



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

July 2, 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. June 4, 2024

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).
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).
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).

V. Announcements

VI. Adjourn



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

June 4, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

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. May 7, 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 5-0 vote.

IV. New Business

1. **APPLICATION SE 24-05-01:** Sal Atta requests a Special Exception from Section 2.2.9 of the Statesboro Unified Development Code in order to allow for the establishment of a vehicle service station at 3101 Old Register Road (Tax Parcel # 076 00001 012).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 5-0. No one spoke for this case. Commissioner Fatica motioned to close the hearing with a second from Commissioner Simmons. The motion passed 5-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Folsom. The motion passed 5-0.

2. **APPLICATION RZ 24-05-02:** The Young Men's Christian Association of Coastal Georgia, Inc. requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the MX (Mixed-Use) zoning district on approximately 8.29 acres of property in order to add services for a future daycare and medical office to the existing Y at 409 Clairborne Avenue (Tax Parcel # S53 000001 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 5-0. Mark Bruce spoke in favor of the application. Commissioner Folsom motioned to close the hearing with a second from Commissioner Simmons. The motion passed 5-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Fatica. The motion passed 4-0, with the chair abstaining.

3. **APPLICATION SUB 24-05-03:** Mitchell Ball requests a Preliminary Subdivision PLAT on approximately 32.16 acres in order to amend a previously approved single-family detached subdivision by increasing the unit count by 12 units on Stockyard Road (Tax Parcel # MS38000068 001).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Fatica. The motion passed 5-0. Haydon Rollins spoke in favor of the application. Loretha Bars spoke against the request. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 5-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Folsom. The motion passed 5-0.

4. **APPLICATION SUB 24-05-04:** Five Guys Development, LLC request a Preliminary Subdivision PLAT on 111.4 acres of property in order to develop approximately 185 units at 6922 Burkhalter Road (Tax Parcel # 108 000002 000).

Kathy Field introduced the case. Commissioner Folsom motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 5-0. Haydon Rollins spoke in favor of the application. Mandy Pierce spoke against the request and raised concerns about the traffic. Commissioner Fatica motioned to close the hearing with a second from Commissioner Beck. The motion passed 6-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Folsom. The motion passed 6-0.

5. **APPLICATION SE 24-05-05/APPLICATION SU 24-05-06:** CRE Impact BCM Southern Statesboro GA, LLC requests a Special Exception from Section 2.3.2 of the Statesboro Unified Development Code to allow for an approximately 1,000 square foot commercial space in a proposed multi-story apartment development located at 1701 Chandler Road (Tax Parcel # MS62 000001 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 6-0. Joshua Wall spoke in favor of the application. Commissioner Fatica motioned to close the hearing with a second from Commissioner Beck. The motion passed 6-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Lovett. The motion passed 6-0.

V. Announcements

Kathy Field spoke regarding the discussion of the City of Statesboro new residential and commercial accessible public links. David Moyer (Assistant City Engineer) spoke about the long range plan for charging stations.

VI. Adjourn

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Folsom 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

(912) 764-0630
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RZ 24-06-01
ZONING MAP AMENDMENT REQUEST

LOCATION:	2735 Northside Drive West
EXISTING ZONING:	LI (Light Industrial)
ACRES:	2.04 acres
PARCEL TAX MAP #:	S08 000072 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Vacant Commercial Building
PROPOSED USE:	Commercial Building



PETITIONER Joseph Buckles
ADDRESS P.O. Box 3320; Register, GA 30452

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

PROPOSAL

The applicant is requesting a Zoning Map Amendment from the LI (Light Industrial) zoning district to the HOC (Highway Oriented Commercial) zoning district in order to allow for appropriate usage under the Unified Development Code

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 24-06-01 CONDITIONAL APPROVAL

