



*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**  
**September 3, 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. August 6, 2024

**IV. New Business**

1. **APPLICATION RZ 24-08-02:** Nesmith Properties, LLLP requests a Zoning Map Amendment from the R-40 (Single-Family Detached) zoning district to the R-6 (Single-Family Detached) zoning district in order to construct an approximately 253-unit subdivision on Lakeview Road (Tax Parcel # MS57000012 000).
2. **APPLICATION SUB 24-08-03:** Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a portion of a 111-acre parcel, in order to develop the phase 3 townhome subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).
3. **APPLICATION SUB 24-08-04:** Horizon Home Builders requests a Preliminary Subdivision PLAT in order to develop a 220-unit townhome subdivision on approximately 39.97 acres of property on East Main Street & Abbey Road (Tax Parcel # MS82000035 000).
4. **APPLICATION RZ 24-08-06:** Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).
5. **APPLICATION RZ 24-08-08:** Dennis Rhodes requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-6 (Single-Density Residential) zoning district on approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 000).

6. **APPLICATION RZ 24-08-09:** Mitchell Ball requests a Zoning Map Amendment from the R-15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning district to the R-6 (Single-Family Residential) zoning district on a portion of an approximately 3.69 acres of property in order to develop a residential subdivision on Zetterower Road (Tax Parcel # S06 000002 000).

**V. Announcements**

**VI. Adjourn**



*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 Minutes**

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

**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. July 2, 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 24-06-02:** 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).

Justin Williams introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 7-0. Haydon Rollins spoke for this case. Commissioner Beck motioned to close the hearing with a second from Commissioner Lovett. The motion passed 7-0.

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

- 2.

- a. **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).
- b. **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)

Justin Williams introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 7-0. Alex Cameron, Scott Rosenstock, John Paul Moore and Steve Rushing spoke in favor of the application. Linda Christy, Kevin Stennams, Lynn Anderson, spoke against the request. David Moyer was called to speak regarding this item. Commissioner Simmons motioned to close the hearing with a second from Commissioner Beck. The motion passed 7-0.

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

3. **APPLICATION SUB 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).

Justin Williams introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Thibodeau. 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 Simmons 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 Beck. The motion passed 7-0.

## **V. Announcements**

There are a number of proposed annexations under consideration.

## **VI. Adjourn**

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

---

**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  
 (912) 764-0664 (Fax)

<b>RZ 24-08-02 ZONING MAP AMENDMENT</b>	
<b>LOCATION:</b>	Lakeview Road
<b>EXISTING ZONING:</b>	R-40 (Single-Family Residential - County)
<b>ACRES:</b>	149.31 acres
<b>PARCEL TAX MAP #:</b>	MS57 000012 000
<b>COUNCIL DISTRICT:</b>	District 1 (Vacant – Proposed)
<b>EXISTING USE:</b>	Vacant Property
<b>PROPOSED USE:</b>	Single-Family Subdivision



