N/A
Setbacks:		
front yard:	Maximum 25 feet	25 feet
side yard:	Minimum 5 feet	5 feet
rear yard:	Minimum 5 feet	5 feet
Parking: 1 per 1,000 square feet of customer service area	Six (6) spaces	Ten (10) spaces

Table Notes:

(1) Buildings where the entire ground story is occupied by commercial and office uses may have an increased height of 75 feet.

(2) To encourage outdoor dining, it may be counted towards amenity space requirements.

OTHER SITE REQUIREMENTS

- A Tree and Landscape plan is required per the UDC.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant lot that the petitioner is requesting to rezone from R-15 (One-Household Residences) to MX (Mixed Used District).

The purpose of the MX district is to provide for orderly development and redevelopment of residential, commercial, and office uses in a walkable built environment, permitting and protecting the desirable benefits of such developments and appropriate associated uses for the City of Statesboro.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “*Emerging Business Area*,” is an area primarily located on major arterials at or near to their intersections, these areas serve as gateways to specific areas of activity in the city. The changes within area show how the area have developed and continuing to grow in direction with 2024 Comprehensive Master Plan.

The request ensures direct contiguity with the existing commercial area. Despite the inconsistency with the character of the area, though churches are specifically allowed, the request does remain consistent with surrounding growth patterns at the highway intersection.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not have wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently serviced by City water.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The Unified Development Code permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Analysis: Yes, the proposed project site abuts directly with a MX (Mixed Used) parcel. In addition, it would align with the existing Mixed-Use District.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the zoning would be continuous. Additionally, study would be required to safeguard traffic service does not degrade.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Analysis: Yes, however the proposed project is better aligned with current growth patterns for this area.

4. The relative gain to the public, as compared to the hardship imposed upon the property owner.

Analysis: The site is within the Emerging Business Area as categorized in the Comprehensive Plan. Rezoning the parcel would allow the property owner to develop the parcel in accordance with the Unified Development Code and better continuity of the Comprehensive Plan.

5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

Analysis: No, it's the opinion of the Staff that the proposed rezone would be beneficial to the city.

6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

Analysis: It is Staff's opinion that the project conforms to the Comprehensive Plan in order to meet the existing development patterns and allow alignment of the area with current Emerging Business Area of the Comprehensive Plan.



Subject property: view of the property from the ROW on Fair Road at the corner on Briarwood Drive, facing east.



Subject property: view of the property from the ROW on Fair Road and the corner of Veterans Memorial Parkway, facing east.



Subject property: view of the property from the ROW on Briarwood Drive, facing south.



View of the property north of the subject property from the ROW on Briarwood Drive, facing north.



View of the property northwest of the subject property from the ROW on Fair Road, facing northwest.



View of the intersection of Fair Road and Veterans Memorial Parkway, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-09-03**. If this petition is approved the following enumerated condition(s) shall apply:

1. Approval of the zoning map amendment does not grant the right to begin construction. All building permits must be reviewed and approved by the City.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
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(912) 764-0630
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SU 26-09-04 SPECIAL USE PERMIT REQUEST	
LOCATION:	201 Maple Street
PETITIONER/REPRESENTATIVE	John Coleman
EXISTING ZONING:	R-6 (One-Household Residential)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Redevelopment Area
TOTAL ACRES:	0.18-acres (7,840.80 sq ft)
PARCEL TAX MAP #:	MS40000008 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Single family residence
SPECIAL USE REQUEST(S):	To allow a women's shelter in a R-6 (One-Household Residential District)

Planning Commission: October 6, 2026

City Council: October 20, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

SU 26-09-04 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
The 2225sq ft - single family house was constructed in 1974 based on the Tax Assessor website. Based on historic maps, this area was once farmland. By the early 1970s, the area began to develop.
REQUEST
The special permit request is to allow a women's shelter, to be established in a R-6 (One Household Residential) zone, which according to the UDC Section, is allowable by special use permit.

Case# SU 26-09-04
201 Maple Street
Parcel: MS40000008000

Location Map



Case# SU 26-09-04
201 Maple Street
Parcel: MS40000008000

Future Land Use Map



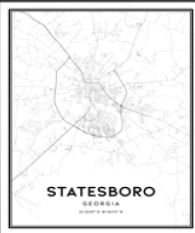
Redevelopment
Area

MAPLE ST

SUCCESS CT

JOHNSON ST

City of Statesboro
Planning & Development



0 0.01 0.01 0.03 Miles



Case# SU 26-09-04
201 Maple Street
Parcel: MS40000008000

Zoning Map



SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-6 (One-Household Residential)	Residential
Northeast	R-6(One-Household Residential)	Residential
East	R-6 (One-Household Residential)	Residential
Northwest	R-6 (One-Household Residential)	Residential
Southeast	R-6 (One-Household Residential)	Residential
South	R-6 (One-Household Residential)	Residential
Southwest	R-6 (One-Household Residential)	Residential
West	R-6 (One-Household Residential)	Residential

SITE CHARACTERISTICS	
Overlay/District	None
Building	Single-family residence -2224 sq ft
Acreage	0.18-acres (7,840.80 sq ft)
Lot	80 x 100 sq ft lot with a single-family home
Flooding	None on the parcel.
Wetlands	None on the parcel.
Easements	None on the parcel or nearby.

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a special use permit to allow women and their children to use the house as transitional housing for battered women. The house consists of four (4) bedrooms. It is proposed three (3) of the bedrooms would have twin-size beds. The fourth bedroom could accommodate two beds. The women would prepare their own meals. The applicant proposes a house manager will assist with the daily operation of the house.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Redevelopment Area,” which is generally consistent with the Statesboro URP area and is an area where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within this area will generally be of a medium density and will be characterized by pedestrian-oriented neighborhood scale development. This area may contain residential and non-residential uses.

The request is consistent with the comprehensive plan and remains consistent with character of the surrounding area.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, and does not contain wetlands.

CONDITIONAL ZONING STANDARDS OF REVIEW

The Statesboro Zoning Ordinance permits the grant of conditional zoning upon a finding by the governing body that the requested use is “of the same general character” as those uses permitted within the district without the grant of a special exception and requires that “in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as\ for] determinations of amendments.” Chapter 2: Section 2.7.6(K) of the Unified Development Code lists eight (8) factors that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

1. Existing uses and zoning of property nearby.

Analysis: The property is surrounded by residential development.

2. The extent to which property values are diminished by the particular zoning restrictions.

Analysis: The property values do not diminish. The special use permit is required by the UDC.

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.

Analysis: The proposed use would not likely have a negative impact on the adjacent properties.

4. The relative gain to the public, as compared to the hardship imposed upon the property owner.

Analysis: There would no hardship to the property owner. It could still be used as single-family residence.

5. The suitability of the subject property for the zoned purposes.

Analysis: The Unified Development Code does allow for provisions of this type of development through a special use permit application.

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.

Analysis: The property is not vacant.

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, and property values in adjacent areas.

Analysis: It is highly unlikely that the change in use would cause any substantial impact on any of the surrounding property values or uses.

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

Analysis: The requested special use permit in the R-6 district aligns with the Comprehensive Plan goals for this specific area of the city by allowing different types of residential uses to be utilized in the area, thus, remaining consistent with the City of Statesboro Zoning Ordinance.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis is demonstrating that the existing residential home is suitable for a women's shelter. According to the UDC, a group home is allowable through a special use permit. Thus, the application and staff report serve to fulfill the request.



Subject property: view of the subject property from the ROW on Maple Street facing south.



View of the property to the west of the subject property from the ROW on Maple Street, facing southwest.

4.



View of the property northwest of the subject property, facing northwest.



View of the property north of the subject property, facing north.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of SU 26-09-04**. If this petition is approved to following enumerated condition(s) shall apply:

1. Approval of this special use permit does not grant the right to conduct alterations on the property. All construction must be reviewed and approved by the city.



ZONING SERVICES REPORT

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V 26-09-05 ZONING VARIANCE REQUEST	
LOCATION:	531 East Main Street
PETITIONER/REPRESENTATIVE	Charter Conservatory DBA Statesboro STEAM
EXISTING ZONING:	R-15 (One Household Residential District)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Activity Centers/Regional Centers
TOTAL ACRES:	51.51-acres (2,243,775.6 sq ft)
PARCEL TAX MAP #:	MS82000006 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	School
VARIANCE REQUEST(S):	Variance to Sign District 1 Dimensional Standards Table 2.5.3-B to exceed the total aggregated sign area.