Case # RZ 24-06-01

2735 Northside Dr W
Parcel: S08 000072 000

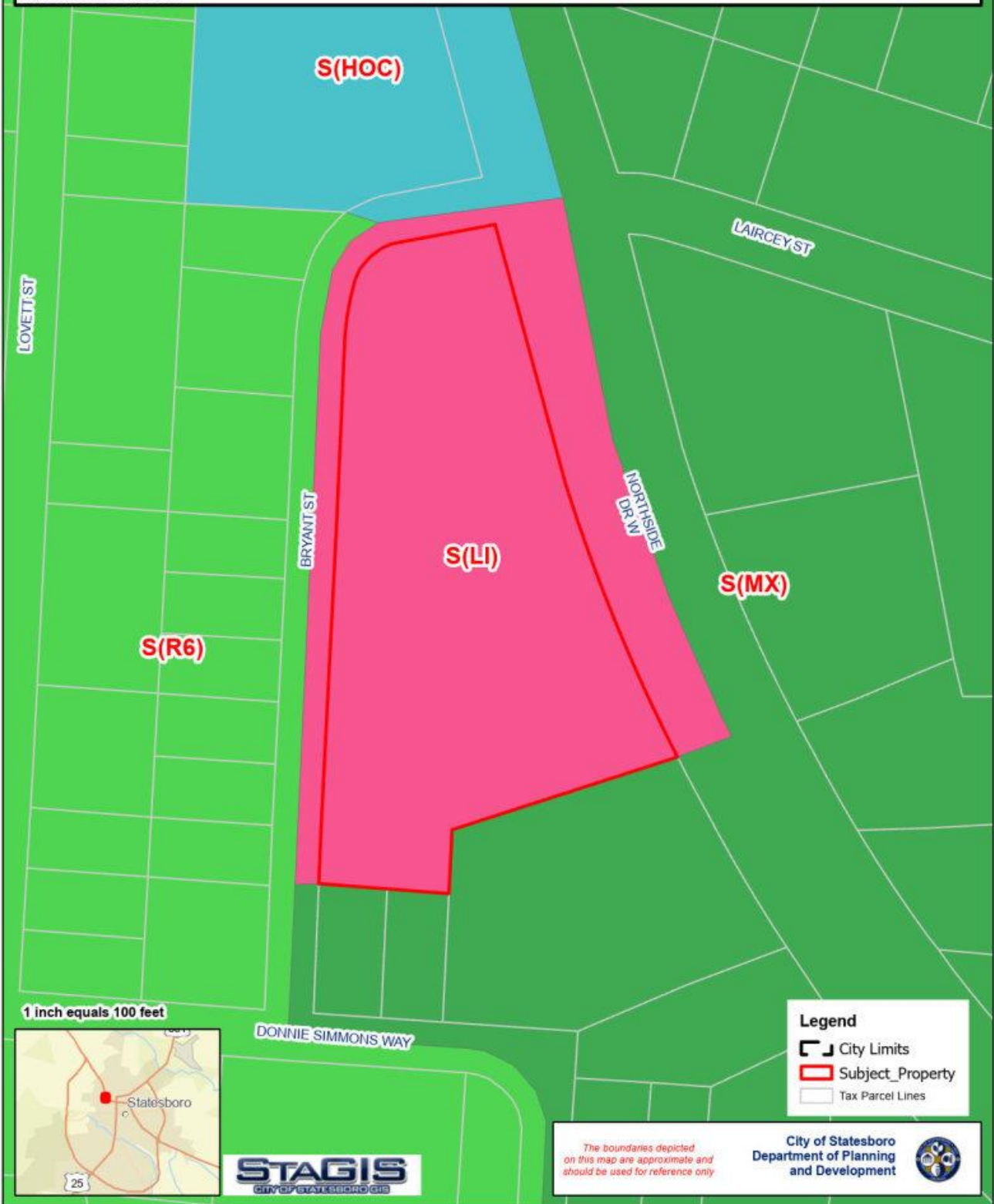
Location Map

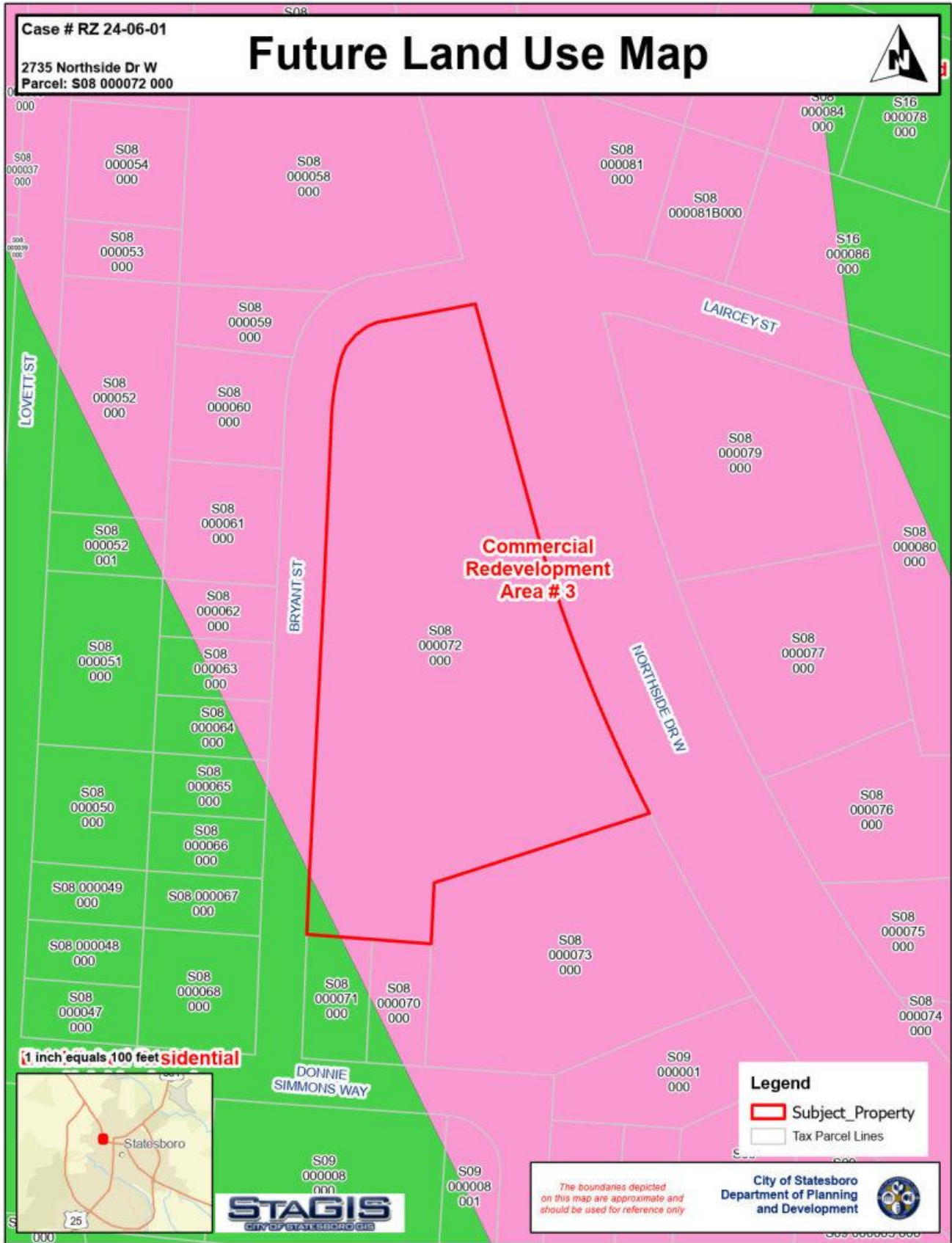


Case # RZ 24-06-01

2735 Northside Dr W
Parcel: S08 000072 000

Zoning Map







SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Vacant Lot
Northeast	Location Area #2: MX (Mixed-Use)	Office Complex
Northwest	Location Area #3: R-6 (Single-Family Residential)	Undeveloped Land
East	Location Area #4: MX (Mixed-Use)	Office Building
West	Location Area #5: R-6 (Single-Family Residential)	Single-Family Home
Southwest	Location Area #6: R-6 (Single-Family Residential)	Single-Family Home
Southeast	Location Area #7: R-6 (Single-Family Residential)	Single-Family Home
South	Location Area #8: MX (Mixed-Use)	Tire Repair Shop

SUBJECT SITE

The subject site is a vacant building on a 2.04 acre lot. The historical use of the property has varied, but the change in zoning triggered by the prior Zoning Map Amendment under RZ 23-05-02 has made the property inappropriately zoned for many commercial uses.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Commercial Redevelopment Area #3” which calls for varied scale commercial, retail and offices. The *2024 Update* maintains this implementation description with the intent to focus on underutilized properties.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a flood plain.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property can access both city water and sewer. The property is located along a major highway and generally has no connectivity issues for traffic.

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 ability to utilize the property would be more in alignment with traditional commercial development, and some low scale industrial uses, which would be more appropriate due to the adjacent neighborhood.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - It is Staff’s opinion that the proposal does not significantly impact the surrounding area.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The surrounding properties are primarily commercial in nature, although there is a residential neighborhood and a church to the immediate west of the site.
- 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?**

- The development should have no impact on existing infrastructure as the current building already exists.
- 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?**
- Initial evaluation of the property does not cause concern regarding the adjacent neighborhood, and the zoning would be appropriate for most general uses.
- 6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**
- The property has historically been vacant, but did at one time serve as a type of fabrication shop.

Subject Property



Northern Property



Southern Property



Eastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-06-01** 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 zoning map amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.



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

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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
<p>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.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>RZ 24-06-02- DENIAL</u></p>

