



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

August 6, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. July 2, 2024

IV. New Business

1. **APPLICATION RZ 24-06-02:** Horizon Homebuilders requests a Zoning Map Amendment from the R-2 (Townhouse Residential) zoning district to the R-4 (High-Density Residential) zoning district on a portion of a 39.97 acre property located on Abbey Road & East Main Street (Tax Parcel# MS82000035 000).
2. **APPLICATION V 24-07-02:** Blue Fern Management, LLC requests a Variance from Section 2.2.12.F of the *Unified Development Code* in order to reduce the mixed-use concurrency requirement on a 714 acre parcel on Burkhalter Road (Tax Parcel# 093 000004 000).
3. **APPLICATION RZ 24-07-03:** Blue Fern Management, LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to develop a 1794 unit mixed housing residential subdivision on approximately 714 acres of property on Burkhalter Road (Tax Parcel # 093 000004 000).
4. **APPLICATION RZ 24-07-05:** DR Horton request a zoning map amendment from the R-40 (Single-Family Residential) to the R-6 (Single-Family Residential) zoning district in order to develop a single-family subdivision on Lakeview Road (Tax Parcel# MS58000037 000).

V. Announcements

VI. Adjourn



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Department of Planning and Development Memorandum

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Statesboro Planning Commission

July, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Ron Simmons, Jim Thibodeau, Matthew Lovett
Planning, Savannah Beck, Joseph Folsom, and Len Fatica: **City of Statesboro Staff:** Kathleen
Field (Director of Planning & Development) Justin Williams (Planning & Housing Administrator)
Jermaine Foster (Planner) John Washington (Director of Public Works & Engineering) **Absent:**

I. Call to Order

Commissioner Dixon called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

III. Approval of Minutes

1. June 4, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of May 7, 2024 with a second from Commissioner Simmons. The motion was passed to approve the minutes of with a 7-0 vote.

IV. New Business

1. **APPLICATION RZ 24-06-01:** Joe Buckles requests a Zoning Map Amendment from the LI (Light Industrial) zoning district to the HOC (Highway Oriented Commercial) zoning district to allow for use of a commercial property at 2735 Northside Drive West (Tax Parcel # S08 000072 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Fatica. The motion passed 7-0. Joe Buckles spoke for this case. Commissioner Thibodeau motioned to close the hearing with a second from Commissioner Simmons. The motion passed 7-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Fatica. The motion passed 7-0.

2. **APPLICATION RZ 24-06-02:** Horizon Homebuilders requests a Zoning Map Amendment from the R-2 (Townhouse Residential) zoning district to the R-4(High-Density Residential) zoning district on a portion of a 39.97 acre property located on Abbey Road & East Main Street (Tax Parcel # MS82000035 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 7-0. Haydon Rollins (Hussey Gay Bell) spoke in favor of the application. Commissioner Thibodeau motioned to close the hearing with a second from Commissioner Fatica. The motion passed 7-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Folsom. The motion failed with a 3-4 vote. Commissioner Fatica motioned to deny the request with a second from Commissioner Thibodeau. The motion passed with a 4-3 vote.

3. **APPLICATION SUB 24-06-03:** Lotts Creek Capital, LLC requests a Preliminary Subdivision PLAT on 16.54 acres of property in order to develop a townhouse subdivision of approximately 111 units on Cypress Lake Road (Tax Parcel MS40000074A000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 7-0. Haydon Rollins spoke in favor of the application. Haydon Rollins (Hussey Gay Bell) spoke in favor of the request. Commissioner Folsom motioned to close the hearing with a second from Commissioner Beck. The motion passed 7-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Fatica. The motion passed 7-0.

V. Announcements

Kathy Field spoke regarding her absence from the next meeting due to a surgical procedure.

VI. Adjourn

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

Chair – Cathy Dixon

Acting Secretary - Justin L Williams
Planning & Housing Administrator



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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RZ 24-06-02
ZONING MAP AMENDMENT REQUEST

LOCATION:	East Main Street
EXISTING ZONING:	R-2 (Townhouse Residential)
ACRES:	39.97 acres
PARCEL TAX MAP #:	MS82000035 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Single Family Residential
PROPOSED USE:	Townhome Development



PETITIONER Horizon Home Builders
ADDRESS 37 W Fairmont Ave #202, Savannah, GA 31406

REPRESENTATIVE Haydon Rollins
ADDRESS 329 Commercial Drive, Savannah, GA 31406

PROPOSAL

The applicant is requesting a Zoning Map Amendment from the R-2 (Townhouse Residential) zoning district to the R-4 (High-Density Residential) zoning district in order to develop a cottage court on the periphery of a proposed townhouse subdivision.

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 24-06-02- CONDITIONAL APPROVAL