Planning Commission: October 6, 2026

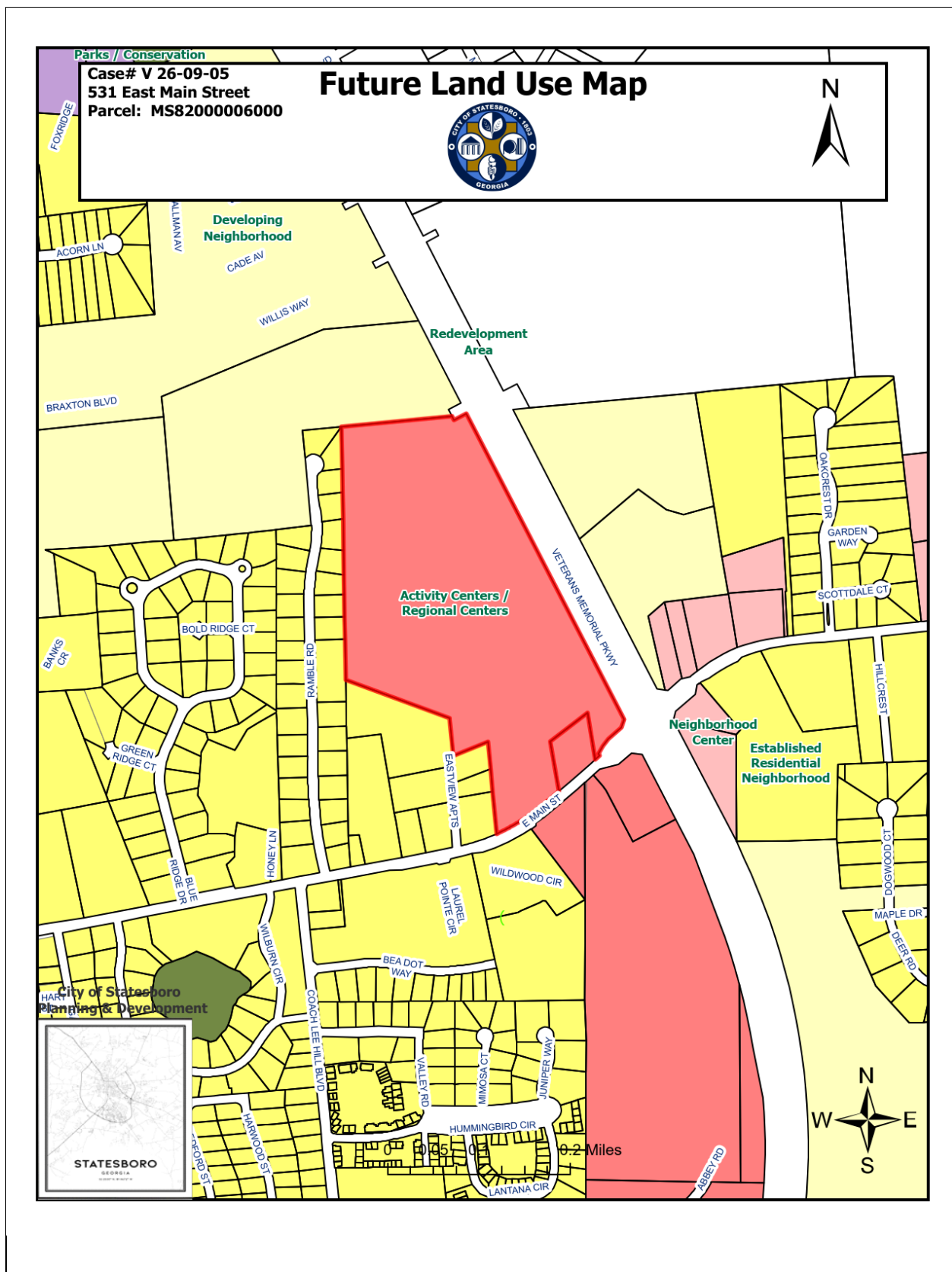
City Council: October 20, 2026

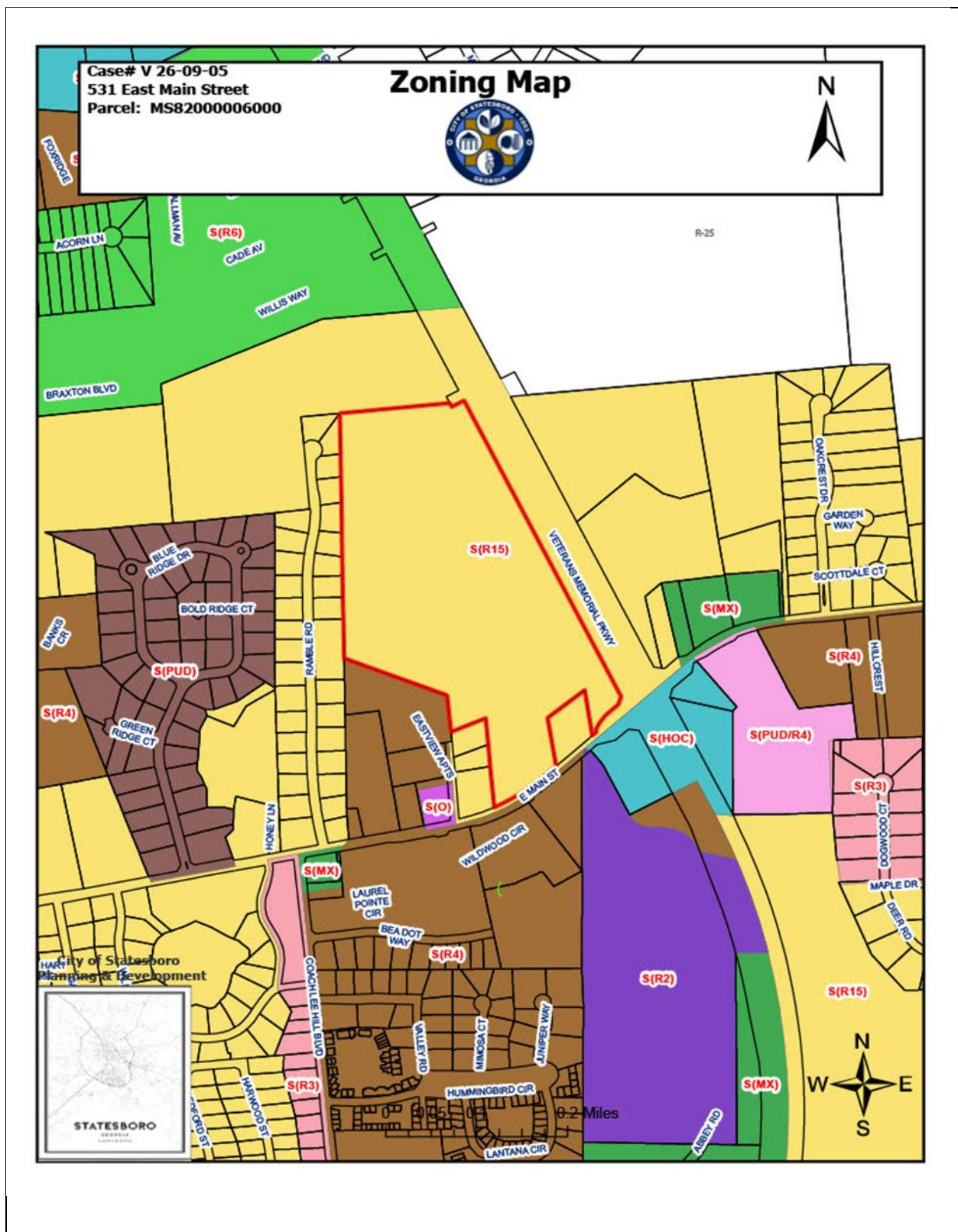
STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-09-05 CONDITIONAL APPROVAL

DETAILED DISCUSSION	
HISTORY	
According to historic aerials and topographic maps, the area was once farmland circa 1920. By 1993, the property was zoned for residential use. Currently, the characteristics of the property and the adjacent properties has been the same since 1981.	
REQUEST	
The petitioner is requesting a variance from UDC section 2.5.3 B- Sign District 1- Dimensional Standards, to allow an increase of the total aggregated sign area from the allowable 80 square feet to 299.2 square feet.	









