



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

January 7, 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. December 3, 2024

IV. New Business

1. **APPLICATION V 24-12-01:** Peak Point Properties, LLC requests a variance from Table 2.2.9-B to remove the 10-foot Maximum Front Yard Setback on a 5.51-acre property located on Stambuk Lane (Tax Parcel #MS63000026 000).
2. **APPLICATION RZ 24-12-02:** Black Creek Investments, LLC requests a Zoning Map Amendment from the R-6 (One-Household Residential) to the R-3 (Medium Density Multi-Household Residential) zoning district on 0.28 acres of property in order to develop multi-household units with 4 buildings on a property located at 111 West Inman Street (Tax Parcel # S19 000097 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

December 3, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

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. November 5, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of November 5, 2024 with a second from Commissioner Simmons. The motion was passed to approve the minutes of with a 5-0 vote.

IV. New Business

1. **APPLICATION V 24-11-01:** Luis Gonzalez requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-3 (Medium Density Multi-Household Residential) zoning district in order to develop additional units on a 0.87-acre property located at 509 East Main Street (Tax Parcel# MS57000008 000).

Kathy Field introduced the case. Commissioner Fatica made a motion to open the public hearing with a second from Commissioner Thibodeau. The Motion passed on a 6-0 vote. There was no applicant present to be on behalf of this item. Commissioner Simmons made a motion to close the public hearing with a second from Commissioner Beck. The Motion passed 6-0.

After discussion, Commissioner Fatica motioned to deny the request a second from Commissioner Thibodeau. The motion passed 6-0.

2. **APPLICATION V 24-11-02:** Cody Rogers requests a Variance from Table 2.2.9-B of the Unified Development Code in order to increase the setback allowance for a commercial

development on approximately 0.5 acres located on Highway 67 & Independence Way (Tax Parcel MS88000026 004).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 6-0. Aldrich Alvarez from EMC Engineering spoke in favor of the request. Commissioner Simmons made a motion to close the public hearing with a second by Commissioner Fatica.

After discussion, Commissioner Beck motioned to approve the request and staff conditions with a second from Commissioner Simmons. The motion passed with a 6-0 vote.

3. **APPLICATION SUB 24-11-03:** Burbank Point LLC requests a Preliminary Subdivision PLAT on approximately 0.95 acres of property located at 227 & 231 East Main Street (Tax Parcels # S39 000054 000)

Kathy Field introduced the case. There was no required public hearing for this matter.

After discussion, Commissioner Simmons motioned to approve the request and staff conditions with a second from Commissioner Thibodeau. The motion passed with a 6-0 vote.

V. Announcements

Commissioner Jim Thibodeau and Commissioner Len Fatica have agreed to continue serving as Planning Commissioners. City Council will affirm appointments at the December 17, 2024 Council Meeting.

VI. Adjourn

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Beck seconded, and the motion carried 6-0.

Chair – Cathy Dixon

Secretary – Kathleen Field
Director of Planning & Development



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

*P.O. Box 348
 Statesboro, Georgia 30458*

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V 24-12-01 ZONING VARIANCE REQUEST	
LOCATION:	Stambuk Lane
EXISTING ZONING:	MX (Mixed Use)
ACRES:	5.1 acres
PARCEL TAX MAP #:	MS630000026 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Hotel

PETITIONER Peak Point Properties, LLC
ADDRESS 735 Broad Street, Suite 500; Chattanooga TN, 37402

REPRESENTATIVE Cody Rogers
ADDRESS 1211 Merchant Way, Suite 201; Statesboro GA, 30458