Case # RZ 24-06-02

East Main Street
Parcel: MS82000035 000

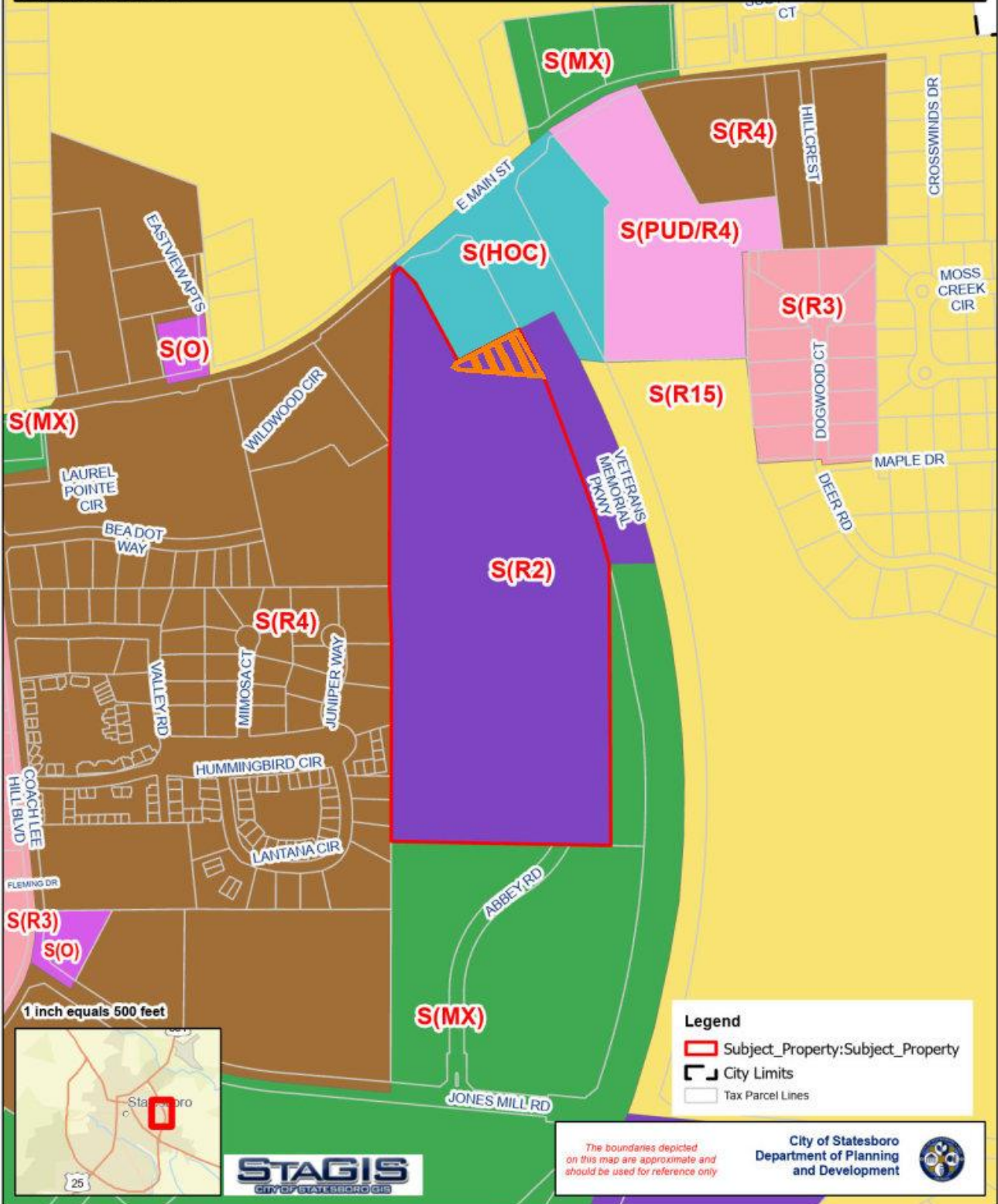
Location Map



Case # RZ 24-06-02

East Main St
Parcel: MS8200035 000

Zoning Map



Case # RZ 24-06-02

East Main St
Parcel: MS82000035 000

Future Land Use Map



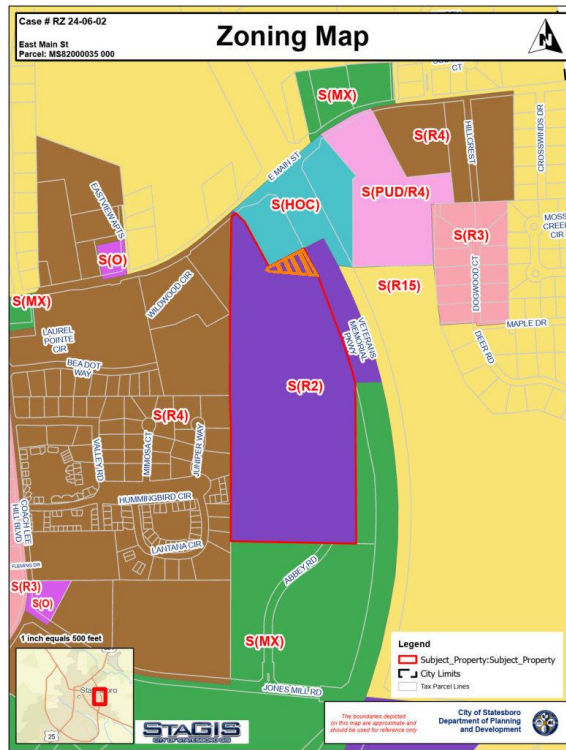
1 inch equals 500 feet



- Legend**
- Subject Property
 - Neighborhood
 - Local Government, DBO, Land Use Proposed
 - Character Areas
 - Activity Centers / Regional Centers
 - Developing Neighborhood
 - Overlaid District
 - Emerging Business
 - Established Neighborhood
 - Parks / Recreation
 - Redevelopment
 - University District

The boundaries depicted on this map are approximate and should be used for reference only.

City of Statesboro
Department of Planning and Development



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Undeveloped Lot
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Undeveloped Lot
Northwest	Location Area #3: R4 (High Density Residential)	Church
East	Location Area #4: R15 (Single Family Residential)	Undeveloped Lot
West	Location Area #5: R4 (High Density Residential)	Apartment Complex
Southwest	Location Area #6: R4 (High Density Residential)	Single Family Dwelling
Southeast	Location Area #7: R15 (Single Family Residential)	Undeveloped Lot
South	Location Area #8: MX (Mixed-Use)	Undeveloped Lot

SUBJECT SITE

The subject site is a vacant wooded 39.97 acre lot. The property historically served as a single family residence on the side of the parcel near East Main Street. The site has since been subdivided to allow for a service station, located on the North end of the property, which is not being included in this Zoning Map Amendment.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Activity Centers/Regional Centers” area, which is characterized largely by auto-oriented design and surface parking lots. These areas will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development. The *2024 Update* maintains this implementation description.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands but is not located in a flood zone.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, and road extension must be completed on Abbey Road.

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?**
 - The proposed use is of a different product type than the nearby multifamily and single-family properties, although the southeastern “Bland Tract” is being developed as additional townhomes like the majority of this property. The cottage court element, does not align with the denser development associated with the townhome subdivision, nor is the density high enough to show a mix of product styles.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - It is likely that the property will have some traffic impacts, but no substantial degradations of overall usability of the adjacent property.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property will still provide economic benefit to the developer, but the remaining space could further enhance the required amenity space associated with the townhome development, and proximity to the

proposed gas station to the North serve as a noxious use due to the proximity of the homes.

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

- The site does have a house located on it but it does not serve any general use for the public beyond the provided natural foliage. The development would serve the public by increasing residential units within the City, but only by a miniscule amount.