SITE DESIGN DETAILS		
UDC Section 2.5.3 (9)(i) - Veterans Memorial Highway		
The city's principal by-way alternatively serves as a community greenway, providing for areas of natural landscape; and, where flanked by development, a soft transition between the natural and built environment. With few direct vehicular access points to adjacent property, abutting properties will remain rural or develop in a residential manner. Signs on this thoroughfare must remain limited in number and scale to avoid the inadvertent placement of signage in proximity to the city's neighborhoods and greenspaces that would not otherwise be permitted in residential areas and on residential streets. The allowance for unregulated signage will further reduce the highway's function as a community parkway, contradicting the community interest of providing for an orderly visual environment.		
UDC Section 2.5.3 (9)(iv) – East Main Street (Central Business District to Municipal Limits)		
The eastern gateway into downtown Statesboro provides a soft transition from rural land uses into concentrated residential areas of varying density with limited supporting commercial services and substantial community open spaces including Mill Creek Regional Park. Emphasis along this thoroughfare should be placed on mixing substantial amounts of natural and manicured landscaping that provide increased value to residential areas. Signage of excessive size and scale directly conflicts with the passiveness of surrounding architecture, natural settings, and low to moderate density residential land uses, and will devalue adjacent residential property. Signs must be of smaller scale to reflect the neighborhood atmosphere of the area, and the local nature of supporting businesses, services and public facilities.		
UDC Section 2.5.3 (C) (1) - Sign District 1. Sign District 1 - R-15		
<u>Allowed</u>		<u>Requested</u>
Non-Residential Use Total Aggregate Sign Area:	80 square feet	299.2 square feet (Three additional signs for a total of four signs)

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance to the City of Statesboro UDC Sign District 1 Dimensional Standards Table 2.5.3-B

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Activity Centers/ regional Centers," is dominated by auto oriented design and large surface parking lots.

The requests for the variances align with Comprehensive Plan for the area.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not located within a Special Flood Hazard Area. Wetlands are present throughout portions of the property; however, they do not impact the building located on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;

Analysis: Yes. The subject property is relatively large, and the size and placement of the building on the site make it challenging to provide sufficient signage for visibility from the highway or roadway. This property is also a school, which while allowed in the district, is severely restricted in the signage allowance.

2. The special conditions and circumstances do not result from the actions of the applicant;

Analysis: No, there are no special conditions resulting from the actions of the applicant.

3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

Analysis: No, the petitioner may use the property with allowed permitted uses according to the UDC. However, the visibility of the building is limited from the street. Signage visibility is farther restricted due to site topographic and Georgia Power substation.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

5. In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

Analysis: The proposed variance for subject location aligns with the Comprehensive Plan and development trends of the area.

Based upon review of the variance request and the distance of the existing building from Veterans Memorial Parkway and East Main Street, it's the opinion of Staff that the provided analysis demonstrates the proposed additional sign square footage aligns with the UDC and the City's Comprehensive Plan. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: View of property from the right away on Veterans Memorial Parkway, facing west.



Subject property: view from the northeast corner from the ROW on Veterans Memorial Parkway, facing southwest.



Subject property: view from the southwest corner from the ROW on East Main Street, facing north.



View of the intersection of East Main Street and Veterans Memorial Parkway south east of the subject property, facing south.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Conditional Approval for V 26-09-05** If this petition is approved, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. Approval of the variance does not grant the right to install signage without appropriate permitting.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
(912) 764-0664 (Fax)

V 26-09-06 and V 26-09-07 ZONING VARIANCE REQUEST	
LOCATION:	2191 Stambuk Lane
PETITIONER/REPRESENTATIVE:	Statesboro Lodging LLC/Alex Grace
EXISTING ZONING:	MX (Mixed-Use)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION:	Activity Centers/Regional centers
TOTAL ACRES:	5.51-acres (240,015.6sq ft)
PARCEL TAX MAP #:	MS63000026000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Hotel
VARIANCE REQUEST(S):	Variances to the total aggregate signs area and exceeding the lineal width of the building from the north and south elevations. UDC Section 2.5.3 (D) UDC Sign District 3.