Case # RZ 24-06-02

East Main Street
Parcel: MS82000035 000

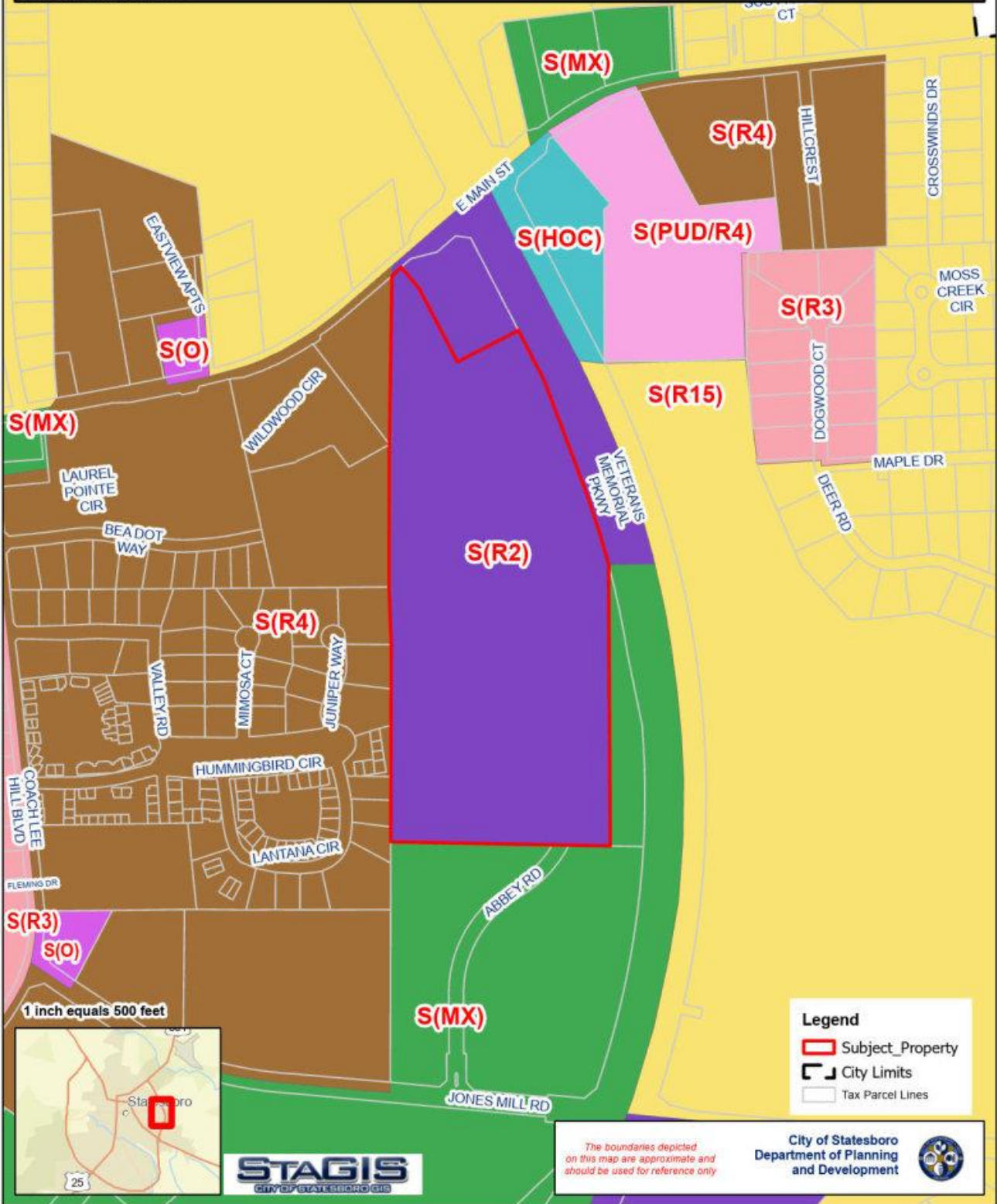
Location Map



Case # RZ 24-06-02

East Main Street
Parcel: MS82000035 000

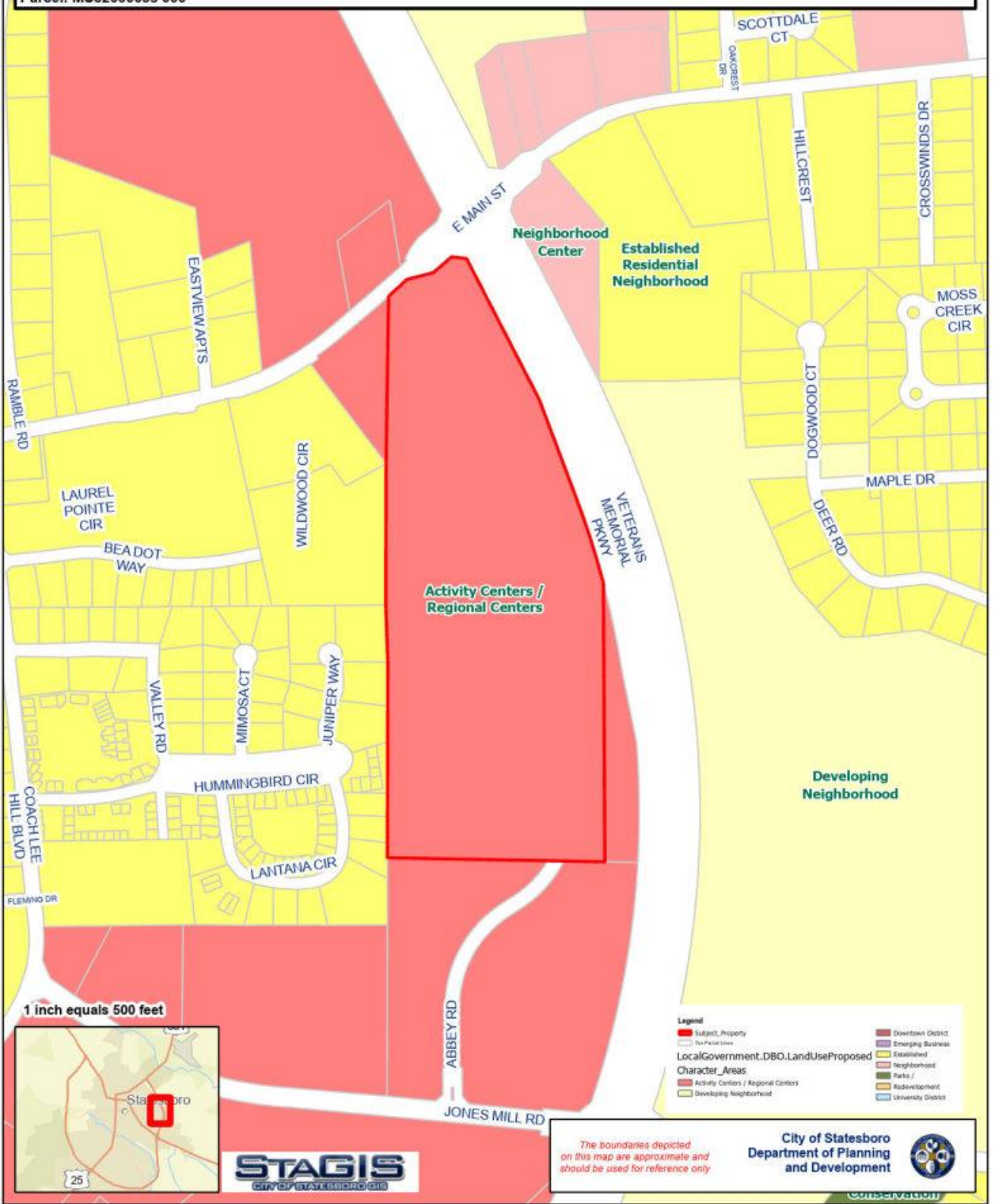
Zoning Map

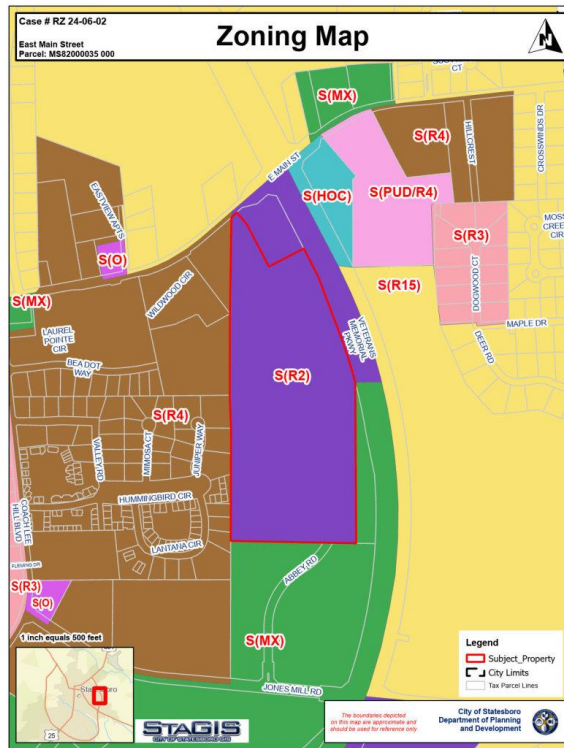


Case # RZ 24-06-02

East Main St
Parcel: MS82000035 000

Future Land Use Map





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.

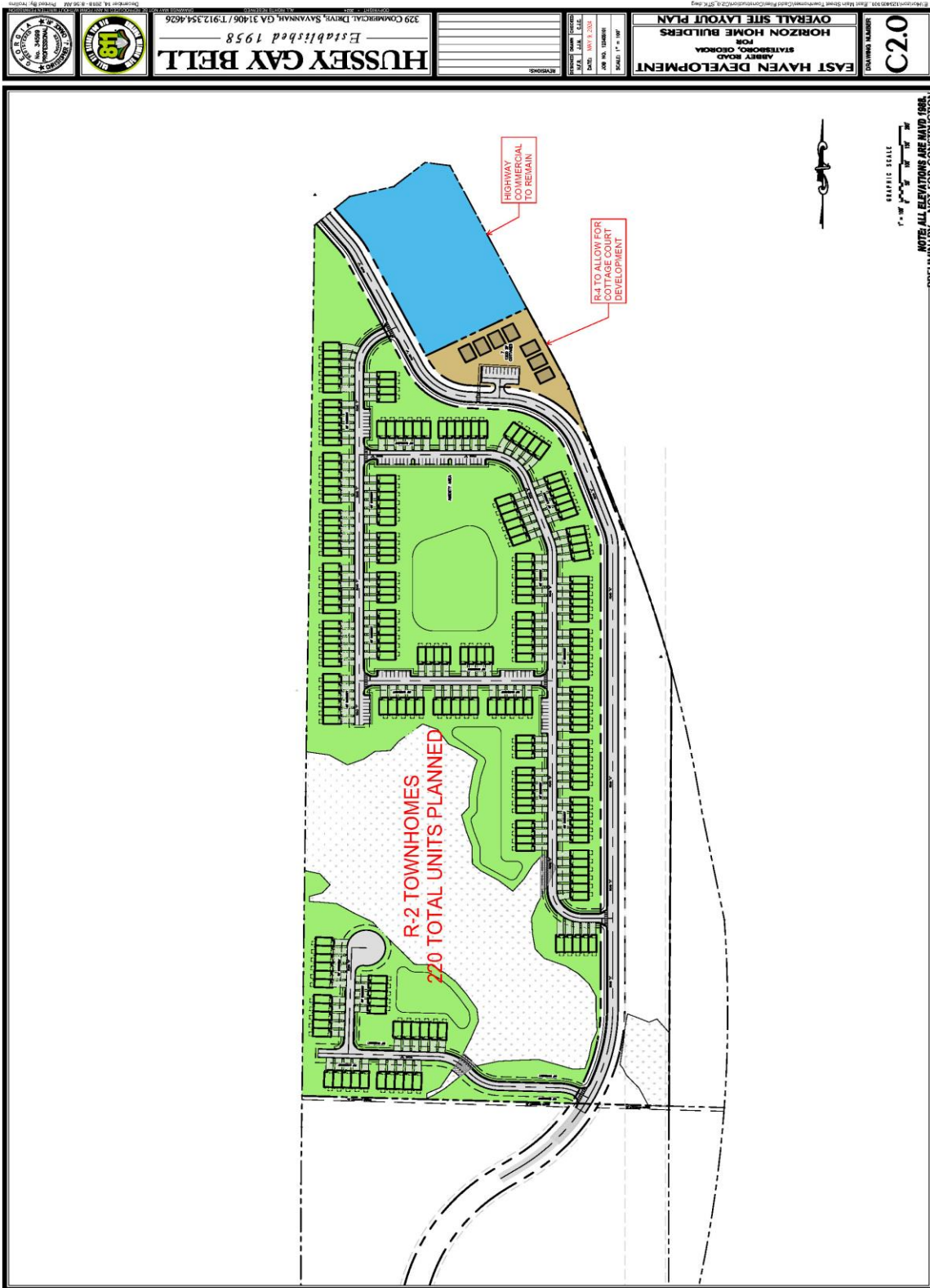
5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

- 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



Subject Property



Eastern Property



Southern Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of RZ 24-06-02 due to the proposed cottage court not being able to meet the associated standards of Section 2.4.2 (C), and not being in alignment with the surrounding development area.** 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.
2. The property will be required to meet the standards of Section 2.4.2 (C) with the initial submission of the Preliminary Subdivision PLAT.