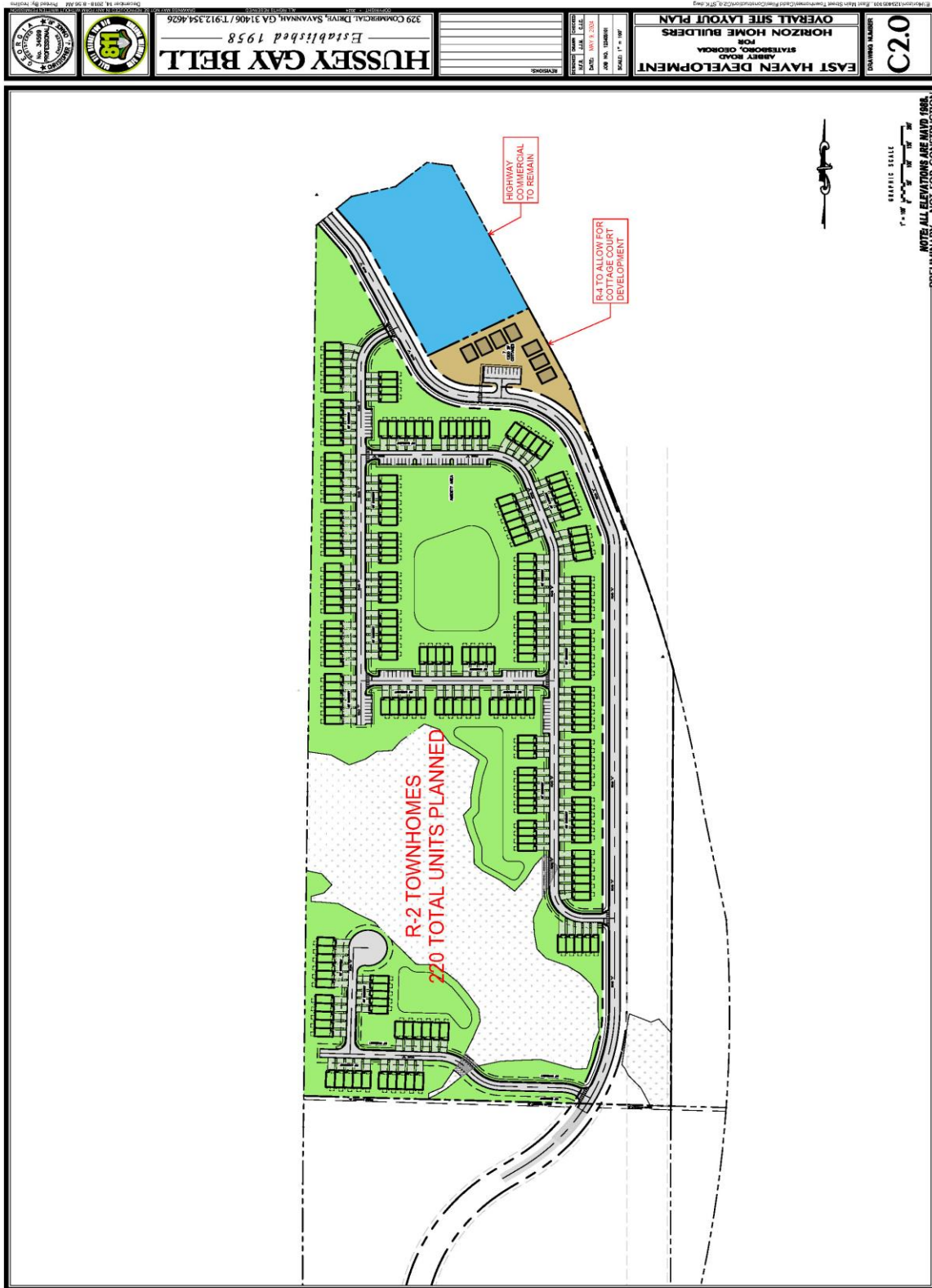
5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

- The minimal change in the requested density appears to cause issues, through proximity to the proposed gas station; and the sketched development does not align with the existing Cottage Court Standards. Specifically, Central Courtyards may not include parking, nor can the courtyard be any less than 1500 square feet. The proposed setbacks of the underlying zoning district being applied for (R-4: High-Density Residential) must be adhered to in the development of the proposed cottage court.

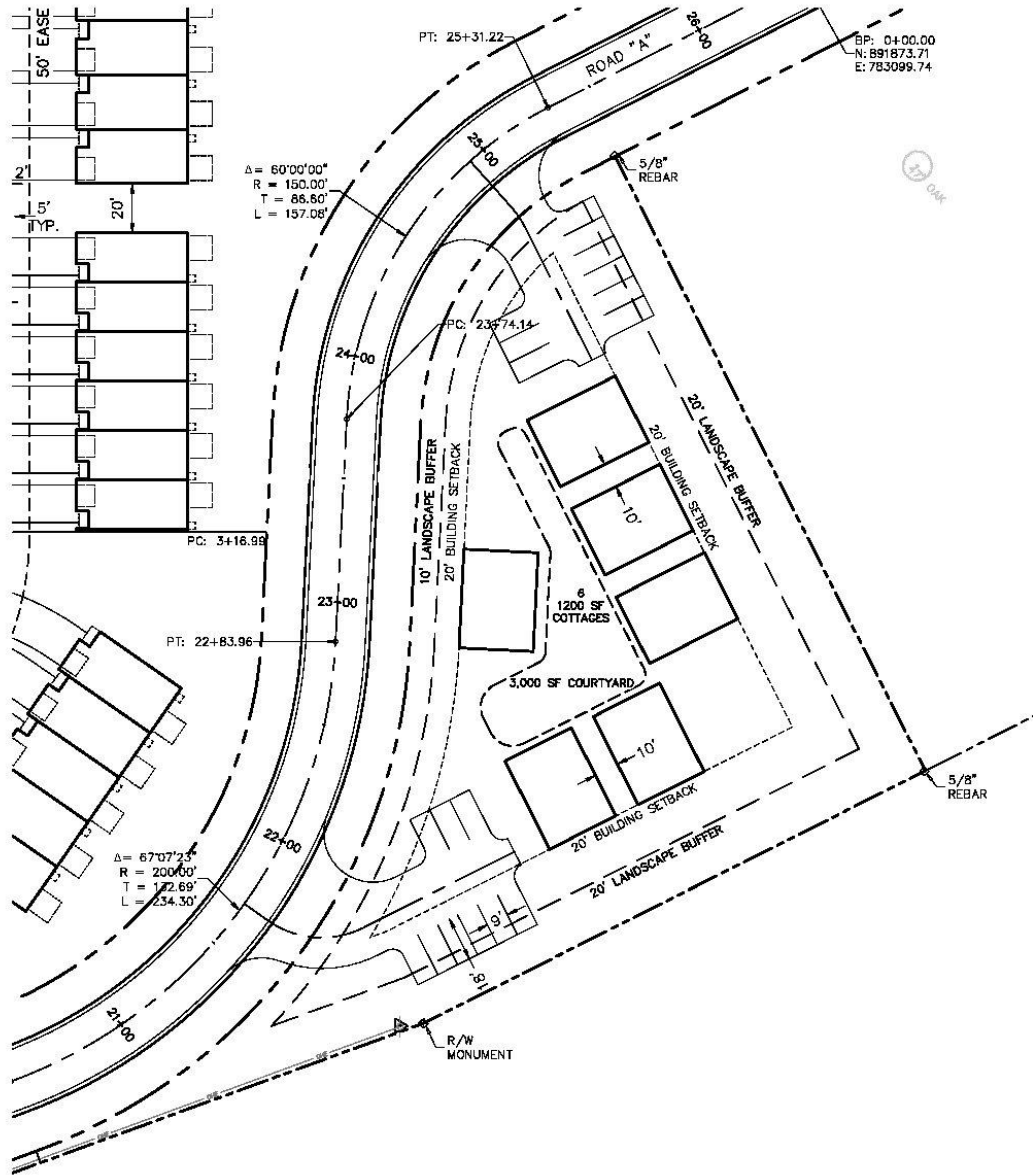
6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

- The proposal does align with the *City of Statesboro Comprehensive Master Plan* description of land use.