Planning Commission: October 6, 2026

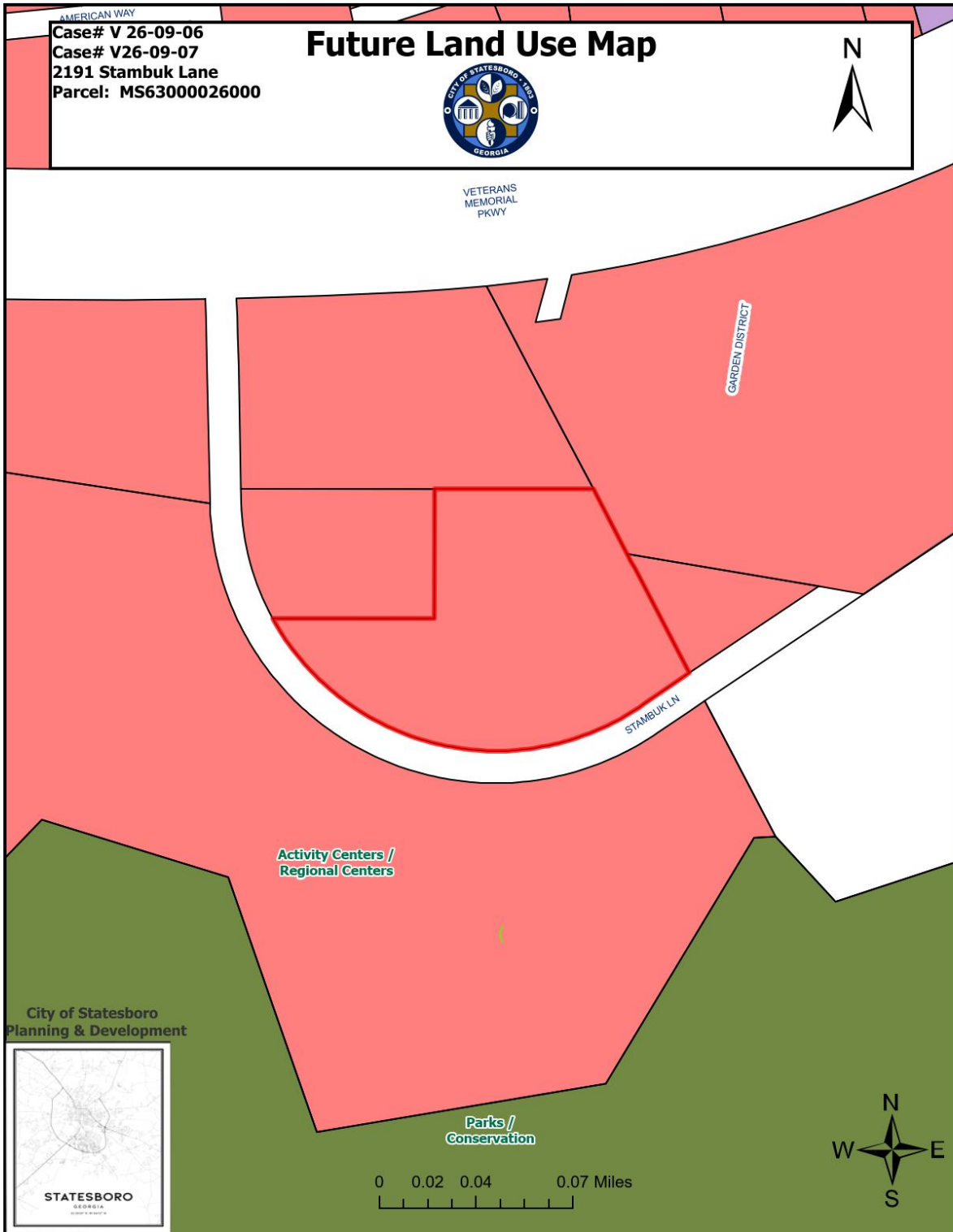
City Council: October 20, 2026

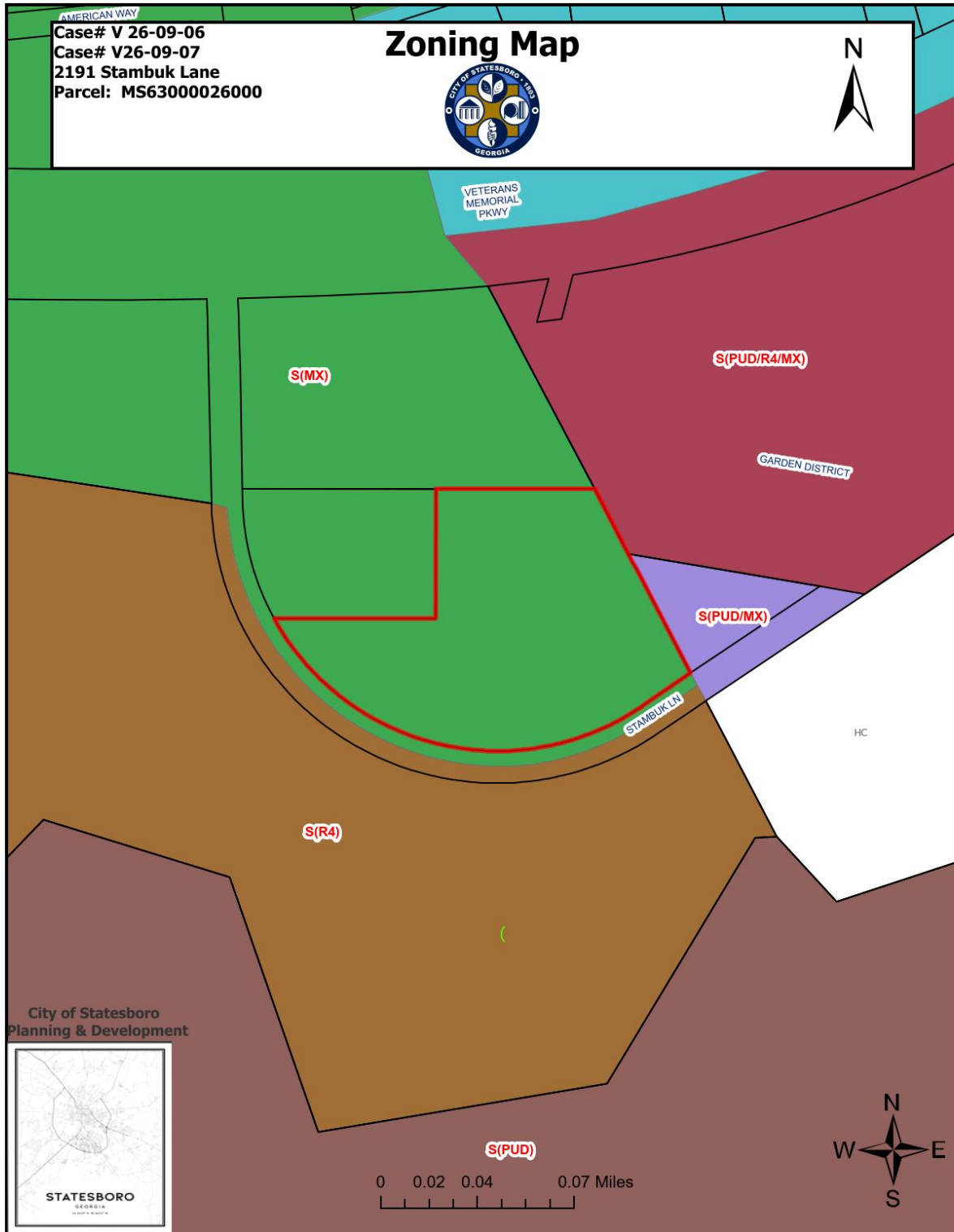
STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-09-06 and V 26-09-07 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY According to historic aerials and topographic maps, the area was once farmland, circa 1958. By 1993, the property had transitioned into a commercial space. By 2007, the surrounding characteristics of the subject property had changed, with residential developments established to the south and east of the property.
REQUEST The petitioner is requesting two (2) variances. First to allow to exceed the total aggregated sign area of 200 square feet to 330.32 additional square feet totaling 530.32 square feet of signage. Second, to exceed the allowable .75 square feet per lineal width of the building elevation per the UDC Section 2.5.3 (D)-Sign District 3 dimensional standards.