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

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

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SUB 24-06-03 PRELIMINARY SUBDIVISION REQUEST	
LOCATION:	Cypress Lake Road
EXISTING ZONING:	R-2 (Townhouse Residential)
ACRES:	16.54 acres
PARCEL TAX MAP #:	MS40000074A000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhome Subdivision

PETITIONER Lotts Creek Capital, LLC
ADDRESS 1007 Monarch Circle; Statesboro GA 30458

REPRESENTATIVE Nathan Brown: Hussey Gay Bell
ADDRESS 101 South College Street; Statesboro GA, 30458

PROPOSAL
<p>The applicant is requesting Preliminary Subdivision Approval on approximately 16.54 acres of property in order to develop a townhome subdivision of 111 units.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>SUB 24-06-03 – CONDITIONAL APPROVAL</u></p>

Case # SUB 24-06-03

Cypress Lake Rd
Parcel: MS4000074A000

Location Map



1 inch equals 500 feet
Aerial: 2023 Eagleview



Legend

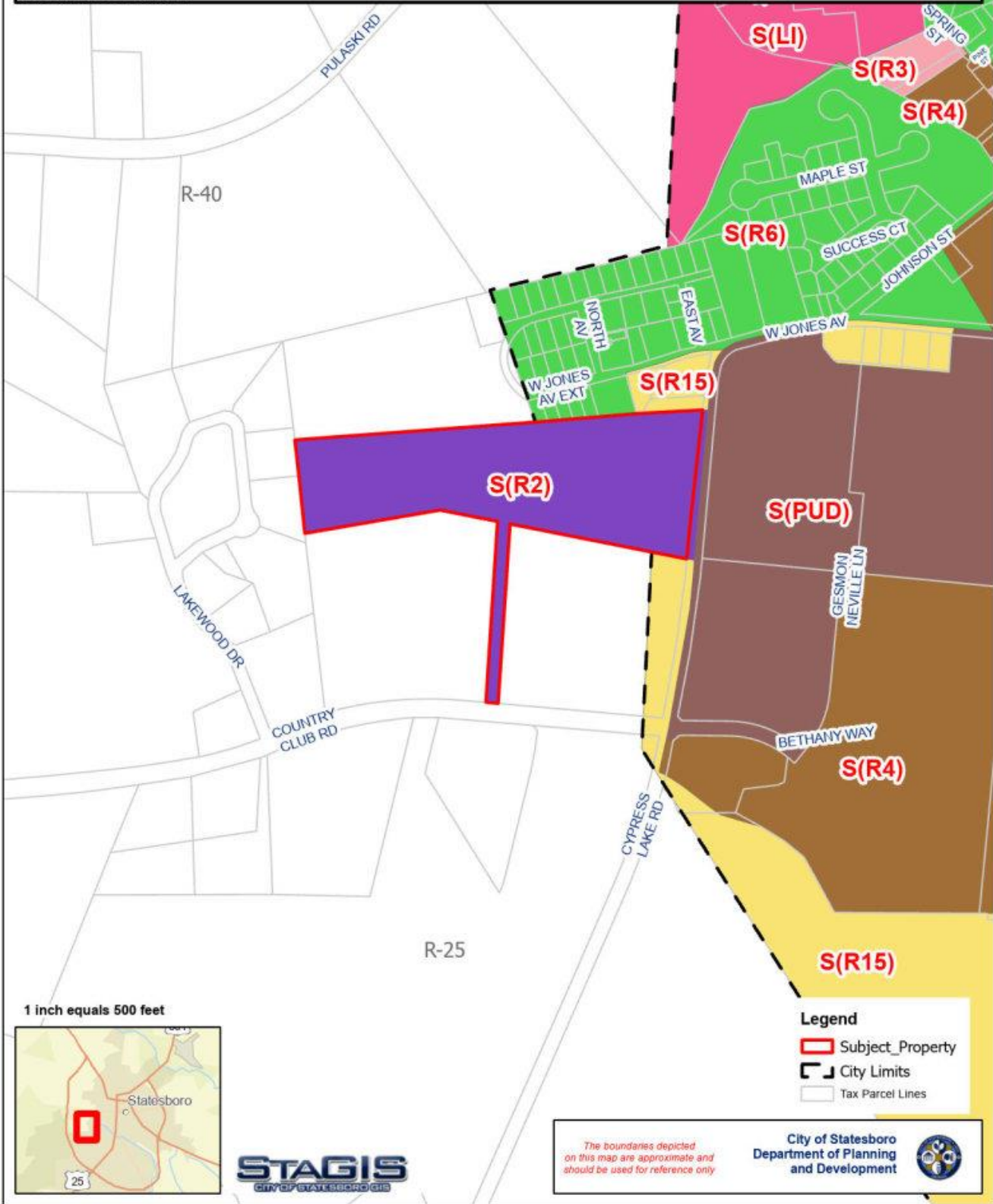
- Subject_Property
- City Limits
- Tax Parcel Lines