Sketch Plan



Sketch Plan Revision



Subject Property



Eastern Property



Southern Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **RZ 24-06-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this zoning map amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.

At the regularly scheduled meeting of the Planning Commission on July 2, 2024, the Commission recommended denial of the application 4-3 vote.

At the regularly scheduled meeting of the City Council on July 16, 2024, the Council voted to defer the case to the August 20, 2024 meeting and allow staff to further review the proposed plan.

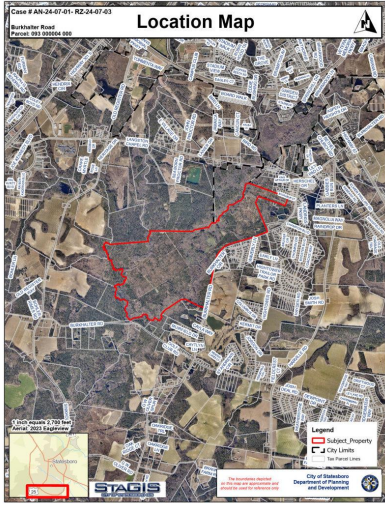


ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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V 24-07-02 & RZ 24-07-03 ZONING MAP AMENDMENT & VARIANCE REQUEST	
LOCATION:	Burkhalter Road
EXISTING ZONING:	R-25/R-40
ACRES:	714.4 acres
PARCEL TAX MAP #:	093 000004 000
COUNCIL DISTRICT:	District 2 (Chavers – Proposed)
EXISTING USE:	Vacant Property
PROPOSED USE:	Planned Unit Development



PETITIONER Blue Fern Development Management, LLC

ADDRESS 18300 Redmond Way Suite 120;

REPRESENTATIVE SAME AS ABOVE

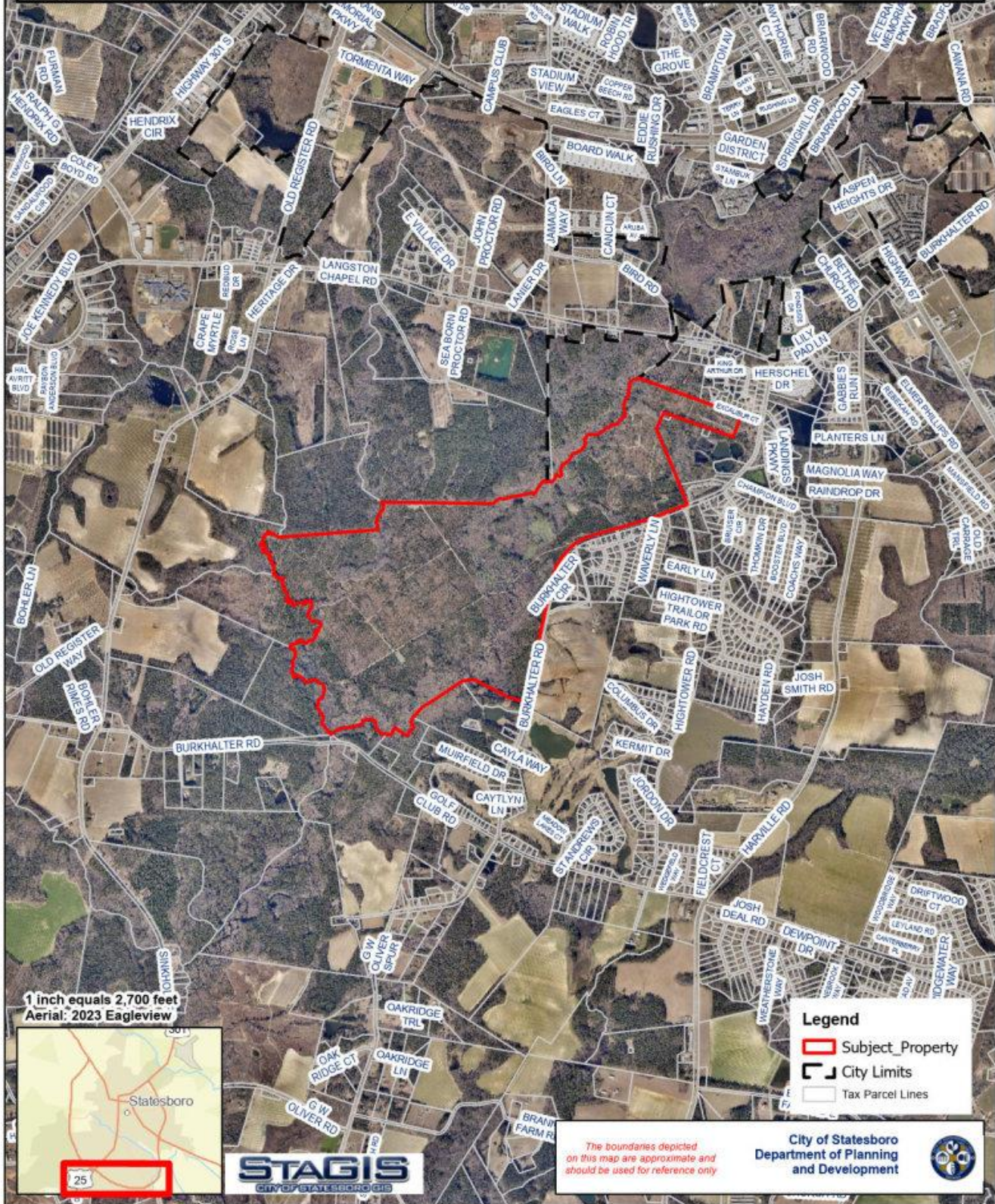
ADDRESS SAME AS ABOVE

PROPOSAL
<p>The applicant is requesting an Annexation and subsequent Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district, and a variance from Article 2.2 (F), Mixed-Use Concurrency Requirements of the UDC in order to allow for the development of a large-scale residential subdivision with some commercial stores.</p>
PLANNING COMMISSION RECOMMENDATION
<p><u>V 24-07-02 & RZ 24-07-03 – CONDITIONAL APPROVAL</u></p>