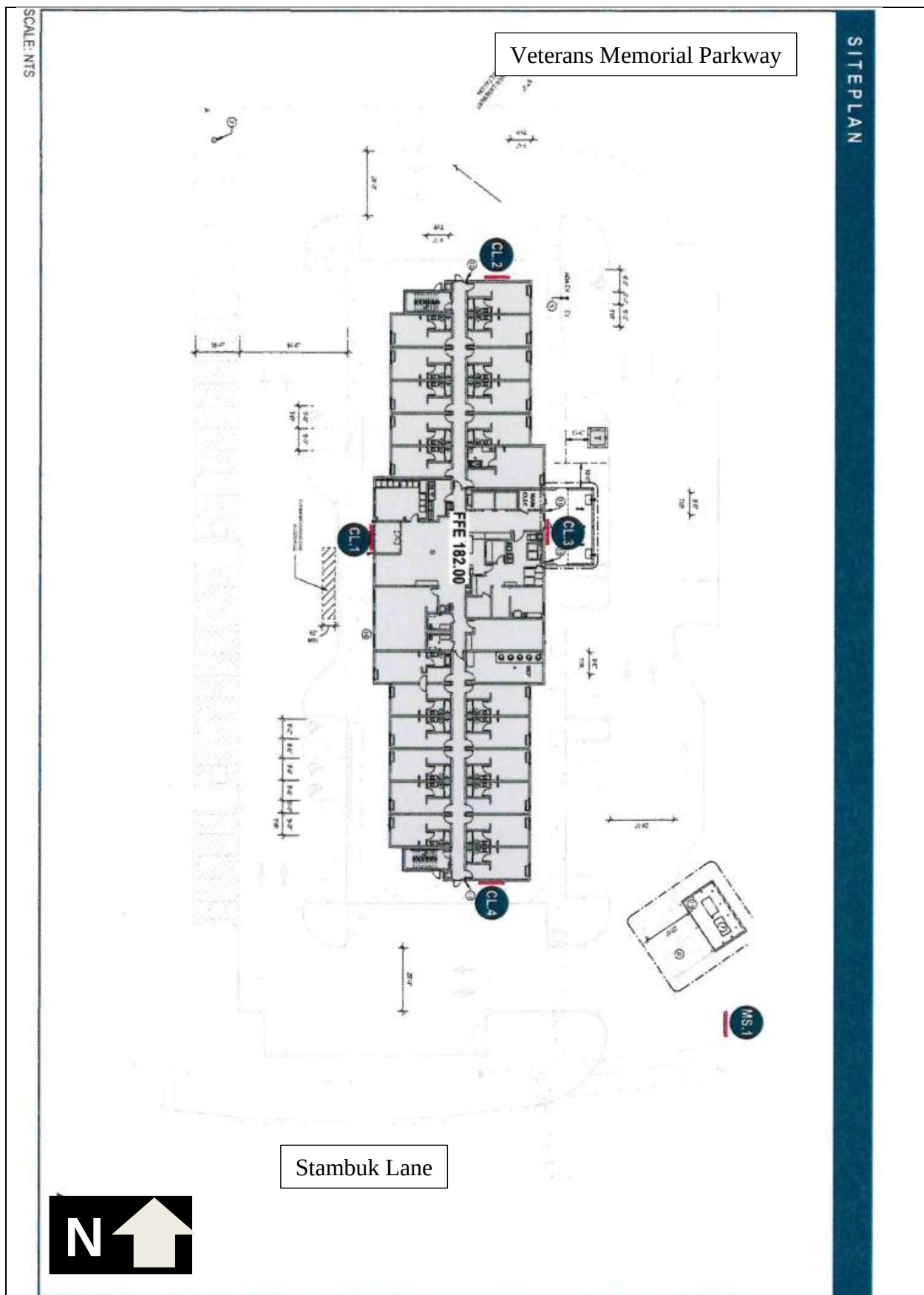






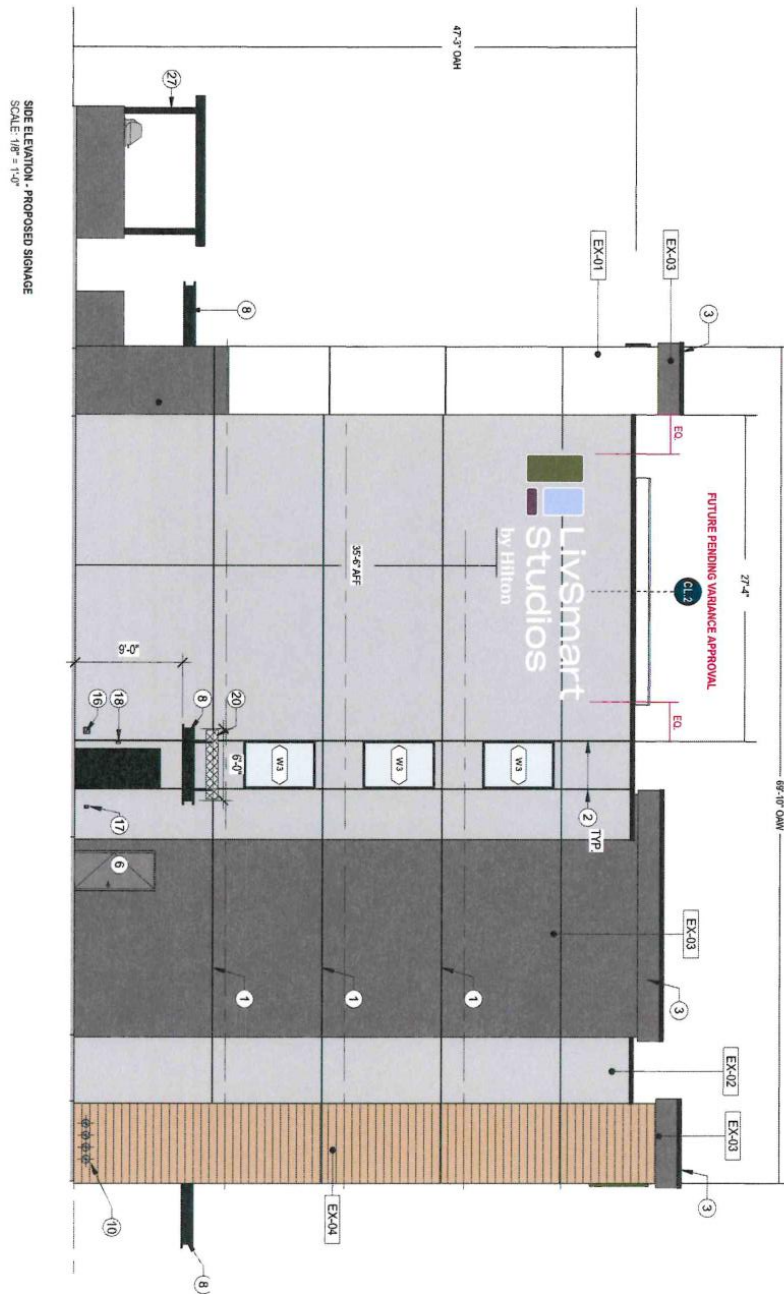
SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	MX (Mixed Use District)	Commercial/Retail
Northeast	MX (Mixed Use District)	Commercial/Retail
East	MX (Mixed Use District)	Commercial/Retail
Northwest	MX (Mixed Use District)	Commercial/Retail
Southeast	HC (Highway Commercial)	Bulloch County
South	R4 (High Density Residential District)	Residential
Southwest	R4 (High Density Residential District)	Residential
West	R4 (High Density Residential District)	Residential

SITE CHARACTERISTICS	
Overlay/District	N/A
Acreage	5.51-acres
Lot	730.4 X 495.8 feet. Building sits back 781.3 feet from Veterans Memorial Parkway and 1,703 feet from Fair Road
Flooding	None
Wetlands	None
Easements	None



FRONT ELEVATION - PROPOSED SIGNAGE
SCALE: 1/16" = 1'-0"



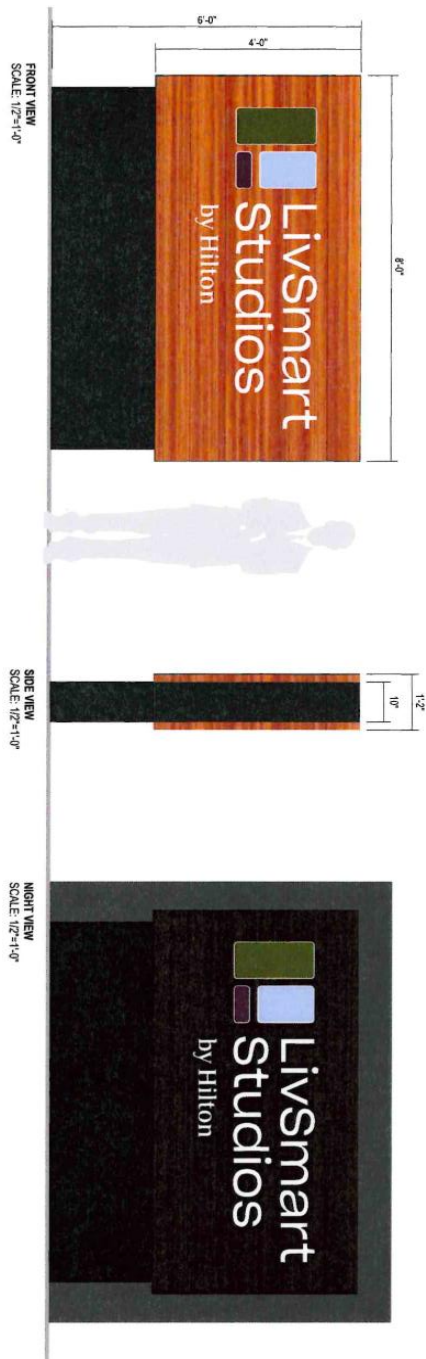


SIDE ELEVATION - PROPOSED SIGNAGE
SCALE: 1/8" = 1'-0"

DISPENSES BEFORE CELESTATION IS NOT TO SCALE AND DIMENSIONS MAY VARY FROM ACTUAL CIVIL

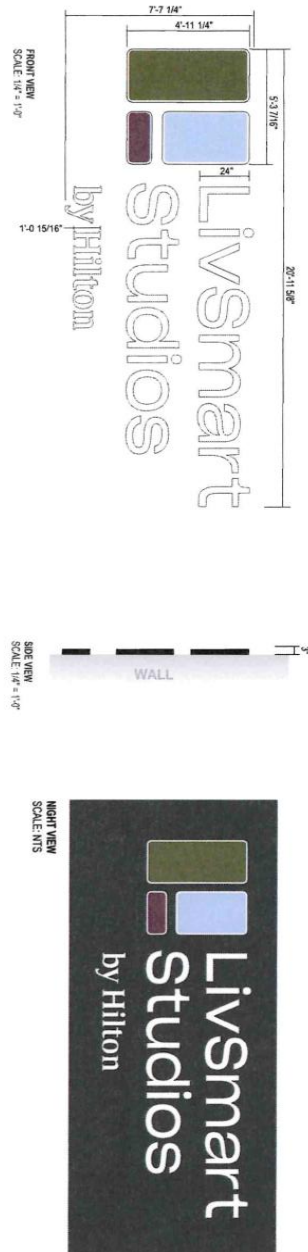
MS.1 D/F INTERNALLY ILLUMINATED GROUND LEVEL MONUMENT SIGN (QTY 1) PERMITTABLE SIGN

OVERALL SQUARE FOOTAGE: 32



CL.2 / CL.4 FACE LIT CHANNEL LETTERS - REMOTE POWER SUPPLY (QTY 2) FUTURE PENDING VARIANCE APPROVAL

OVERALL SQUARE FOOTAGE: 159.46



SITE DESIGN DETAILS		
Sign 3 District Dimensional Standards Table 2.5.3 (D)		
<u>Allowed</u>		<u>Requested</u>
Aggregate Sign Area Total Sign Area:	200 square feet	530.32 sq ft
Building Signs Sign Area: Greater of 50 square feet or .75 square feet per lineal width of building elevation	51.825 sq ft	159.46 sq ft

STAFF SUMMARY AND ANALYSIS
The petitioner is requesting two variances: one to increase the permitted aggregate sign area to allow additional signage and another to allow a larger sign to be placed on a smaller building frontage than permitted under the current UDC sign regulations. The <i>City of Statesboro 2024 Comprehensive Master Plan</i> shows this area as a part of the “<i>Activity Centers/ regional Centers</i>,” is dominated by auto oriented design and large surface parking lots. The requests for the variances align with Comprehensive Plan for the area. The location of the building on the parcel creates a visibility issue for the location. The size of the building also creates issues for the amount of additional square feet needed for subject location. <u>ENVIRONMENTAL SITE ANALYSIS</u> The subject property is not in a special flood hazard area, and does not contain wetlands. <u>COMMUNITY FACILITIES AND TRANSPORTATION</u> Property is connected to city utilities. <u>ZONING VARIANCE STANDARDS OF REVIEW</u> The <i>Statesboro Unified Development Code</i> provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the <i>Unified Development Code Ordinance</i> states that the Mayor and Council shall consider the following criteria:

1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;

Analysis: Yes. The subject property is relatively large, and the size and placement of the building on the site makes it challenging to provide sufficient signage for visibility from Veterans Memorial Parkway and Fair Road. The orientation creates significant visibilities issues for smaller signage.

2. The special conditions and circumstances do not result from the actions of the applicant;

Analysis: There are no special conditions or circumstances that result from the actions of the applicant.