**PETITIONER** Nesmith Properties, LLLP  
**ADDRESS** 12 Clayton Lane; Statesboro GA, 30458

**REPRESENTATIVE** Ryan Pothyress – Maxwell Reddick & Associates  
**ADDRESS** 40 Joe Kennedy Blvd; Statesboro, GA 30458

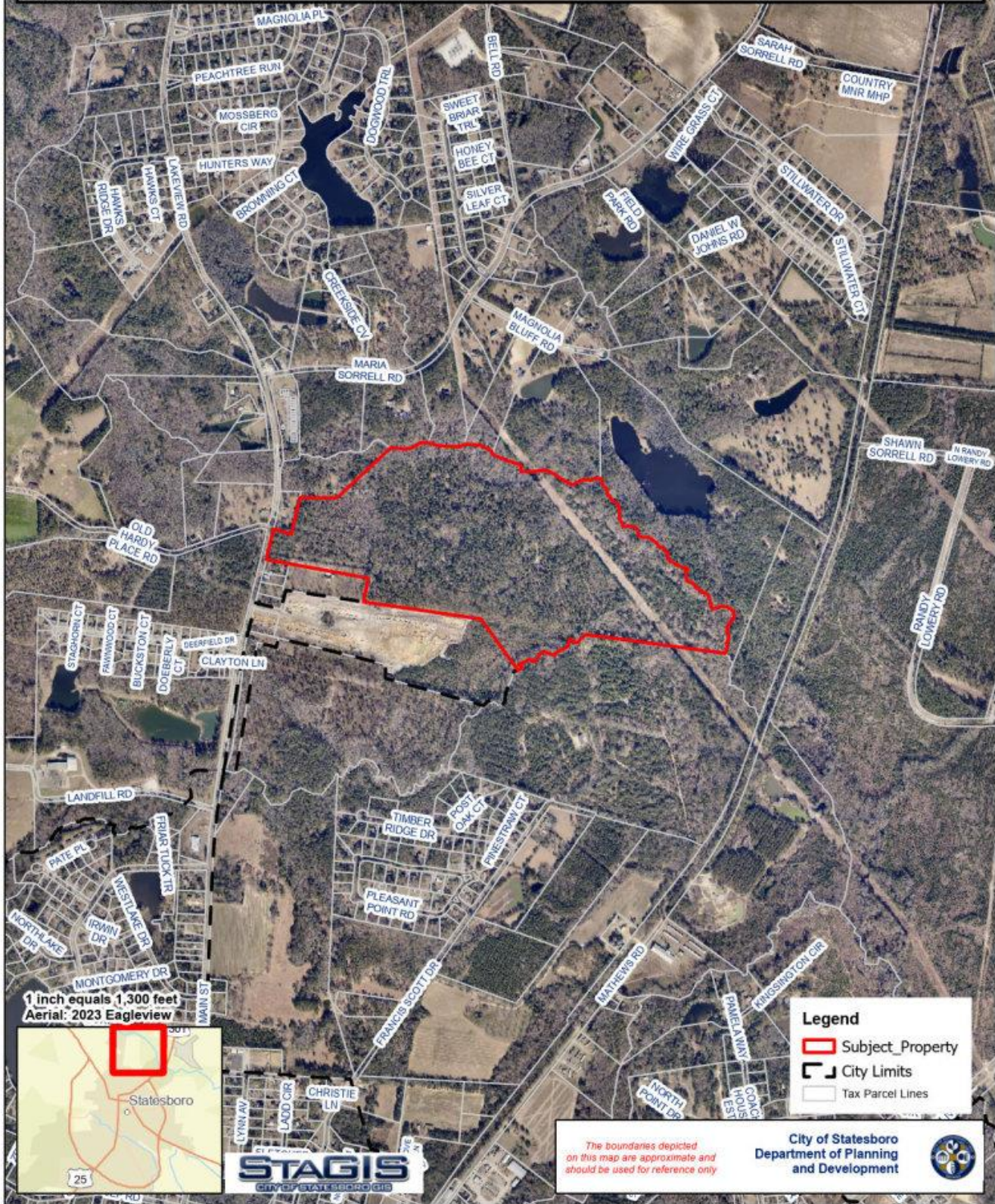
<b>PROPOSAL</b>
The applicant requests an Annexation & Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district in order to develop a single-family subdivision with approximately 253 units.
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<b><u>RZ 24-08-02 – CONDITIONAL APPROVAL</u></b>