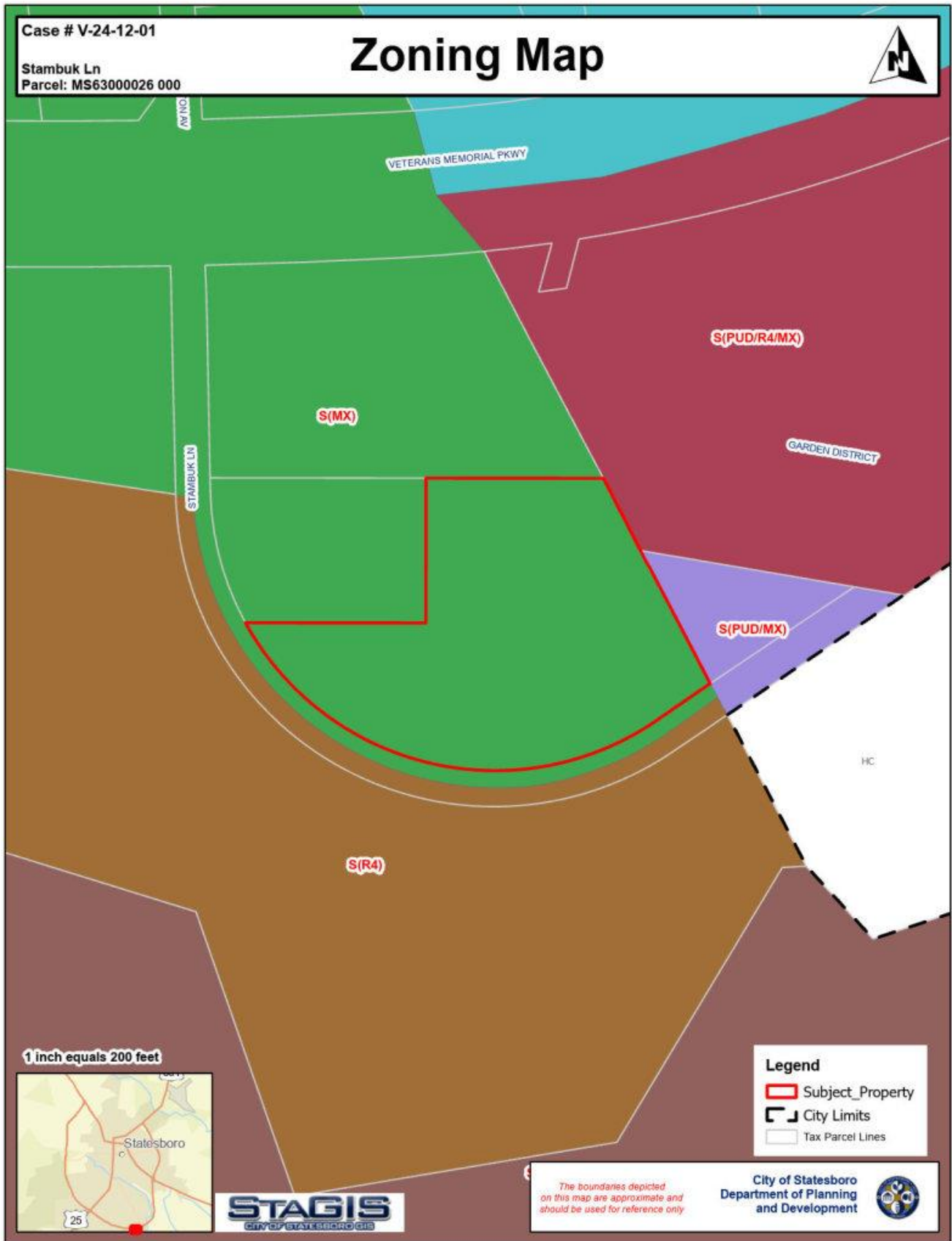
PROPOSAL
<p>The applicant requests a variance from Article 2.2.9-B of the Unified Development Code in order to develop a hotel on the property.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>V 24-12-01 – CONDITIONAL APPROVAL</u></p>