3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

Analysis: No, the petitioner may use the property with allowed permitted uses according to the UDC. However, the visibility of the building is limited from the street.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

5. In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

Analysis: The proposed variances for subject location are in align with Comprehensive Plan and development trends of the area.

Based upon review of the variance requests and the distance of the existing building from Veterans Memorial Parkway and Fair Road, it's the opinion of Staff that the provided analysis demonstrates the proposed additional sign square footage and the placement of the proposed larger sign on a smaller building front aligns with the UDC and the City's Comprehensive Plan. Therefore, the proposed variances do meet the review criteria on the Standards of Review.



Subject property: view of the property from the row on Stambuk Lane, facing east



Subject property: View of the property from Stambuk Lane, facing north.



View of the property to the south of the subject property from the ROW on Stambuk Lane, facing southwest.



View of the property to the east of the subject property from the ROW on Stambuk Lane, facing northeast.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL for V 26-09-06 and V 26-09-07**. If this petition is approved, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. Approval of these variances does not grant the right to install signage without appropriate permitting.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
(912) 764-0664 (Fax)

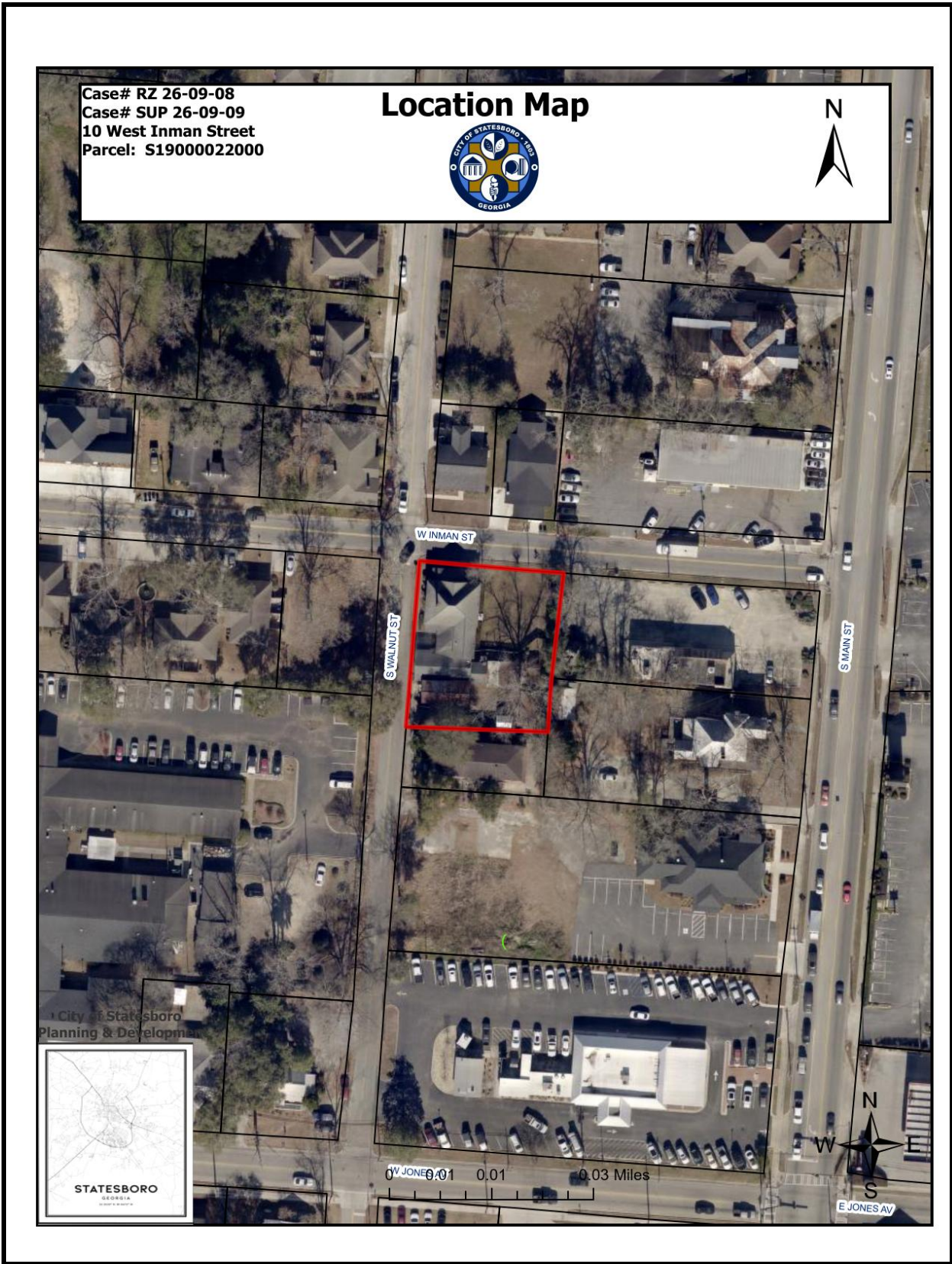
RZ 26-09-08 and SUP 26-09-09 ZONING MAP AMENDMENT REQUEST and SPECIAL USE PERMIT REQUEST	
LOCATION:	10 West Inman Street
PETITIONER/REPRESENTATIVE:	55 East Main LLC/Robert Bell
EXISTING ZONING:	HOC (Highway Oriented Commercial)
PROPOSED ZONING:	R-4 (High Density Residential District)
OVERLAYS/DISTRICTS:	DSDA Overlay
FUTURE LAND USE CLASSIFICATION:	Downtown District
TOTAL ACRES:	0.30-acres (13,068.0 sq ft)
PARCEL TAX MAP #:	S19 000022 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Single Family Residence
PROPOSED USE:	Multi-family Residence
SPECIAL USE PERMIT REQUEST:	UDC Section 2.2.3 Additional Dimensional Standards- A density greater than 12 units per acre may only be allowed by approval of a special use permit.