Case # AN-24-08-01- RZ-24-08-02

Lakeview Road  
Parcel: MS5700012 000

# Location Map

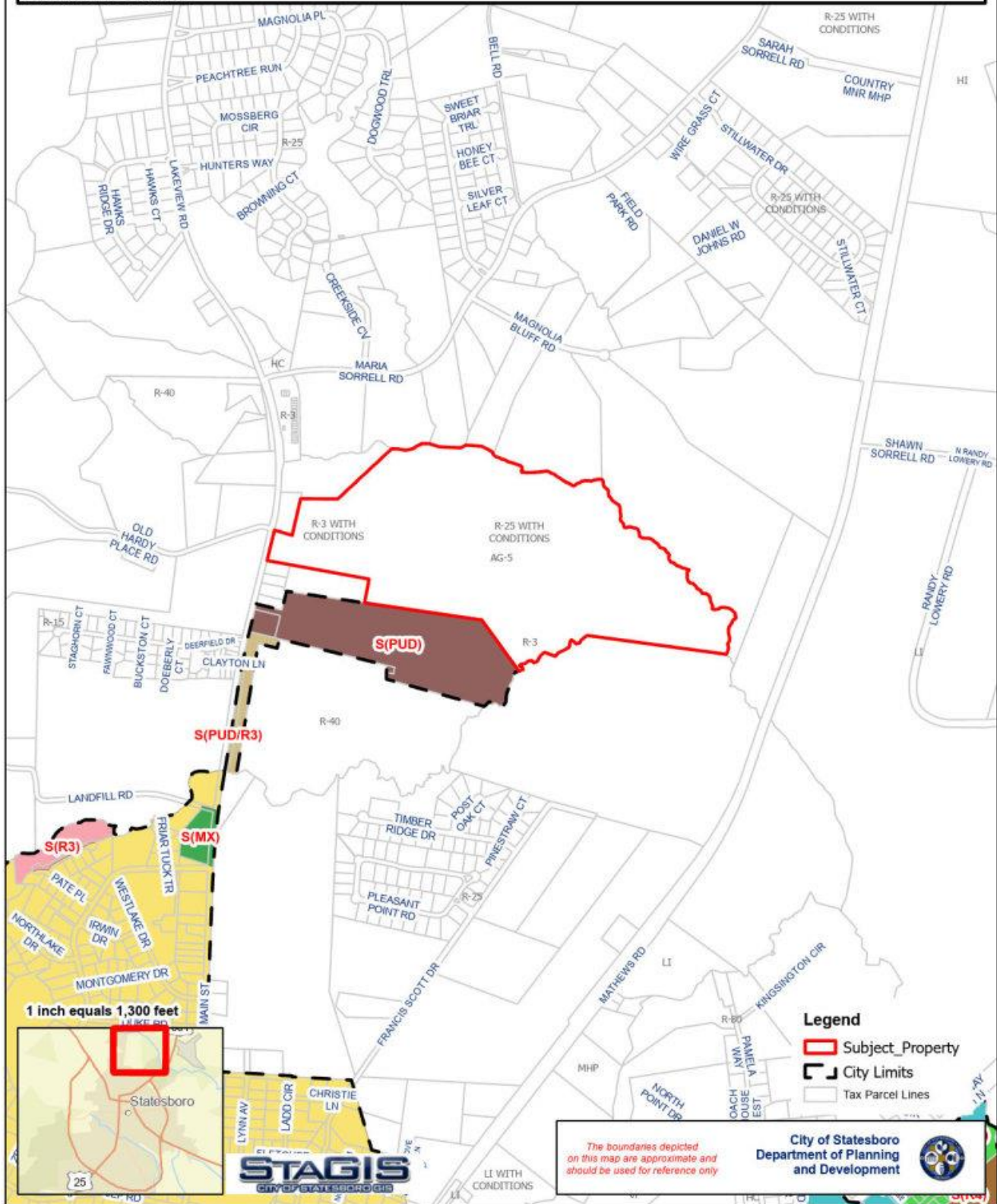




Case # AN-24-08-01- RZ-24-08-02

Lakeview Road  
Parcel: MS57000012 000

# Zoning Map

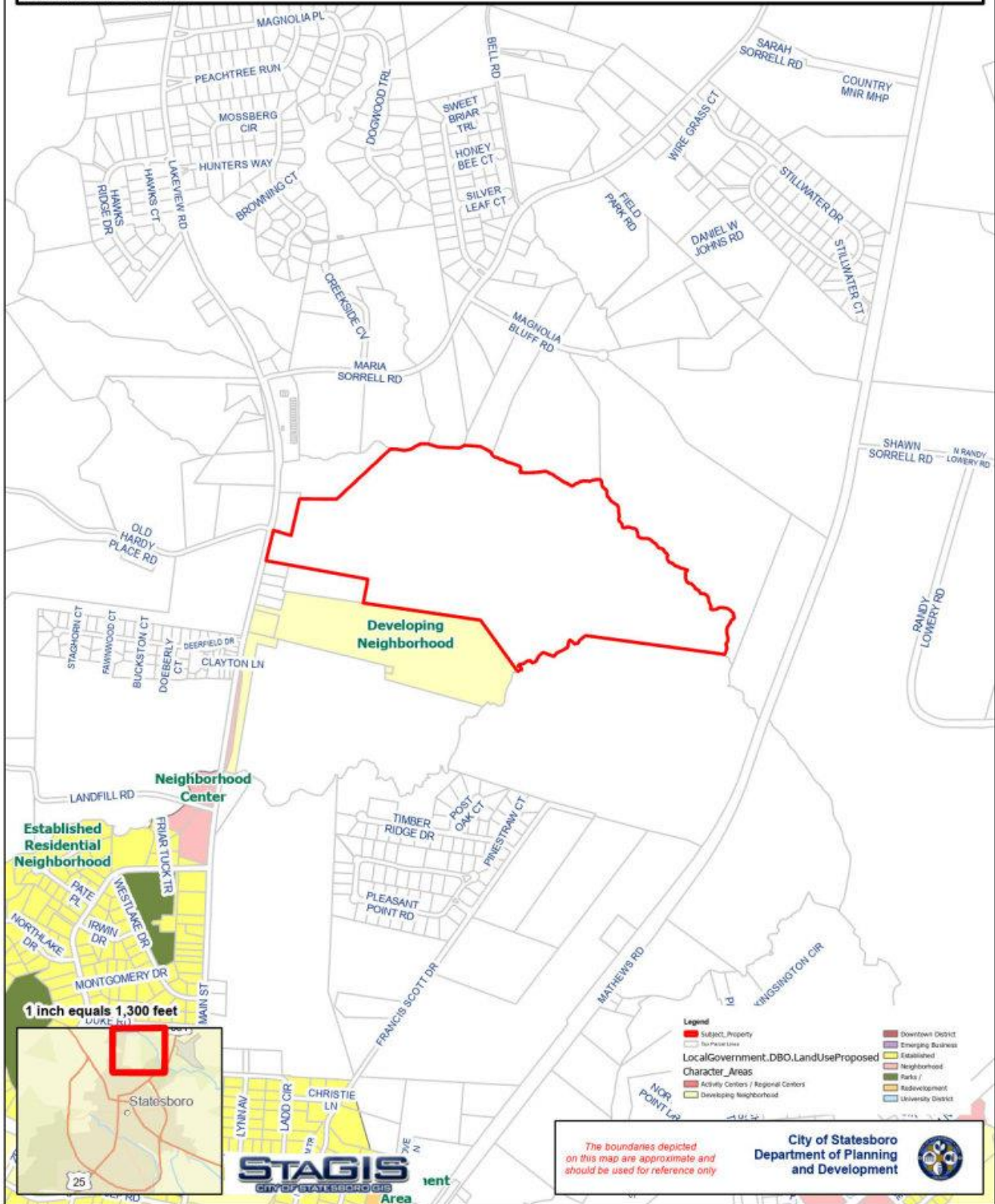


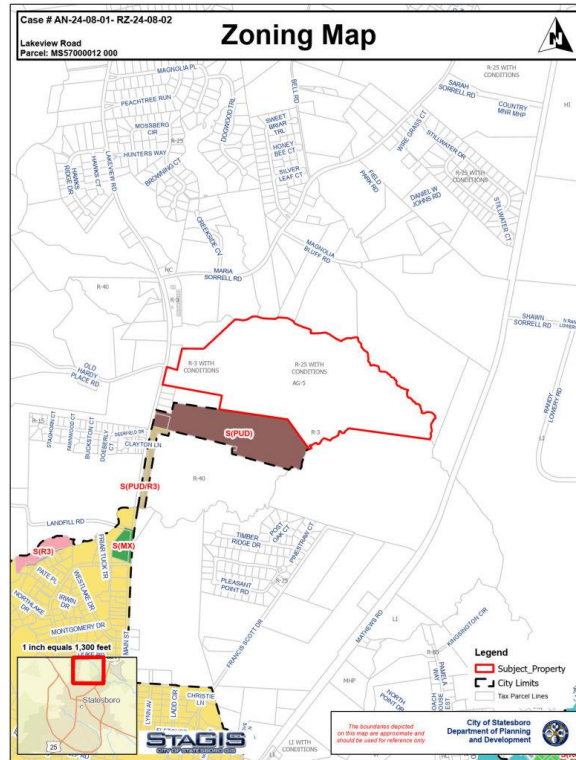


Case # AN-24-08-01- RZ-24-08-02

Lakeview Road  
Parcel: MS5700012 000

# Future Land Use Map





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

## **APPLICANT REQUEST AND SUBJECT SITE**

The subject site is a vacant 149.31-acre 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 253 units.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as outside the existing 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 some wetlands and on both the North and East side of the property. The applicant has significant available uplands to utilize, although there are 100-year floodplains in the areas adjacent and overlapping the existing wetlands.