Case # V-24-12-01

Stambuk Ln
Parcel: MS63000026 000

Location Map

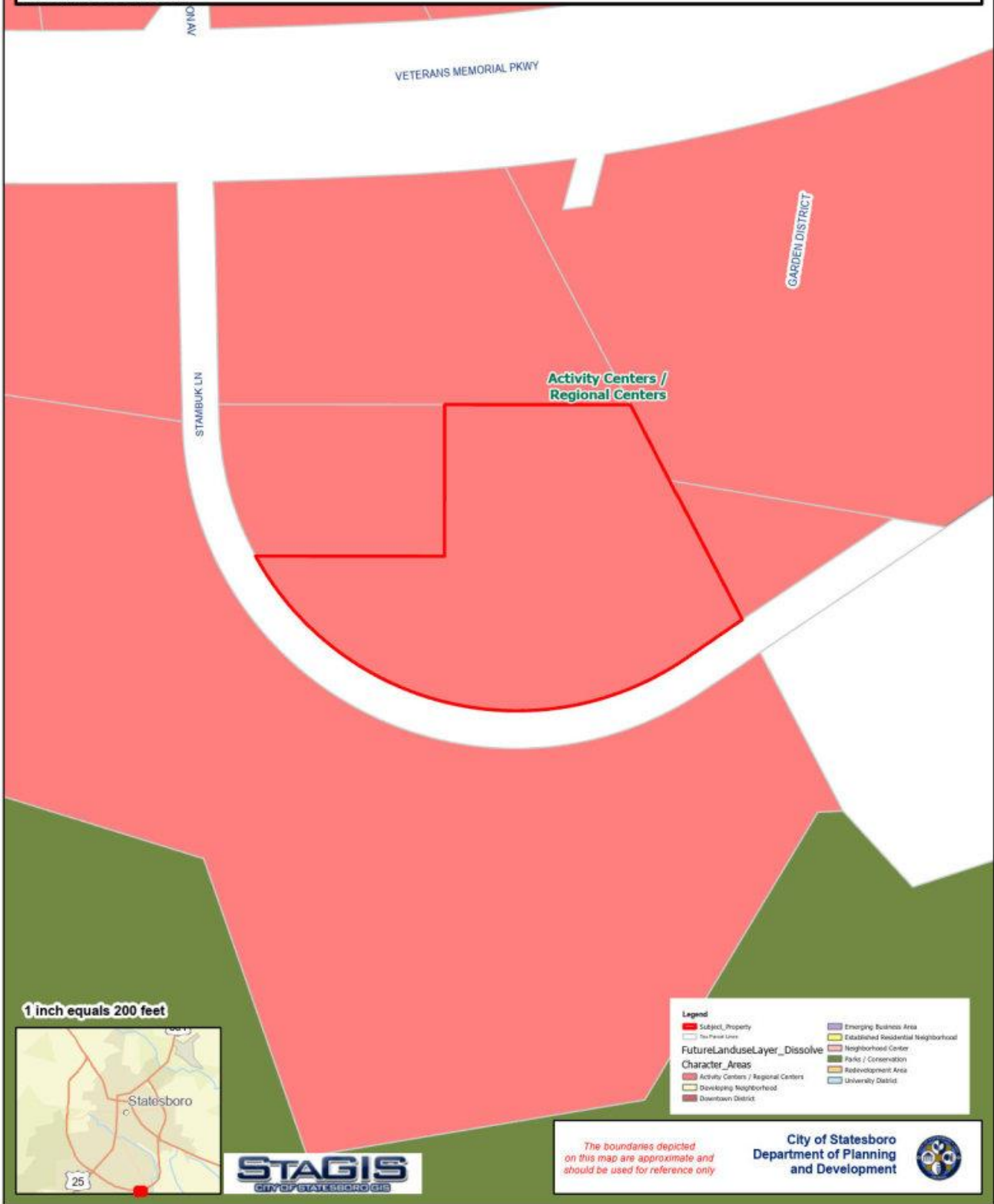


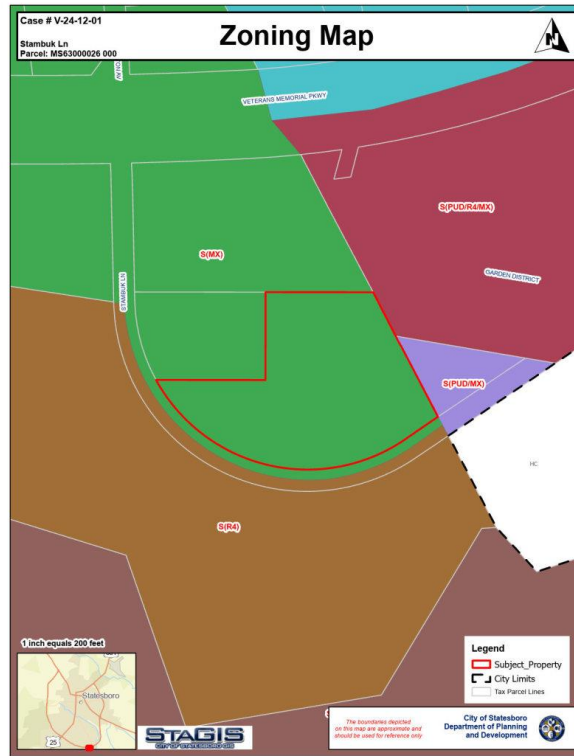


Case # V-24-12-01

Stambuk Ln
Parcel: MS63000026 000

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: MX (Mixed Use)	Vehicle Repair Shop
Northeast	Location Area #2: PUD (Planned Unit Development)	Garden District Apartments
East	Location Area #3: PUD (Planned Unit Development)	Kidovations
Northwest	Location Area #4: MX (Mixed Use)	Vehicle Repair Shop
Southeast	Location Area #5: R-4 (High-Density Residential)	The Connection Apartments
South	Location Area #6: R-4 (High-Density Residential)	The Connection Apartments
Southwest	Location Area #7: R-4 (High-Density Residential)	The Connection Apartments
West	Location Area #8: R-4 (High-Density Residential)	The Connection Apartments

SUBJECT SITE

The subject site is a 5.51-acre wooded lot located on Stambuk Lane directly between an existing car repair shop, Dialysis Center and Daycare. The applicant requests a variance on this site, due to the need for additional parking as a part of the overall hotel development. The applicant expects to develop an additional parcel closer to the existing roadway. The request is specifically related to the setback amendment under consideration for a future Council meeting in order to better serve the development requests throughout the MX District.

The *City of Statesboro 2024 Comprehensive Master Plan* designates the subject site as a part of the “Activity/Regional Center” character area, which generally calls pedestrian oriented shopping, high-density residential development, office and entertainment.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

The existing roadway should allow for a smooth transition of traffic due to the existing light on the intersection of Veterans Memorial Parkway and Stambuk Lane. In addition, the property has sufficient space to prevent significant traffic congestion by providing a second means of egress. It is recommended that the developer verifies the potential traffic impacts utilizing Georgia Department of Transportation (GDOT) metrics, but this item may be resolved during project review.

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 required maximum setback would not be in alignment with already existing commercial uses in the area. In addition, the current standard of zoning is being reviewed for amendment due to lack of compatible development throughout the City.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The institution of the *Unified Development Code* requires a smaller setback than traditionally utilized in the City of Statesboro. The 10-foot setback would best be utilized on a newly planned multi-commercial development.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**

- The type of business requires extensive parking, and a hotel could not be best served by an extremely small setback.

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

- There would be no public detriment with this development, beyond the substantial loss of tree canopy as proposed by this and future development in the area.

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.

- The proposed use is consistent with the subject site's character area "Activity/Regional Center" as stated in the *2024 Comprehensive Master Plan* as this is an appropriately scaled commercial use.