Case # AN-24-07-01- RZ-24-07-03

Burkhalter Road
Parcel: 093 000004 000

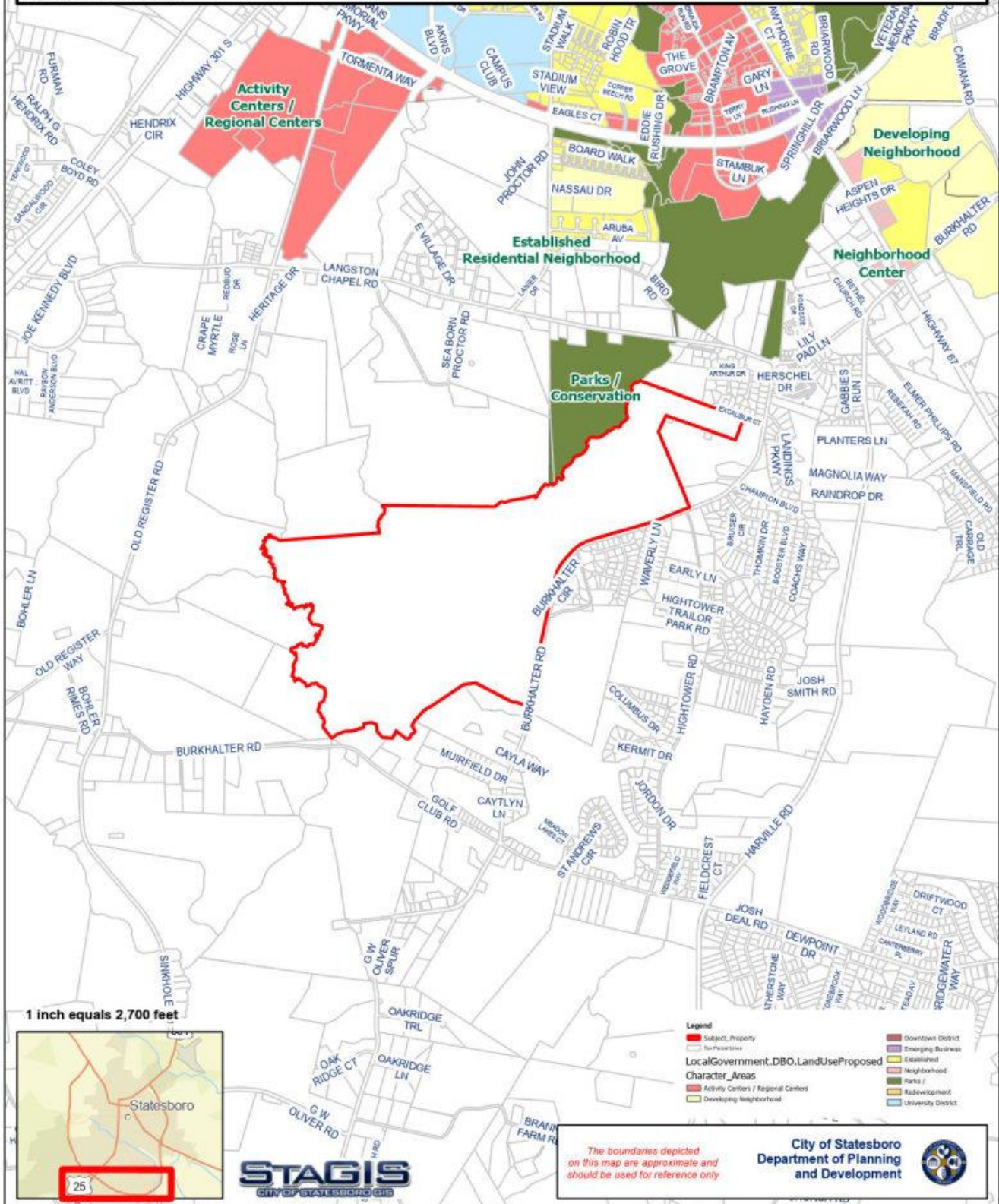
Location Map



Case # AN-24-07-01- RZ-24-07-03

Burkhalter Road
Parcel: 093 000004 000

Future Land Use Map



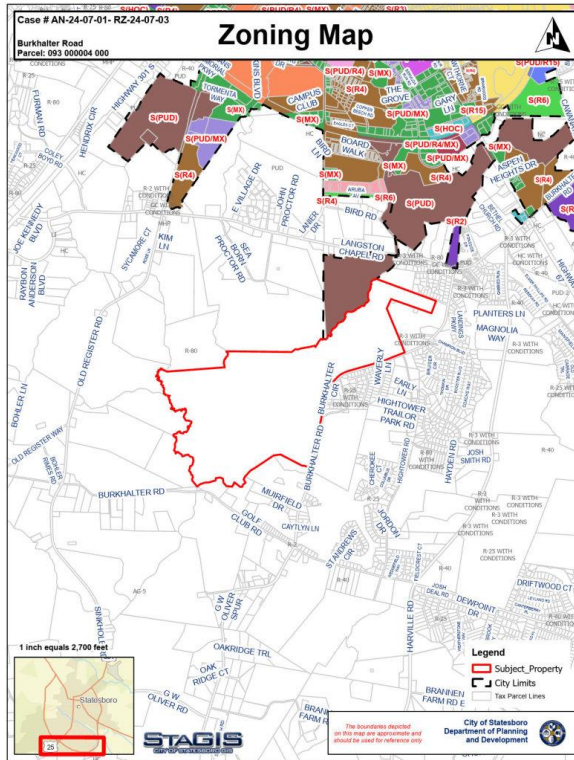
1 inch equals 2,700 feet



The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning and Development





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-25 (Single-Family Residential - County)	Vacant Lot
Northeast	Location Area #2: R-25 (Single-Family Residential - County)	Single-Family Dwelling
Northwest	Location Area #3: PUD (Planned Unit Development)	Lots Creek (City Property)
East	Location Area #4: R-25 (Single-Family Residential - County)	Ashbrooke Subdivision
West	Location Area #5: R-80 (Single-Family Residential - County)	Vacant Land
Southwest	Location Area #6: R-25 (Single-Family Residential – County)	Single-Family Dwelling
Southeast	Location Area #7: R-25 (Single-Family Residential – County)	Single-Family Dwelling
South	Location Area #8: R-25 (Single-Family Residential – County)	Vacant Land

APPLICANT REQUEST AND SUBJECT SITE

The subject site is a vacant 714 acre parcel located on Burkhalter Road. Along with allowing the annexation of the property the applicant has requested a Planned Unit Development on the site to allow for the completion of a mixed residential development, which would include townhomes, duplexes, single-family homes, and cottage style homes. The applicant also intends to provide some commercial to the site, although due to the requirements of the PUD, the applicant seeks a variance to reduce the required commercial concurrency requirement from 20% of the gross floor area of development to approximately 1.5% of the completed floor area on the site. The estimated lot construction would require approximately 10 acres of commercial (specifically floor area).