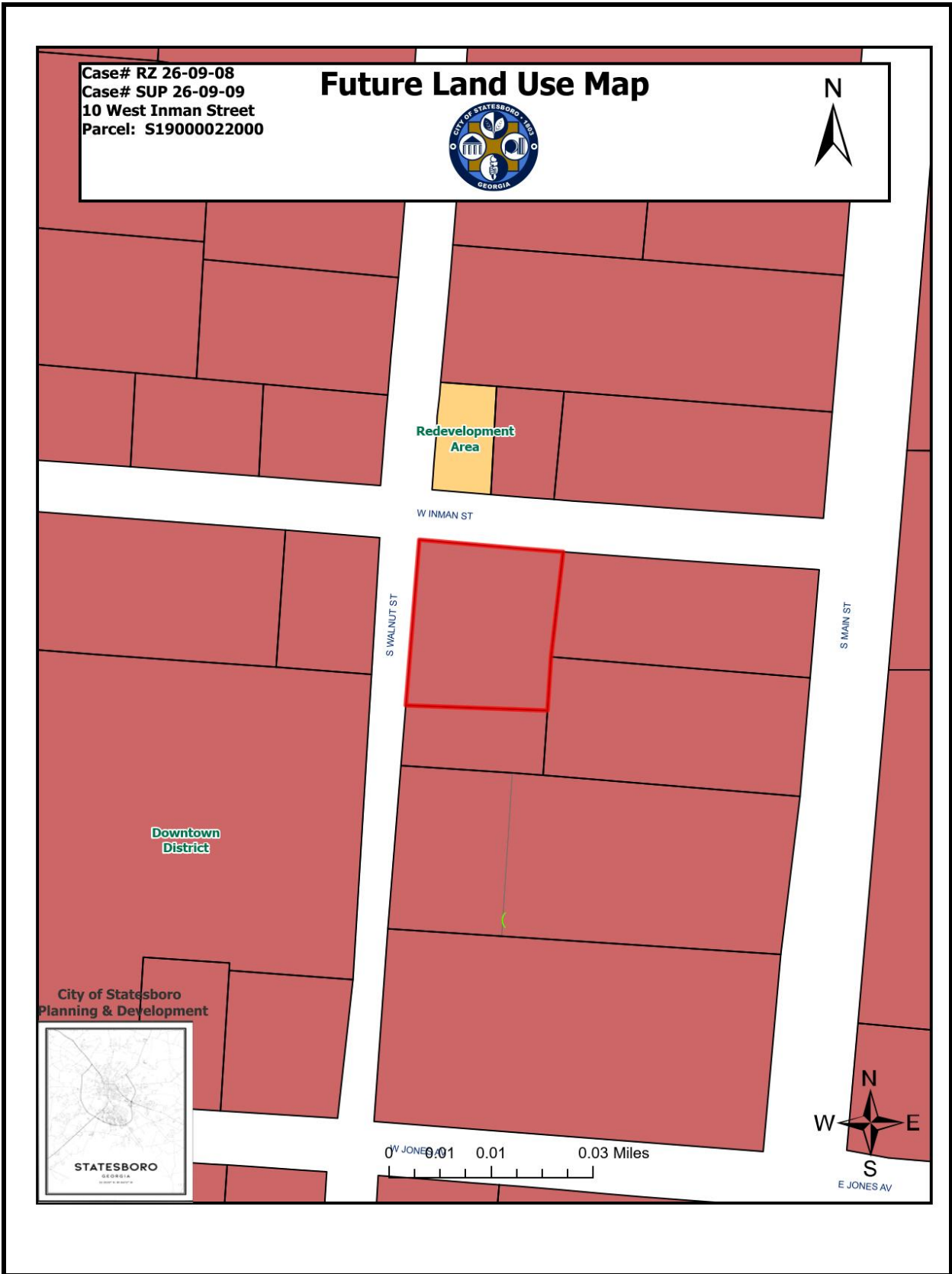
Planning Commission: October 6, 2026

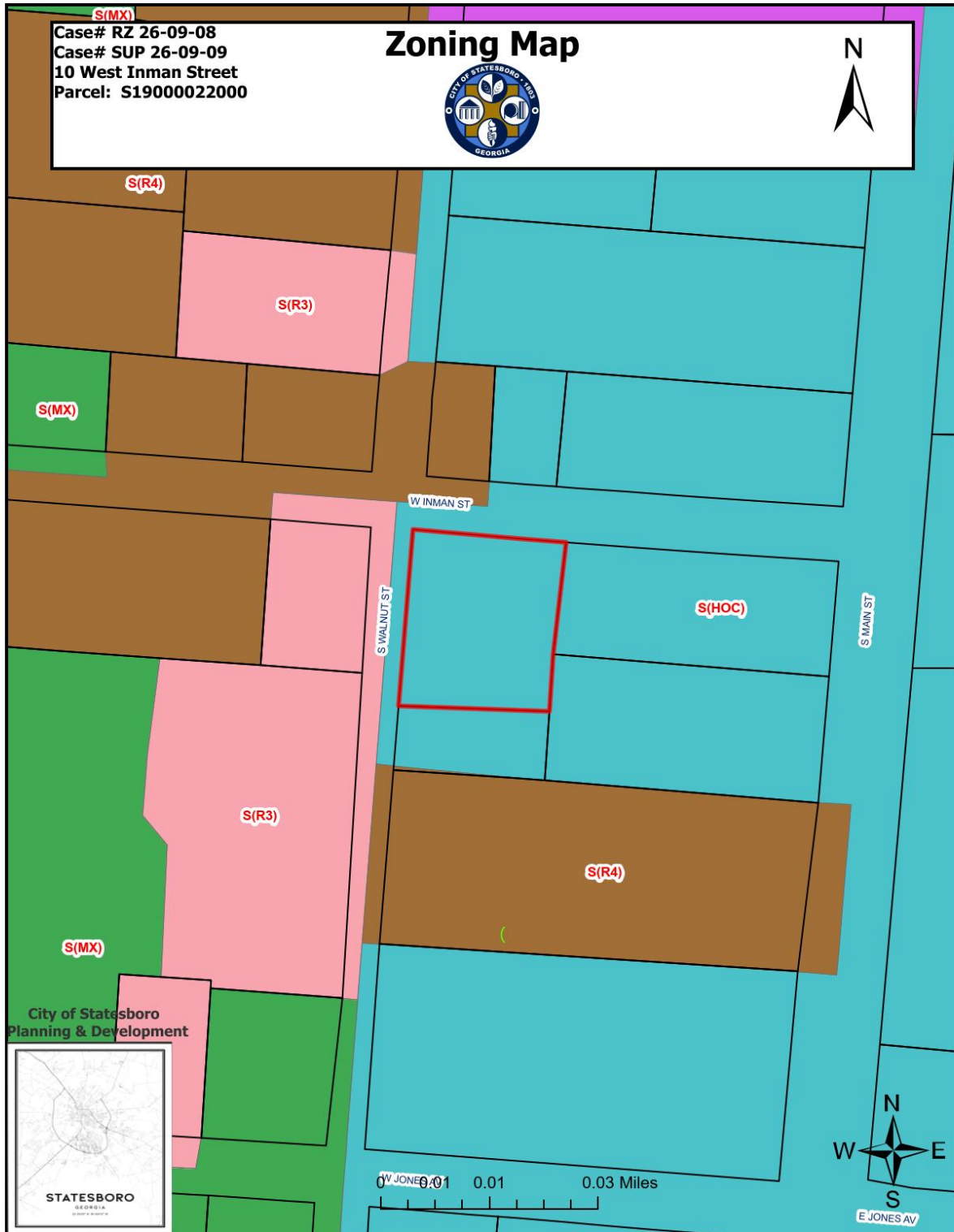
City Council: October 20, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 26-09-08 CONDITIONAL APPROVAL</u>
<u>SUP 26-09-09 DENIAL</u>

DETAILED DISCUSSION
HISTORY
Based on the 1922 Sanborn Fire Insurance Maps, the existing house has been there since at least 1922. The garage and sheds are circa 1950s according to the Tax Assessor website.
REQUEST
The petitioner requests a Zoning Map Amendment of existing HOC (Highway Oriented Commercial) to a R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel for 0.30-acres at 10 West Inman Street.
The petitioner requests a Special Use Permit to UDC Section 2.2.3 B R-4 Dimensional Standards-maximum density of twelve (12) units per acre. The petitioner is requesting to increase density to sixteen (16) units per acre, to construct four (4) additional two-bedroom 910 sq ft units behind the current single-family house with accompanying parking spaces.