Subject Property



Western Property



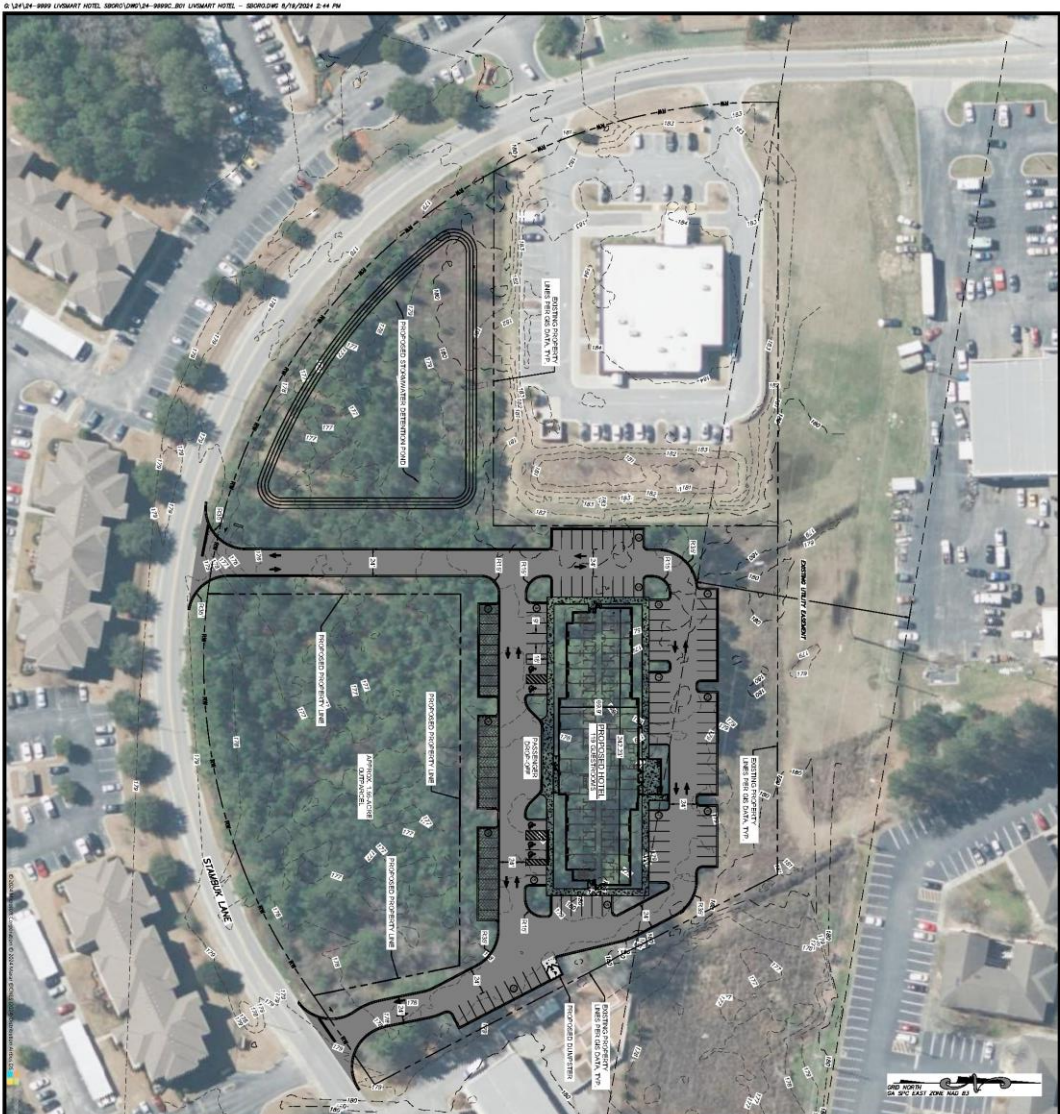
Eastern Property



Southern Property



Sketch Plan



<p>SITE NOTES: THE SUBJECT AND CONCEPT SKETCH PLAN, SITE PLAN, AND ALL ASSOCIATED INFORMATION IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. ANY REVISIONS TO THE SKETCH PLAN SHALL BE INDICATED BY A REVISION SYMBOL AND DATE. THE SKETCH PLAN IS PRELIMINARY AND SHALL BE SUBJECT TO APPROVAL BY THE CLIENT.</p>	<p>PROJECT DESCRIPTION</p> <p>LIV SMART HOTEL - STAMBUK LANE</p> <p>151 S. STAMBUK LANE, STATESBORO, GA 30428</p> <p>PREPARED BY: EMC ENGINEERING SERVICES, INC.</p> <p>DATE: 05/12/2014</p>	<p>PROPOSED IMPROVEMENTS</p> <p>1-19' ASPHALT DRIVEWAY</p> <p>1-19' ASPHALT DRIVEWAY</p> <p>1-19' ASPHALT DRIVEWAY</p> <p>1-19' ASPHALT DRIVEWAY</p> <p>1-19' ASPHALT DRIVEWAY</p>																		
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<p>SHEET</p> <p>01</p> <p>OF</p> <p>1</p>	<p>PRELIMINARY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 85%;">REVISION DESCRIPTION</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	REVISION DESCRIPTION	DATE															
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STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 24-12-01**. 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 variance does not grant the right to begin construction. All construction must be reviewed and approved by the City.
- (2) All ingress and egress for the property must utilize GDOT metrics to ensure appropriate site distance on the project.