## **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 South for the Fernhill Subdivision. The applicant has a connector road into the Fernhill Farms Subdivision as originally intended with the development, and the Fernhill Development does include a section to connect to this subdivision in the Final PLAT.

## **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 South developing as a subdivision of 80 units. Further South, a recent annexation has allowed for an additional proposal of 78 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, which may make connecting the utilities an unfeasible cost.

**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 but will be required to show road improvements. Surrounding developments 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?**

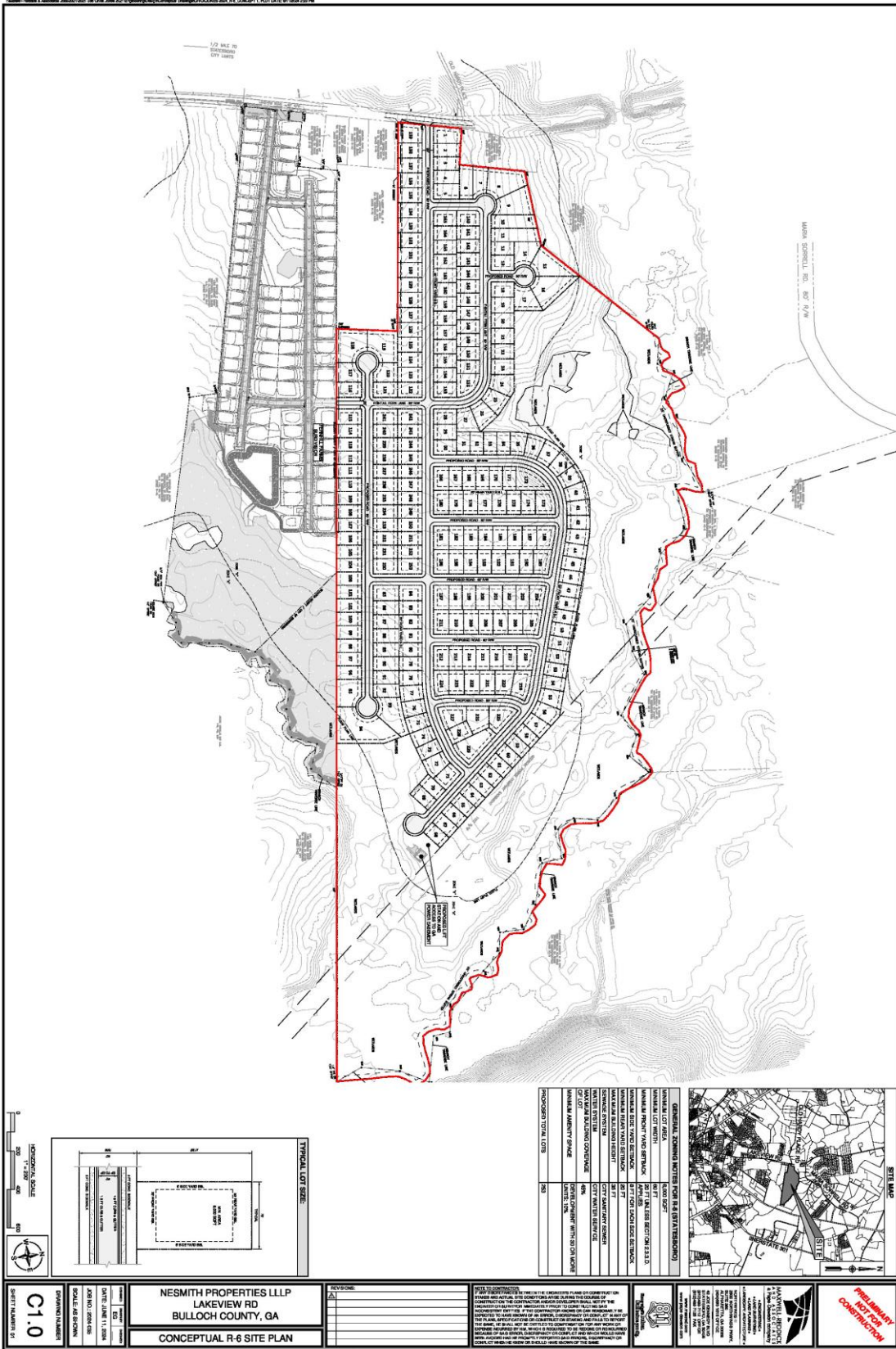
- The area is slated for additional single-family growth, but the proposed number of units will decrease substantially in the final layout of the property, as the current sketch does not include stormwater detention facilities, nor does it include the full scope of the wetlands impacts through delineation of the property.