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as outside the City Limits, and would not provide specific guidance to the site. The proposed “Developing Neighborhood” character area would be appropriate for this development.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains significant wetlands and is impaired by Little Lots Creek. The developable acreage on the site is substantially less than generally seen on a site, only comprising of about 430 acres of property. The Development of Regional Impact report, conducted by the Coastal Regional Commission, provides a list of potential concerns to be addressed in the acceptance and zoning of the property, to include finding ways to ensure stormwater quality is maintained due to the impairment of the adjacent stream. The Georgia Stormwater Management Manual (GSMM) should guide all developmental hydrology on this site to best preserve the existing wetlands on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, and the applicant would be responsible for tying into the City Utilities. In addition, the road would be subject to a significant increase in potential traffic based on the proposed number of units. The DRI as provided by the Coastal Regional Commission outlines specific concerns from the County regarding the increase in traffic, which will require significant evaluation from both the City and County. The Traffic Impact Analysis submitted for this site should be reviewed and approved by both the City and County, and should assist in the negotiation of a development agreement with the County due to Burkhalter Road not being a City maintained street. The draft of the Joint City/County Long Range Master Plan does not show any existing issues with current traffic in this area.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Unified Development Code* permits a zoning map 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?**
 - The surrounding area has a mix of existing housing and large scale vacant areas. This parcel represents a massive section of undeveloped land between Langston Chapel Road, Old Register Road and Golf Club Circle.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The major impact on surrounding tracts of land would be traffic impacts. It should not negatively impact the usability of adjacent properties.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - Due to the usable size of the property a large number of uses would be available on the site. That stated, current County zoning makes the property difficult to develop with the current zoning and would not allow for an appropriate unit density to meet the cost of utility extension.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
 - Currently a traffic study has not been completed on the site. This would be a required item due to not only county road requirements but also density. Contemplation of an additional means of ingress/egress should be contemplated on the site to reduce the potential burden on Burkhalter Road. City owned property could potentially be utilized to ensure additional means of egress, but that would require additional negotiation between the City and Developer. Utility impacts would show a significant addition to the existing waste facilities in the City, and would require substantial upgrades to the City System, which would potentially include a new large diameter force main accessing the treatment plant and an overhaul of the existing Byrd's Pond Lift Station. It will also require a major extension of the City's water system, which would need to be completed by the developer. At this time the residence counts have not been determined, but it would likely cause a significant impact to the population of students at Langston Chapel Middle, Langston Chapel Elementary, and Statesboro High, unless changes to the existing districts are contemplated by the School Board.
- 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?**
 - The City continues to grow, and development has not been consistent in any individual area of the City due to the availability of land. This large scale acquisition has a phased timeline with phases varying from 160 units to 440 units per 18 months, which should allow the City to respond and plan ahead for the overall impacts of the development if approved. The associated street networks are being analyzed in the joint City/County

Long Range Transportation Master Plan, which would appropriately align with the needs of this development and look at opportunities to further improve the surrounding street network in both the City and County.

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

- The overall is not outlined in the *Comprehensive Master Plan*, but all annexations should be analyzed for their overall impacts to the City. The development would be listed as a developing neighborhood based on the requirements of the development.

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;

- The lot has a substantial number of wetlands and flood plains which require a significant reduction in the number of developable units outright.

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

- The institution of the *Unified Development Code* mandates that PUD's follow concurrency requirements which with larger developments become less reasonable. Due to the estimated square footage of development proposed, the development would be required to utilize a concurrency that scales beyond the existing Publix TAD.

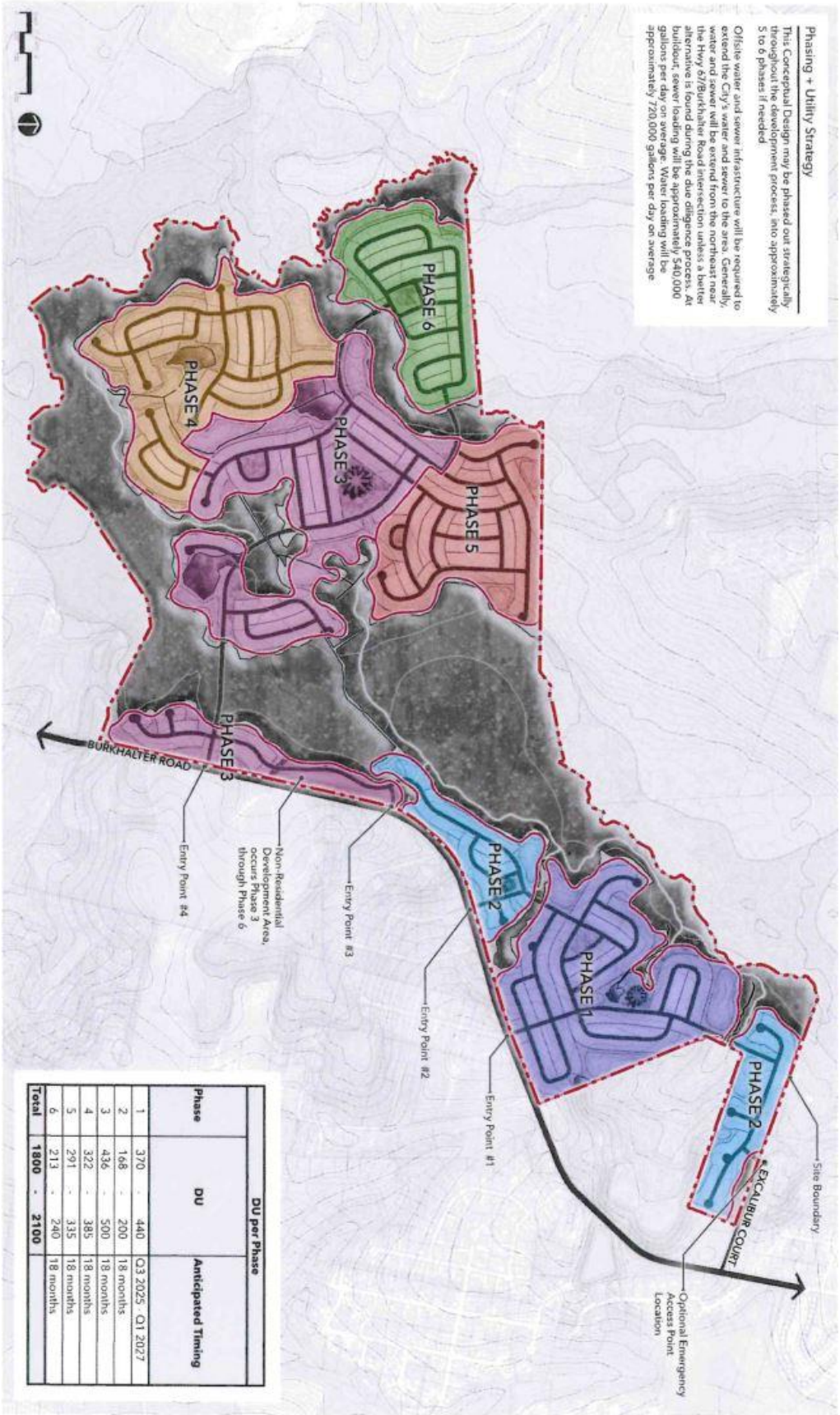
3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