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

P.O. Box 348
 Statesboro, Georgia 30458

(912) 764-0630
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RZ 24-12-02		ZONING MAP AMENDMENT REQUEST
LOCATION:	111 West Inman Street	
EXISTING ZONING:	R-6 (One-Household Residential)	
ACRES:	0.87 acres	
PARCEL TAX MAP #:	S19 0000097 000	
COUNCIL DISTRICT:	District 2 (Chavers)	
EXISTING USE:	Single-Family Home	
PROPOSED USE:	Multi-Family Residential	

PETITIONER Black Creek Investments, LLC
ADDRESS 2049 Highway 119 N, Ellabel GA, 31308

REPRESENTATIVE Ryan Poythress (Maxwell-Reddick & Associates)
ADDRESS 40 Joe Kennedy Blvd; Statesboro GA, 30458

PROPOSAL
<p>The applicant is requesting a Zoning Map Amendment from the R-6 (One-Household Residential) zoning district to the R-3 (Medium Density Multi-Household Residential) zoning district in order to redevelop the property for small apartment units.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>RZ 24-12-02- CONDITIONAL APPROVAL</u></p>

Case # RZ-24-12-02

111 West Inman Street
Parcel: S19 000097 000

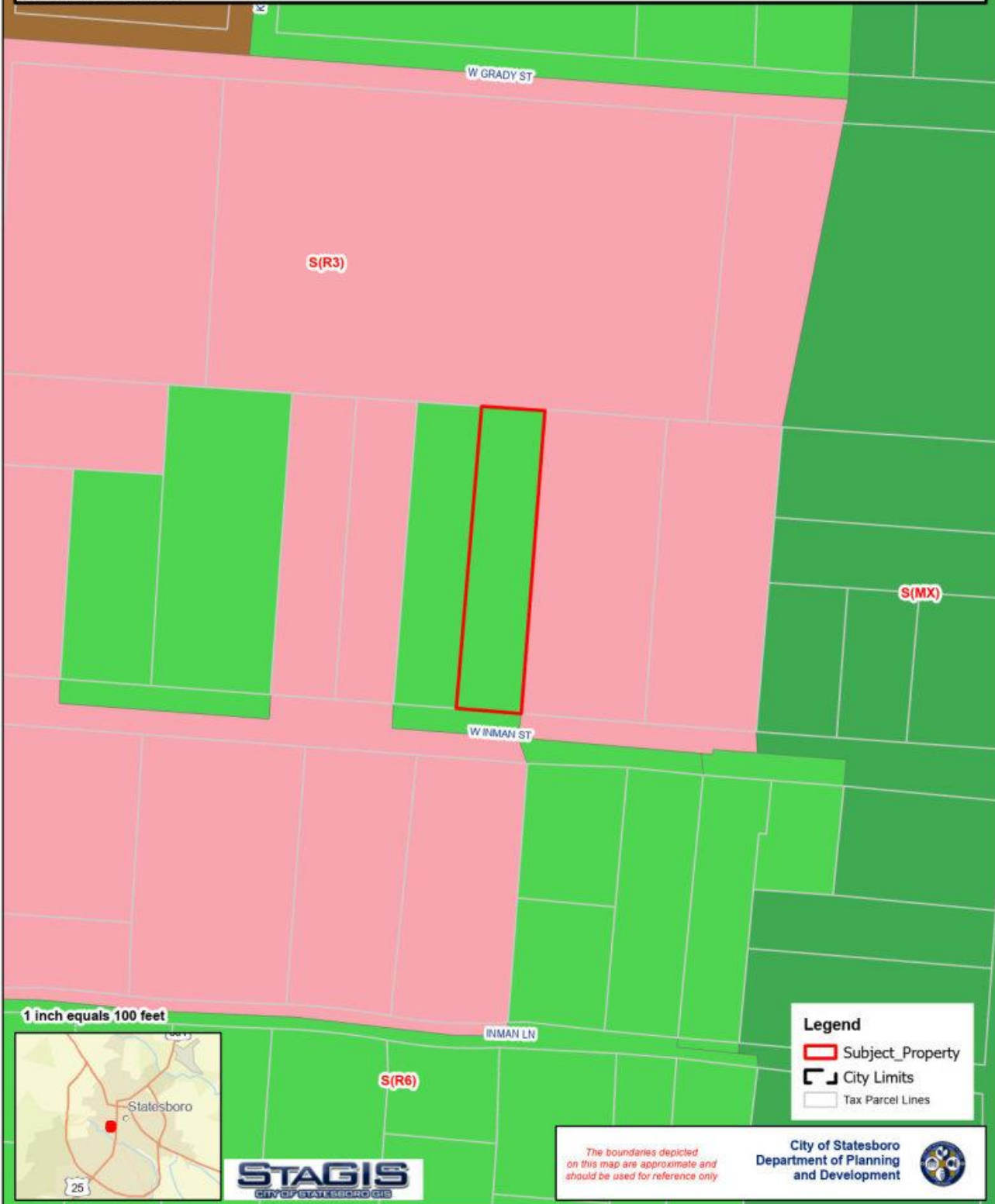
Location Map



Case # RZ-24-12-02

111 West Inman Street
Parcel: S19 000097 000

Zoning Map



Case # RZ-24-12-02

111 West Inman Street
Parcel: S19 000097 000

Future Land Use Map



W GRADY ST

Redevelopment
Area

W INMAN ST

INMAN LN

1 inch equals 100 feet



Legend	
Subject_Property	Emerging Business Area
No Parcel Lines	Established Residential Neighborhood
FutureLanduseLayer_Dissolve	Neighborhood Center
Character_Areas	Parks / Conservation
Activity Centers / Regional Centers	Redevelopment Area
Developing Neighborhood	University District
Downtown 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: R-3 (Medium-Density Multi-Household Residential)	Statesboro Fire Department
Northeast	Location Area #2: R-3 (Medium-Density Multi-Household Residential)	Statesboro Fire Department
Northwest	Location Area #3: R-3 (Medium-Density Multi-Household Residential)	Statesboro Fire Department
East	Location Area #4: R-3 (Medium-Density Multi-Household Residential)	Single-Family Dwelling
West	Location Area #5: R-6 (One-Household Residential)	Single-Family Dwelling
Southwest	Location Area #6: R-3 (Medium-Density Multi-Household Residential)	Multi-Family Dwelling
Southeast	Location Area #7: MX (Mixed-Use)	Single-Family Dwelling