**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.



# Sketch Plan



**Subject Property**



**Western Property**





**Northern Property**



**Southern Property**



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of RZ 24-08-02**. 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 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.





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

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

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

<b>SUB 24-08-03            PRELIMINARY SUBDIVISION REQUEST</b>	
<b>LOCATION:</b>	6922 Burkhalter Road
<b>EXISTING ZONING:</b>	R-2 (Townhouse Residential)
<b>ACRES:</b>	111.3 acres
<b>PARCEL TAX MAP #:</b>	108 000002 000
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)
<b>EXISTING USE:</b>	Vacant Lot
<b>PROPOSED USE:</b>	Townhome Subdivision

**PETITIONER**            Five Guys Development, LLC  
**ADDRESS**             1007 Monarch Circle; Statesboro GA 30458

**REPRESENTATIVE**   Haydon Rollins  
**ADDRESS**             1100 Brampton Avenue; Statesboro GA, 30458

<b>PROPOSAL</b>
<p>The applicant is requesting Preliminary Subdivision Approval on approximately 33.08 acres of property on a larger 111.3 acre site located on Burkhalter Road. This project represents the phase of development.</p>
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<p><b><u>SUB 24-08-03 – CONDITIONAL APPROVAL</u></b></p>



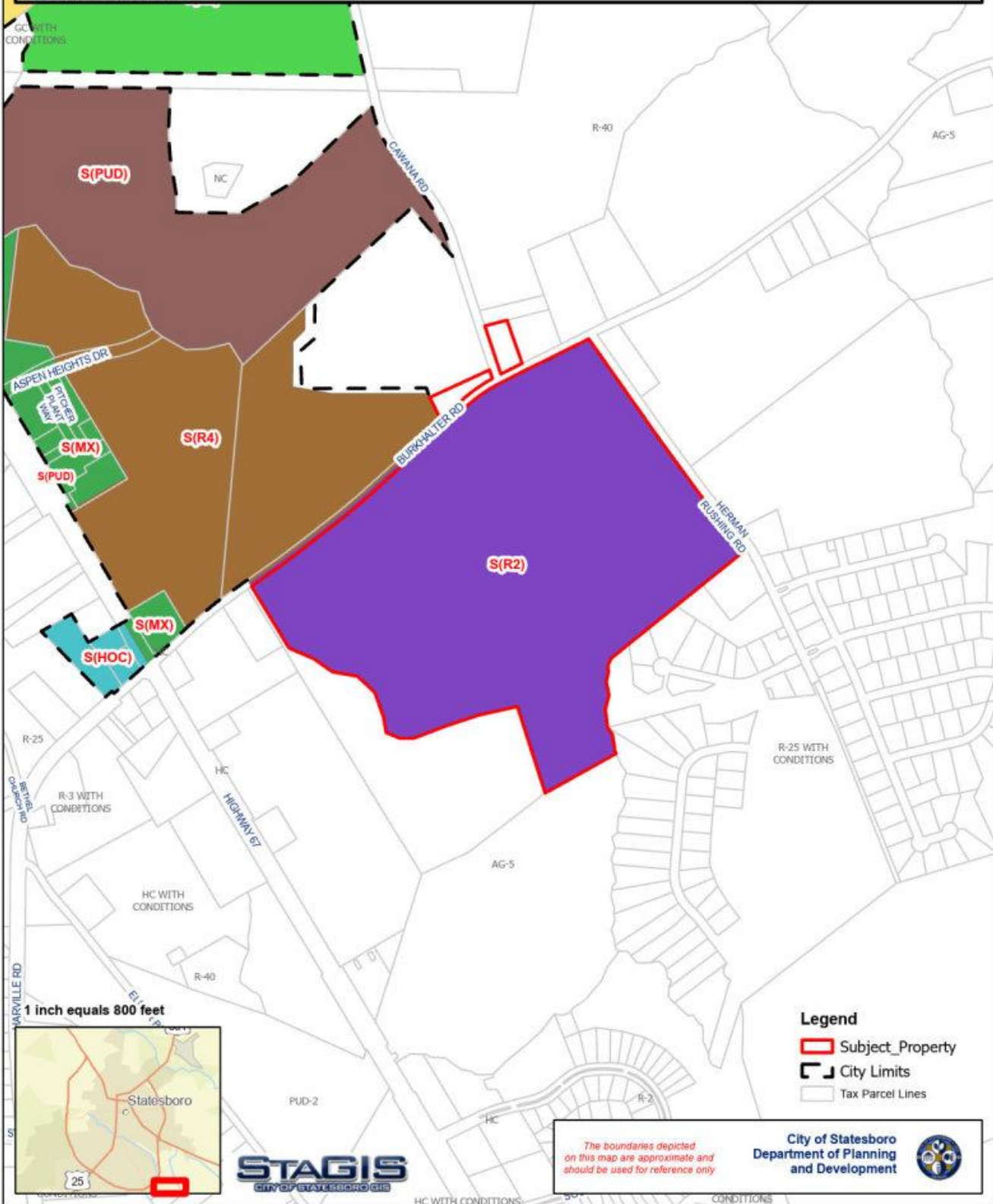
Case # SUB-24-08-03

6922 Burkhalter Rd  
Parcel: 108 000002 000

# Location Map



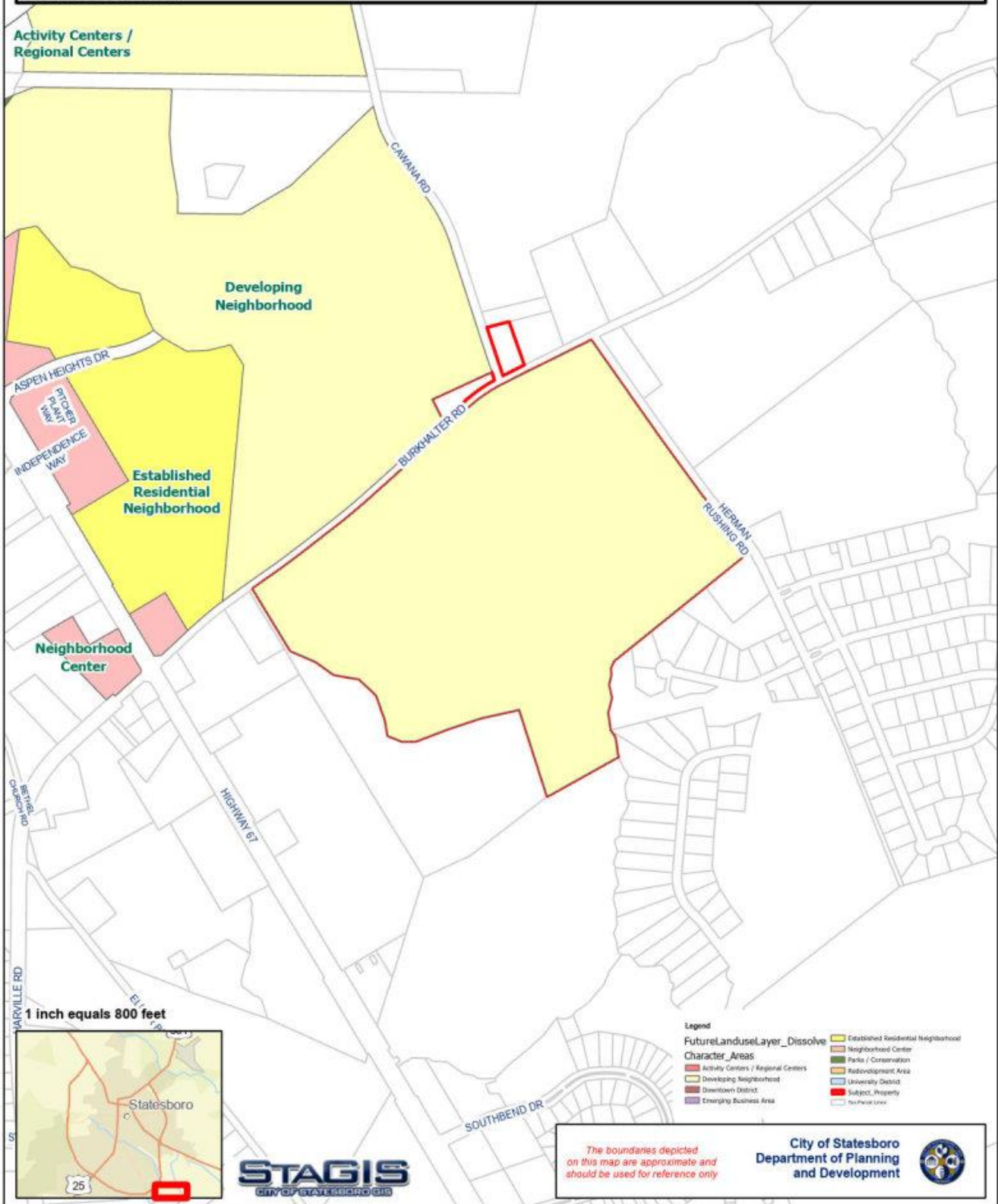




Case # SUB-24-08-03

6922 Burkhalter Rd  
Parcel: 108 000002 000

# Future Land Use Map



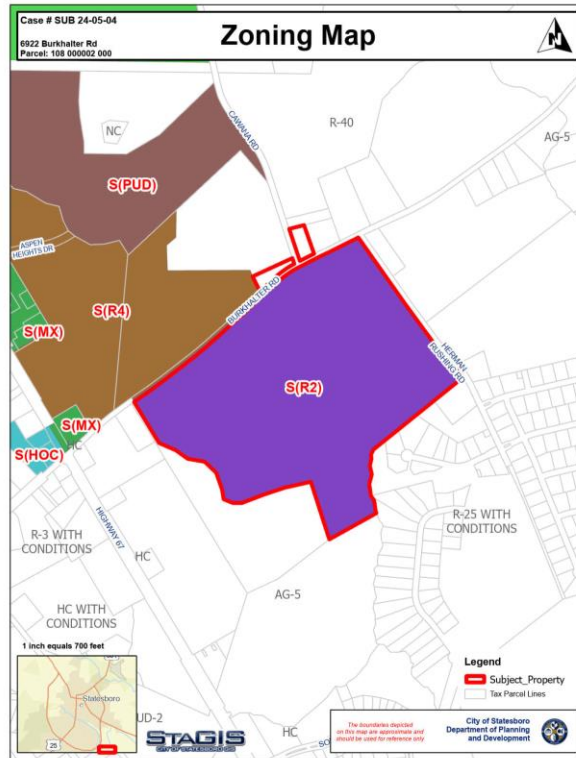
1 inch equals 800 feet



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

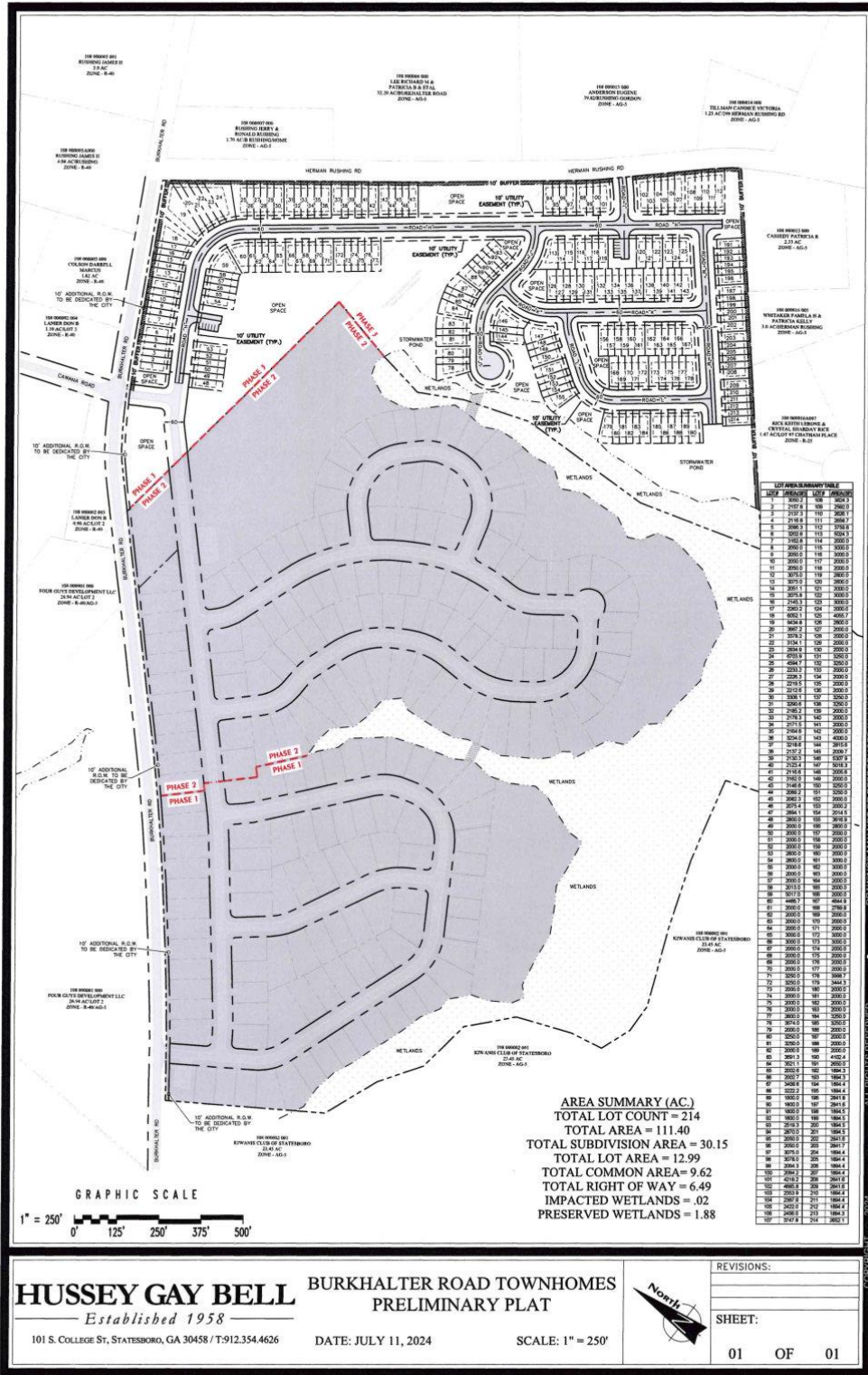
**City of Statesboro**  
Department of Planning and Development