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

City of Statesboro
Department of Planning
and Development

Case # SUB 24-06-03
Cypress Lake Rd
Parcel: MS40000074A000

Zoning Map



1 inch equals 500 feet



- Legend**
- Subject_Property
 - City Limits
 - Tax Parcel Lines

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

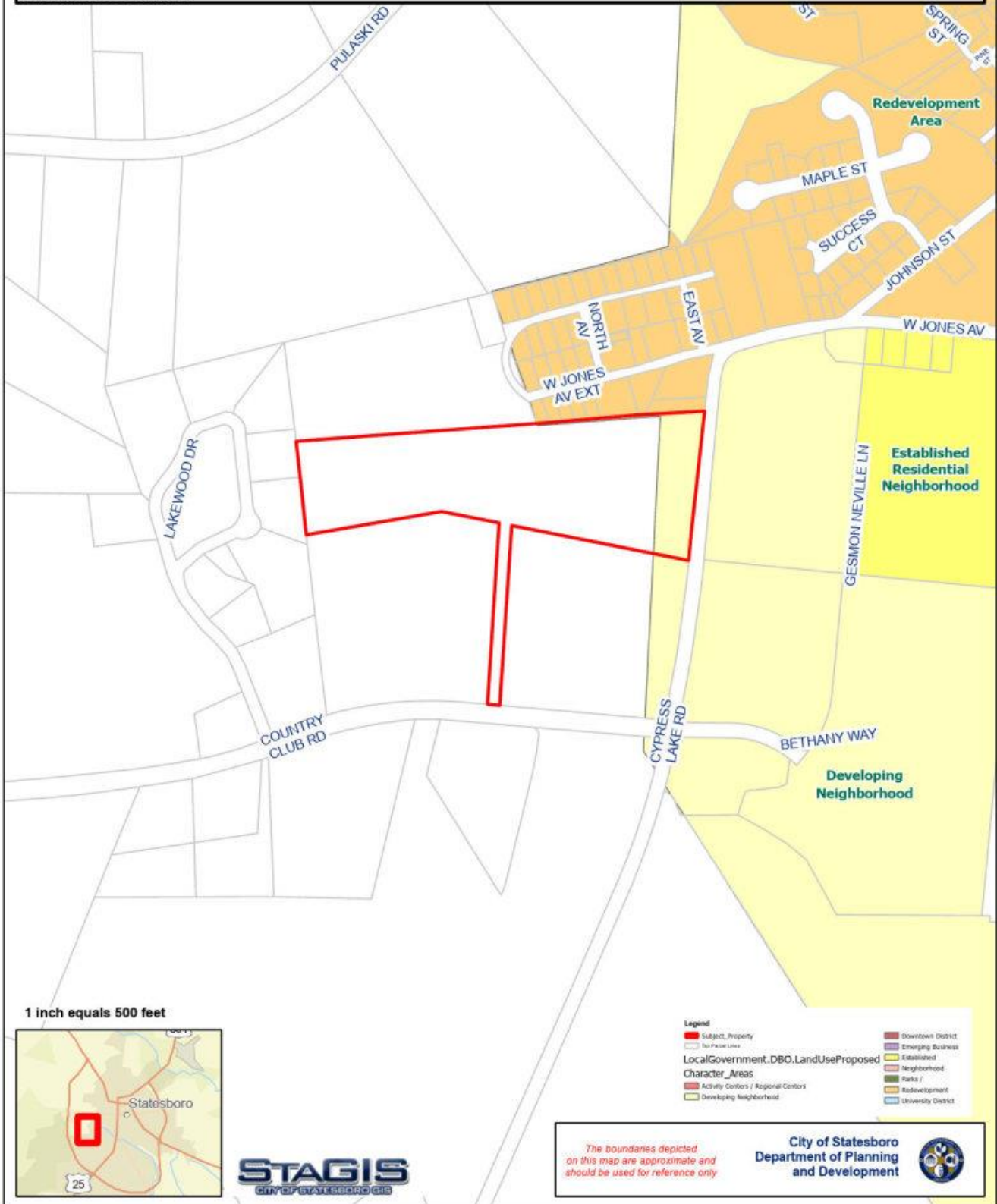
City of Statesboro
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Case # SUB 24-06-03