South	Location Area #8: R-3 (Medium-Density Multi-Household Residential)	Single-Family Dwelling

SUBJECT SITE

The subject site is an occupied 0.28-acre lot with a house on the site. The applicant intends to demolish the home and develop the property in conjunction with an adjacent property in order to develop multifamily apartments.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Redevelopment Area” character area, which generally allows for the development of a number of residential housing types. This is especially appropriate when related to the overall area found within the Urban Redevelopment Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands, nor is it in a flood zone. To resolve the stormwater needs caused by increased impervious surfaces on the site, the applicant has proposed underground detention on the site. This site would also be required to ensure that pervious pavers are added to the proposed parking lot.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, and it is not projected that the traffic will be substantially impacted based on the proposed site plan.

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?**
 - While property would be contiguous and in alignment with the surrounding zoning, it would at a glance appear that the actual development is out of alignment with the neighborhood. This is not the case, and the proposed use would be a suitable use.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The properties in the neighborhood already have a mix of both single-family homes and duplex conversions. There are approximately 12 “apartments” on the section of West Inman between South College Street and Institute Street.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property already has a home on the site, and the current zoning district does allow a by-right use for up to one accessory dwelling unit of

up to 750 square feet on the property. This could be placed in the rear of the site, but would not have appropriate access.

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

- The site is within the Urban Redevelopment Area, and has been outlined in the Redevelopment Area of the *Comprehensive Master Plan*. It is believed that the development of additional residential is vital to redevelop this neighborhood.