- In addition to reducing the amount of developable units for the project, the development of the full commercial would require additional stormwater mechanisms and canopy requirements that would further reduce the viability of the project.

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

- It is not believed that the reduction in the concurrency requirement would cause any issue related to the development based on the current provisions as outlined in the ordinance. The applicant does intend to provide commercial on the site, but not to the extent as required by the ordinance due to the significant amount required on a site this large. Current requirements for all PUD's are that approximately 20% of the gross square footage of the completed development must be devoted to 20% residential or non-residential use. In addition, the Unified Development Code requires that "No more than 75 residential units may be issued a certificate of occupancy in a PUD development until such time as at least 20,000 gross square feet of non-residential floor area has been issued a certificate of occupancy. Any mixed-use concurrency requirements beyond the first 75 residential units may be required by conditional zoning." Potentially, this could result in a substantial commercial addition (up to 10 acres of commercial shopping area not including rights of way and parking) to the area, which has not historically been identified for anything other than potentially residential development by the County. Due to the nature and size of this project, it is believed that it would not be appropriate to develop in this manner, until a significant number of units be developed to sustain the commercial element of the project. The concurrency requirements requested for this project would equate to instead approximately 33,000 square feet of commercial shopping area.

PROPOSED PHASE PLAN



Phase	DU	Anticipated Timing
1	370 - 440	Q3 2025 - Q1 2027
2	168 - 200	18 months
3	436 - 500	18 months
4	322 - 385	18 months
5	291 - 335	18 months
6	213 - 240	18 months
Total	1800 - 2100	

Subject Property



Eastern Property



Eastern Property (Southern Quadrant)



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of V 24-07-02 & RZ 24-07-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) The applicant will be responsible for all utility extensions to serve the site and must provide a utility extension plan to the Department of Public Utilities prior to acceptance of the Final PLAT.
- (3) The applicant must submit a Traffic Impact Analysis before acceptance of the Final PLAT to ensure that appropriate right-of-way and traffic calming measures can be implemented. This analysis must include thresholds for all phases of development, and this analysis will be submitted to both the City and County for approval.
- (4) The development of this property will be required to follow the Georgia Stormwater Management Manual, Volume 2: Technical Handbook, when submitting for construction of the project.
- (5) The Applicant must develop the site with a phased in plan which allows a maximum unit count of 300 building permits per year to allow for appropriate improvements both on and off site for the project.
- (6) The applicant will be required to complete a minimum of 25% of the gross commercial square footage within 365 days of the issuance of the final certificate of occupancy for phase 3 of the project.
- (7) The applicant will be allowed to complete the balance of commercial development on the site throughout phases 4, 5, and 6, but will not be granted certificates of occupancy for phase 6 without completion of the commercial development.
- (8) At 40% completion of all units, the applicant will negotiate the development of an additional access road on the site to allow for traffic directly onto Langston Chapel Road.
- (9) During review of the construction plan for each phase, the City reserves the right to reject uses that may be inappropriate, particularly excessive passive amenities.
- (10) In order for the streets to be eligible for dedication, they must be built to City specifications, and follow the deeding procedures as outlined in Section 3.2.4 of the Unified Development Code.



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

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RZ 24-07-05 ZONING MAP AMENDMENT	
LOCATION:	Lakeview Road
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	47.31 acres
PARCEL TAX MAP #:	MS58000037 000
COUNCIL DISTRICT:	District 1 (Vacant – Proposed)
EXISTING USE:	Vacant Property
PROPOSED USE:	Single-Family Subdivision

Location Map

PETITIONER DR Horton – Samantha Fowler
ADDRESS 30 Silver Lake Road; Bluffton, SC 29909

REPRESENTATIVE Haydon Rollins – Hussey Gay Bell
ADDRESS 101 South College Street; Statesboro, GA 30458

PROPOSAL
The applicant requests an Annexation & Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district in order to develop a single-family subdivision.
PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-07-05 – CONDITIONAL APPROVAL</u>