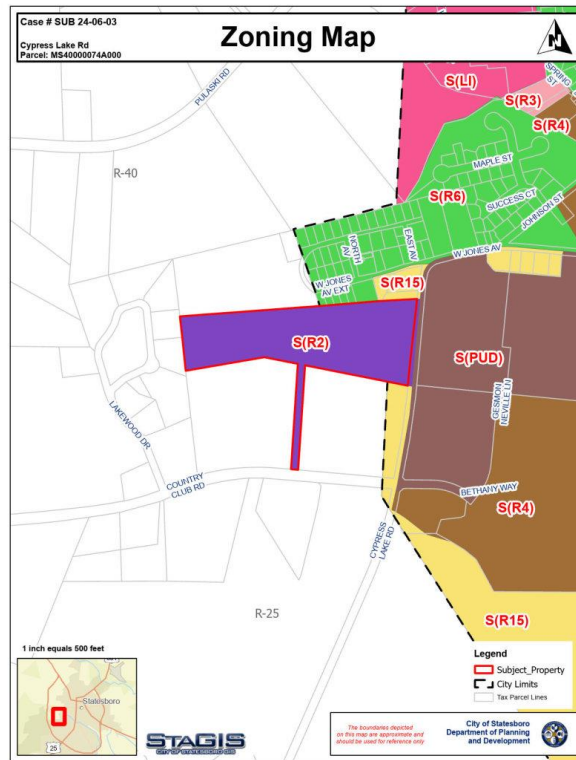
Cypress Lake Rd
Parcel: MS4000074A000

Future Land Use Map



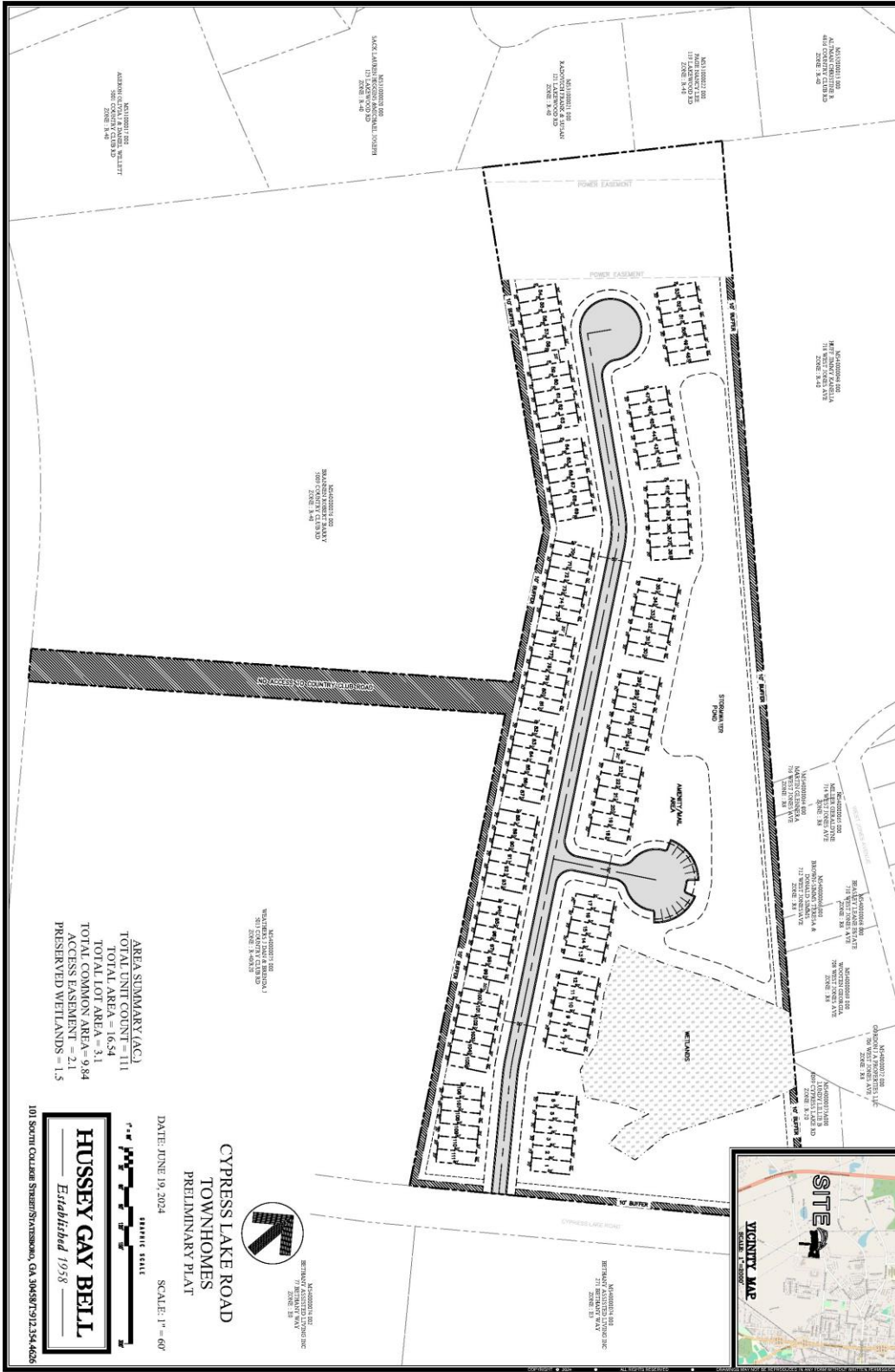
The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning and Development



SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-6 (Single-Family Residential)	Vacant Lot
Northeast	Location Area #2: R-6 (Single-Family Residential)	Single-Family Dwelling
Northwest	Location Area #3: R-40 (Single-Family Residential - County)	Vacant Land
East	Location Area #4: PUD (Planned Unit Development)	The Lodge at Bethany
West	Location Area #5: R-40 (Single-Family Residential - County)	Single-Family Dwelling
Southwest	Location Area #6: R-25 (Single-Family Residential – County)	Single-Family Dwelling
Southeast	Location Area #7: PUD (Planned Unit Development)	The Lodge at Bethany
South	Location Area #8: R-25 (Single-Family Residential – County)	Single-Family Dwelling

PRELIMINARY PLAT



SUBJECT SITE

The subject site is a vacant 16.54 acre parcel located on Cypress Lake Road. The property does have some frontage located on Country Club Road. The small section of property adjacent to Country Club Road will not be developed with this subdivision.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* does not reflect this area at this time, the plan will show this as a part of the “Developing Urban Neighborhood” character area with the adoption of the 2024 update to the Master Plan, which is in accordance with the original annexation of the site.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain some wetlands to the East, but delineation of wetlands on the site do not show any disturbance of the existing wetlands on the site. The West of the site contains a Georgia Power Easement, which prevents further development in the area.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected from the existing utilities throughout the area at the owner’s expense. Transportation will be fed directly onto Cypress Lake Road, which has been identified as a relevant area for traffic improvements by both the City and County in the most recent draft of the Long Range Transportation Master Plan.

Subject Property



Northern Property



Southern Property



Eastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 24-06-03**. 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 Preliminary Subdivision Plat does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.