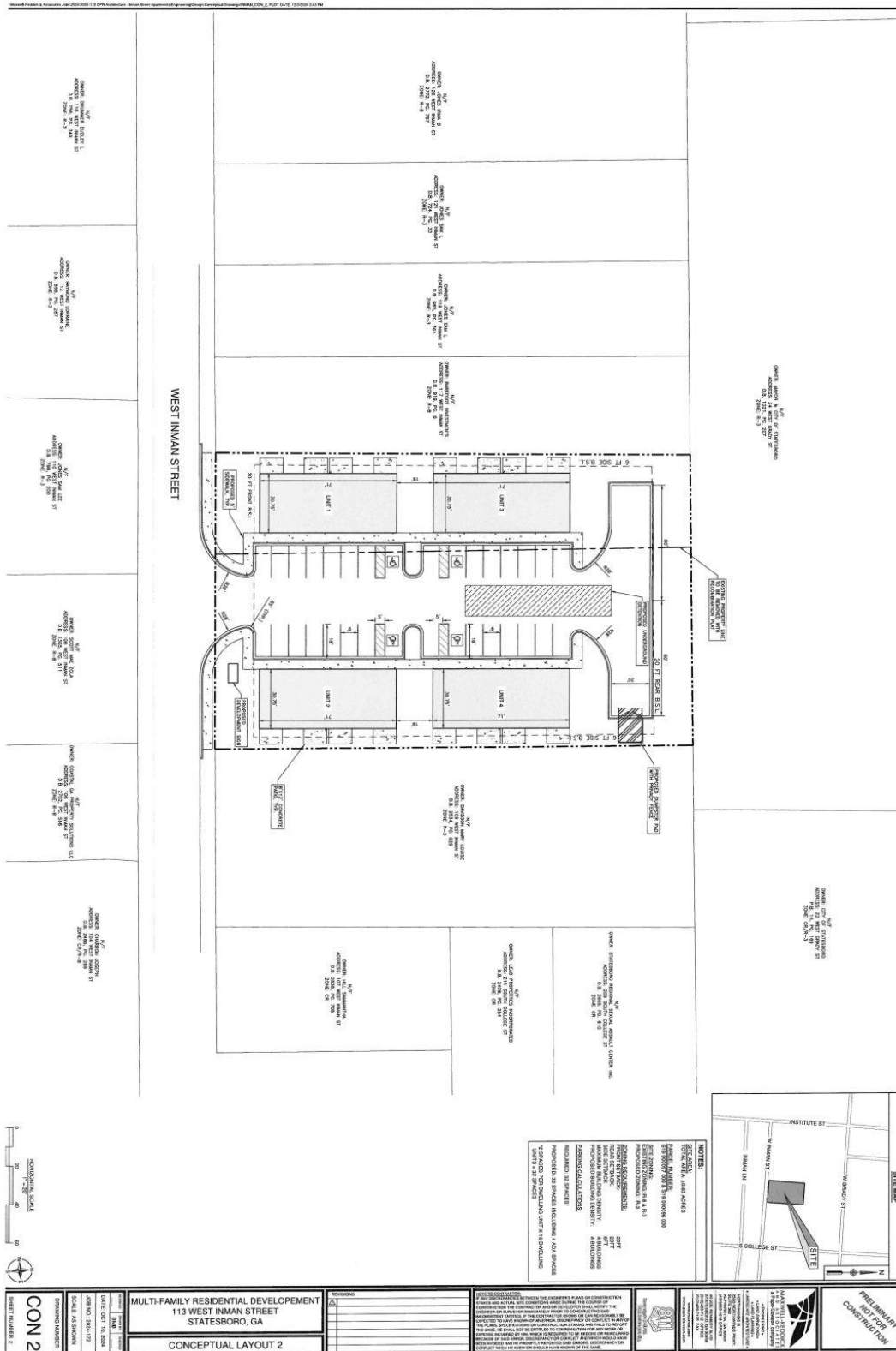
5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

- The development would substantially improve conditions in the neighborhood by removing the already zoned (and not under consideration) 113 West Inman Street.

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

- It is Staff's opinion that the project conforms to the Comprehensive Plan due to the proposed density of the project and associated development area.

Sketch Plan



Subject Property



Eastern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-12-02**. 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.