Case # AN-24-07-04- RZ-24-07-05

Lakeview Road
Parcel: MS58000037 000

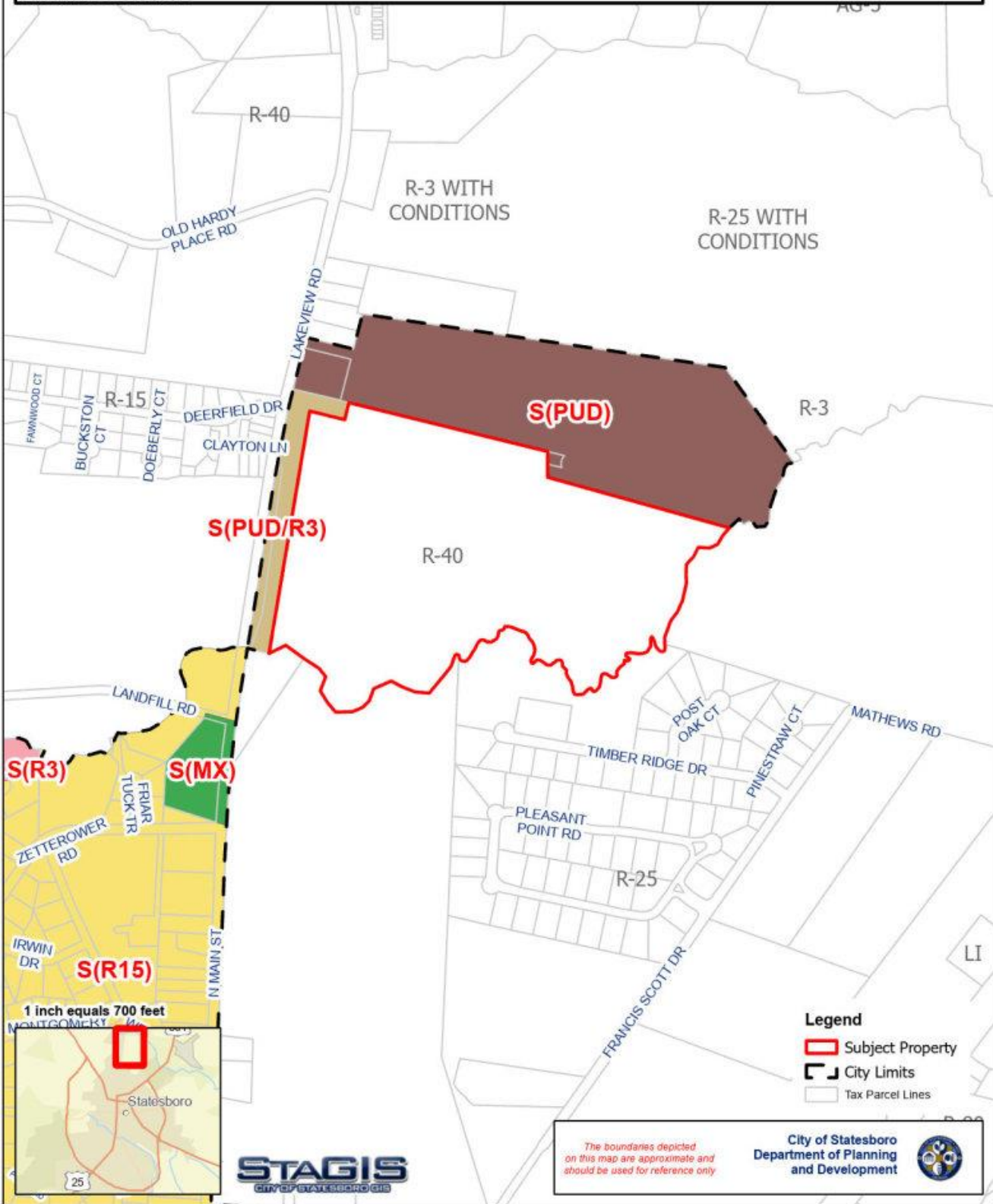
Location Map



Case # AN-24-07-04- RZ-24-07-05

Lakeview Road
Parcel: MS5800037 000

Zoning Map

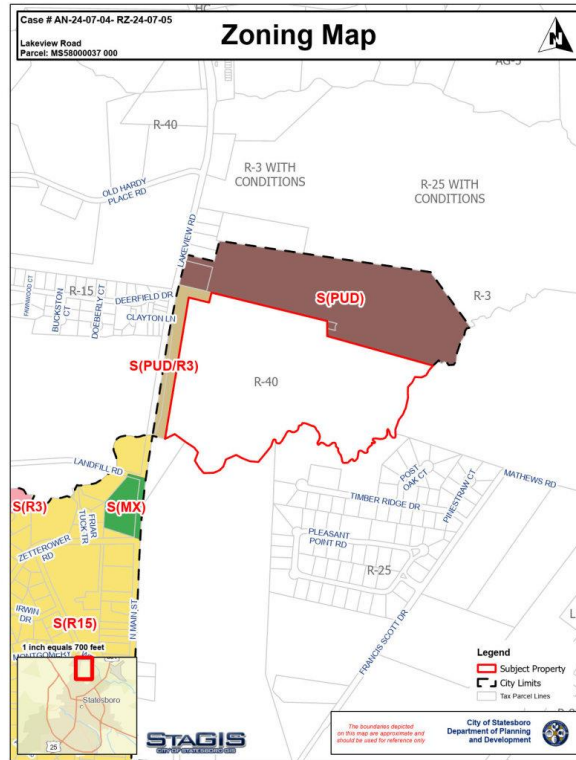


Case # AN-24-07-04- RZ-24-07-05

Lakeview Road
Parcel: MS5800037 000

Future Land Use Map





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: PUD (Planned Unit Development)	Fernhill Farms Subdivision
Northeast	Location Area #2: PUD (Planned Unit Development)	Fernhill Farms Subdivision
Northwest	Location Area #3: R-40 (Single-Family Residential - County)	Vacant Land
East	Location Area #4: R-40 (Single-Family Residential – County)	Vacant Land
West	Location Area #5: R-15 (Multiple-Family Residential – County)	Deerfield Subdivision
Southwest	Location Area #6: R-15 (Single-Family Residential)	Transfer Station
Southeast	Location Area #7: R-25 (Single-Family Residential – County)	Pleasant Point Subdivision
South	Location Area #8: R-25 (Single-Family Residential – County)	Vacant Land

APPLICANT REQUEST AND SUBJECT SITE

The subject site is a vacant 47.31 parcel on Lakeview Road. In addition to Annexation, the applicant seeks to change the zoning on this piece of property to R-6 (Single-Family Residential) in order to develop a subdivision with approximately 78 units.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as outside the standard City Limits, and would not provide specific guidance to the site. The proposed “Developing Neighborhood” character area would be appropriate for this development.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains significant wetlands and on both the South and East side of the property. The applicant would be utilizing the central portion of the property, and has proposed minimal wetland impact.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but the applicant is within proximity of water and sewer due to the existing infrastructure already positioned to the North for the Fernhill Subdivision. The applicant has no intent on any interaction with this subdivision and no roads to the North would be impacted by this development. The applicant would not require a second means of egress on the site due to the number of units.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Unified Development Code* permits a zoning map 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?**
 - The surrounding area has a mix of existing single-family and multi-family housing, with the adjacent property to the north developing as a subdivision of 80 units.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The development of the property should not negatively impact the usability of adjacent properties.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - Due to the mandated default zoning of R-40, the property could be built but this would result in a drastically lower number of units.

4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

- Currently a traffic study has not been completed on the site, and while the unit density for this site is not substantial, surrounding properties should be analyzed by the applicant to incorporate the best possible calming measures on the site. Utilities do exist in the area, and it is unlikely that this will have a drastic impact once connected.

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?

- The area is slated for additional single-family growth, and while the property itself is not tremendous, development to the north and potentially south may cause additional traffic issues in the area over time if not mitigated.

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

- The overall is not outlined in the *Comprehensive Master Plan*, but all annexations should be analyzed for their overall impacts to the City. The development would be listed as a developing neighborhood based on the requirements of the development.

Subject Property



Western Property



Northern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-07-05**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) The applicant will be responsible for all utility extension to serve the site and must provide a utility extension plan to the Department of Public Utilities prior to acceptance of the Final PLAT.
- (3) The applicant must submit a Traffic Impact Analysis before acceptance of the Final PLAT to ensure that appropriate right-of-way and traffic calming measures can be implemented.