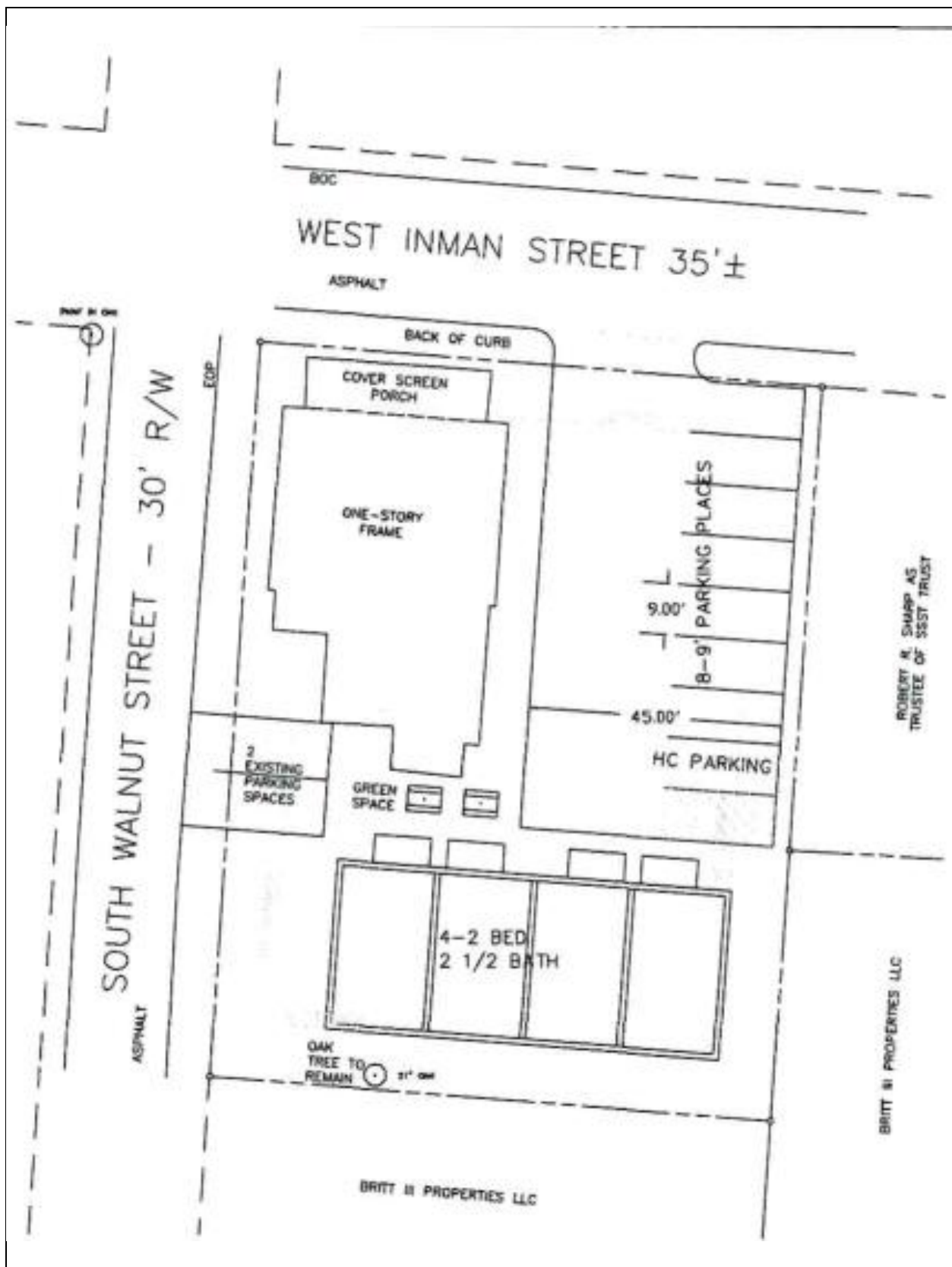






SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-4 (High Density Residential District)/ HOC (Highway Oriented Commercial)	Residential
Northeast	HOC (Highway Oriented Commercial)	Commercial
East	HOC (Highway Oriented Commercial)	Offices
Northwest	R-4 (High Density Residential District)	Residential
Southeast	HOC (Highway Oriented Commercial)	Commercial
South	HOC (Highway Oriented Commercial)	Residence
Southwest	R-3 (Medium Density Multi-Household Residential District)	Nursing Home
West	R-3 (Medium Density Multi-Household Residential District)	Residential

SITE CHARACTERISTICS	
Overlay/District	DSDA Overlay
Acreage	0.30-acres (13,068.0 sq ft)
Lot	100 x 130
Flooding	The parcel is not in a flood zone.
Wetlands	The parcel does not contain wetlands.
Easements	There are no easements on the parcel.



*

SITE DETAILS

Site Design and Layout

The proposed project site consists of 0.30-acres in the DSDA Overlay on the corner of West Inman Street and South Walnut Street, consisting of the following:

Single Family Home

The existing single-family home is proposed to be updated and remain as a single-family house.

Multi-Family Building

The project site includes an addition of a (1) one story building. It would consist of four (4), two (2) bedroom units on the south end of the parcel. Each unit is proposed to be about 910sq ft for a total of 3640 sq ft.

Parking

The proposed project includes eight (8) new parking spaces along the west side of the parcel for the multi-family units. There are two (2) existing spaces off South Walnut Street for the single-family home.

Amenity/Green Space

The proposed project site proposes a small green space consisting of two (2) picnic tables.

SITE DESIGN DETAILS

UDC Section 2.2.3 R-4 (High Density Residential District)

<u>Required</u>		<u>Proposed</u>
Minimum Lot Area:	N/A	N/A
Maximum Building Height:	75 feet	<20 feet
Maximum Building Coverage:	50%	45%
Setbacks:		
front yard:	20 feet	10 feet
side yard:	20 feet from residential districts; 10 feet from all other districts	10 feet
rear yard:	20 feet from residential districts; 10 feet from all other districts	10 feet
Parking:		
One-Household: Two (2) per bedrooms		One household - 2 existing spaces.
Multi-Family: lesser of or 2 per bedroom		Multi-family- 8 new spaces.

OTHER SITE REQUIREMENTS

- UDC Section 2.4.9 E (2) – Recreational features for multi-household dwellings - are encouraged to provide community areas, laundry facilities, playgrounds, tot lots, and other services necessary for the comfort and convenience of multi-household dwelling residents.
- UDC Section 2.4.9 F - Porch or stoop required. For all ground story dwellings in the R-3, **R-4**, R-6, and MX districts, each separate building with residential uses facing a non-alley right-of-way must provide at least one pedestrian entrance facing the non-alley right-of-way with a porch or a stoop.
- A Tree and Landscape plan is required per the UDC. A 35% tree canopy is required.

STAFF SUMMARY AND ANALYSIS

The subject site is a residential property that the petitioner is requesting to rezone from HOC (Highway Oriented Commercial) to R-4 (High Density Residential District).

The purpose of the R-4 district is to establish high density residential districts that encourage logical and timely development of land for high density residential purposes in accordance with the objectives, policies of the comprehensive plan. In addition to ensure that 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.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “*Downtown District*,” which is the historic core of the city and should remain the activity and cultural hub of the region. In the Downtown District, traditional development of buildings along the sidewalk and lively streetscape shall be encouraged.

The rezone request would allow direct contiguity with the existing residential area. Despite the inconsistency with the character of the area, the request does remain consistent with the growth trends in the city.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not have wetlands. However, the addition of the proposed units and accompanying parking lot will create more 5,000sq ft of impermeable surface area. The applicant must adhere to Article 4.2 and follow stormwater management standards, which could include stormwater detention.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently serviced by City Water. However, there are water and sewage lines available nearby.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The Unified Development Code permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**

Analysis: Yes, the proposed project site abuts directly with a R-4 (High Density residential District) zone.

- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**

Analysis: No, the zoning would be continuous.

- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**

Analysis: Yes, however the proposed project is better aligned with current growth patterns for this area.

- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**

Analysis: It is opinion of Staff that the public gain is significant compared to the hardship imposed upon the property owner.

- 5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**

Analysis: No, it's the opinion of the Staff that the proposed rezone would be beneficial to the city.

- 6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**

Analysis: It is Staff's opinion that the project conforms to the Comprehensive Plan in order to meet the existing development patterns and allow alignment of the area.

The petitioner is requesting to increase density to sixteen (16) units per acre from the allowable twelve (12) per acre, to construct four (4) additional two-bedroom units behind the current single-family house with accompanying parking spaces.

CONDITIONAL ZONING STANDARDS OF REVIEW

The Statesboro Zoning Ordinance permits the grant of conditional zoning upon a finding by the governing body that the requested use is “of the same general character” as those uses permitted within the district without the grant of a special exception and requires that “in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as\ for] determinations of amendments.” Chapter 2: Section 2.7.6(K) of the Unified Development Code lists eight (8) factors that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

1. Existing uses and zoning of property nearby.

Analysis: The property is surrounded by residential development to the north, south and west. Commercial development to the east and southeast

2. The extent to which property values are diminished by the particular zoning restrictions.

Analysis: The property values do not diminish. The special use permit is required by the UDC.

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.

Analysis: The proposed use would likely have a negative impact on the subject property and adjacent properties. The proposed higher density would affect the health, safety and the general welfare of nearby neighborhood. Possible future tenants would have little or no space to enjoy themselves on the property itself. Nor

4. The relative gain to the public, as compared to the hardship imposed upon the property owner.

Analysis: There would no hardship to the property owner. It could still be used as single-family residence. There would little gain to the public. The applicant could also build three (3) units with appropriate zoning.

5. The suitability of the subject property for the zoned purposes.

Analysis: The Unified Development Code does allow for provisions of this type of development through a special use permit application. However, the subject property is unsuitable for such a high-density request.

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.

Analysis: The property has been vacant for some time. The house was constructed in the early twentieth century. The area is in a transitional area of residential and commercial off of North Main Street.

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, and property values in adjacent areas.

Analysis: The request to allow a higher density would have significant negative impacts in the living conditions of the area as well as congestion and environmental concerns related with parcel. The request would not align with the existing and future land use patterns.

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

Analysis: The requested special use permit in the R-4 district aligns with the Comprehensive Plan goals for this specific area of the city by allowing different types of residential uses to be utilized in the area. However, the request for a higher density allowance is not consistent with the development plans of the community.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis is demonstrating that the existing parcel is not suitable for a higher density allowance. The parcel is not sufficient lot size (.30 - acres) in order to construct the proposed number of units.



Subject property: View of the property from the ROW on West Inman Street, facing south.



Subject property: view of the property from the ROW on South Walnut Street, facing east.



View of the properties north of the subject property from the ROW on West Inman Street, facing northeast.



View of the property west of the subject property from the ROW on West Inman Street, facing west.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-09-08**. If this petition is approved the following enumerated condition(s) shall apply:

1. Approval of the zoning map amendment does not grant the right to begin construction. All building permits must be reviewed and approved by the City.

Staff recommends **DENIAL of SUP 26-09-09**. If this petition is approved the following enumerated condition (s) shall apply:

1. The applicant must provide a minimum of 50% of new parking as pervious pavers or provide additional tree-plantings to mitigate stormwater.