<b>SURROUNDING LAND USES/ZONING</b>		
<b>Location</b>	<b>Parcel Location &amp; Zoning Information</b>	<b>Land Use</b>
North	<b>Location Area #1:</b> R-4 (High-Density Residential)	Vacant
Northeast	<b>Location Area #2:</b> AG-5 (Agricultural District - County)	Vacant
Northwest	<b>Location Area #3:</b> AG-5 (Agricultural District - County)	Vacant
East	<b>Location Area #4:</b> AG-5 (Agricultural District - County)	Vacant
West	<b>Location Area #5:</b> AG-5 (Agricultural District - County)	Vacant
Southwest	<b>Location Area #6:</b> GC (General Commercial – County)	Vacant
Southeast	<b>Location Area #7:</b> R-25 (Single-Family Residential – County)	Chatham Place Subdivision
South	<b>Location Area #8:</b> R-25 (Single-Family Residential – County)	Chatham Place Subdivision

# PRELIMINARY PLAT



Jul 11, 2024 - 3:38pm Printed By: apainter  
 DRAWING TITLE: BURKHALTER ROAD TOWNHOMES PRELIMINARY PLAT.dwg  
 DATE: 2024-07-11  
 TIME: 3:38 PM  
 USER: apainter

## **SUBJECT SITE**

The subject site is a mostly vacant lot with of approximately 111.3 acres with multiple phases being developed under the R-2 (Townhouse Residential) zoning district. As per the R-2 use regulations, Townhouse residential development is allowed for the Northern section of the property. The first phases as shaded in dark is Single-Family element of the development with 185 single-family lots and a large open space area for future amenities. The section under consideration with this case consists of 214 townhome units. This specific section is approximately 30 acres of property.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this as a part of the “Developing 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 South, but general disturbance of the wetlands are not reflected in this subdivision. Due to the number of units proposed on the site, the DRI threshold has not been passed, therefore no Development of Regional Impact was completed with the zoning of this property.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected from multiple areas, which are currently under consideration. The property disburse onto the existing Burkhalter Road. This road has significant issues associated with traffic stacking, and collaboration with the County must be undertaken to ensure the appropriate service level is attached to this road. The PLAT does show the agreed upon Right-of-Way for the project for future road improvements as agreed upon by the initial annexation and zoning map amendment request. The Traffic Impact Analysis May 31, 2024 shows a number of road conditions and traffic volumes being impacted due to existing and proposed development, and recommendations have been made to ensure that the traffic issues generated by Phases 1 & 2 of the project do not negatively impact the already existing roadway. The Department of Public Works & Engineering have determined that the necessary road improvements outlined would assist in allowing the existing intersection of Cawana Road, to not degrade into a service level of “F” at the completion of this development. Improvements would also assist in the overall improvement of Burkhalter Road. As noted, the applicant will not be liable to improve the service level of SR 67, but the right-of-way as provided will allow for future improvement of this road’s service level between collaboration of the City and County. The Long-Range Transportation Master Plan does show a roundabout being placed at the intersection of Cawana Road, which interfaces with this development, and in accordance with the existing Capital Cost Recovery Agreement with the County, this section of road has been annexed into the City.



**Subject Property**



**Western Property**





**Eastern Property**



**Northern Property**



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of SUB 24-08-03**. 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.
- (2) The right-of-way being dedicated to the City must be completed before approval of a Final PLAT.





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

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

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

<b>SUB 24-08-04          PRELIMINARY SUBDIVISION REQUEST</b>	
<b>LOCATION:</b>	East Main Street & Abbey Road
<b>EXISTING ZONING:</b>	R-2/R-4 (Townhouse Residential/High-Density Residential)
<b>ACRES:</b>	39.97 Acres
<b>PARCEL TAX MAP #:</b>	MS82 000035 000
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)
<b>EXISTING USE:</b>	Vacant Land
<b>PROPOSED USE:</b>	Townhouse Subdivision/Cottage Court

**PETITIONER**                      Horizon Home Builders  
**ADDRESS**                         37 W Fairmont Ave #202; Savannah GA, 30458

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

<b>PROPOSAL</b>
<p>The applicant requests a preliminary subdivision of approximately 39.97 acres of property to develop a 220-unit townhome development and associated cottage court.</p>
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<p><b><u>SUB 24-08-04 – CONDITIONAL APPROVAL</u></b></p>



Case # SUB 24-08-04

East Main Street  
Parcel: MS82000035 000

# Location Map

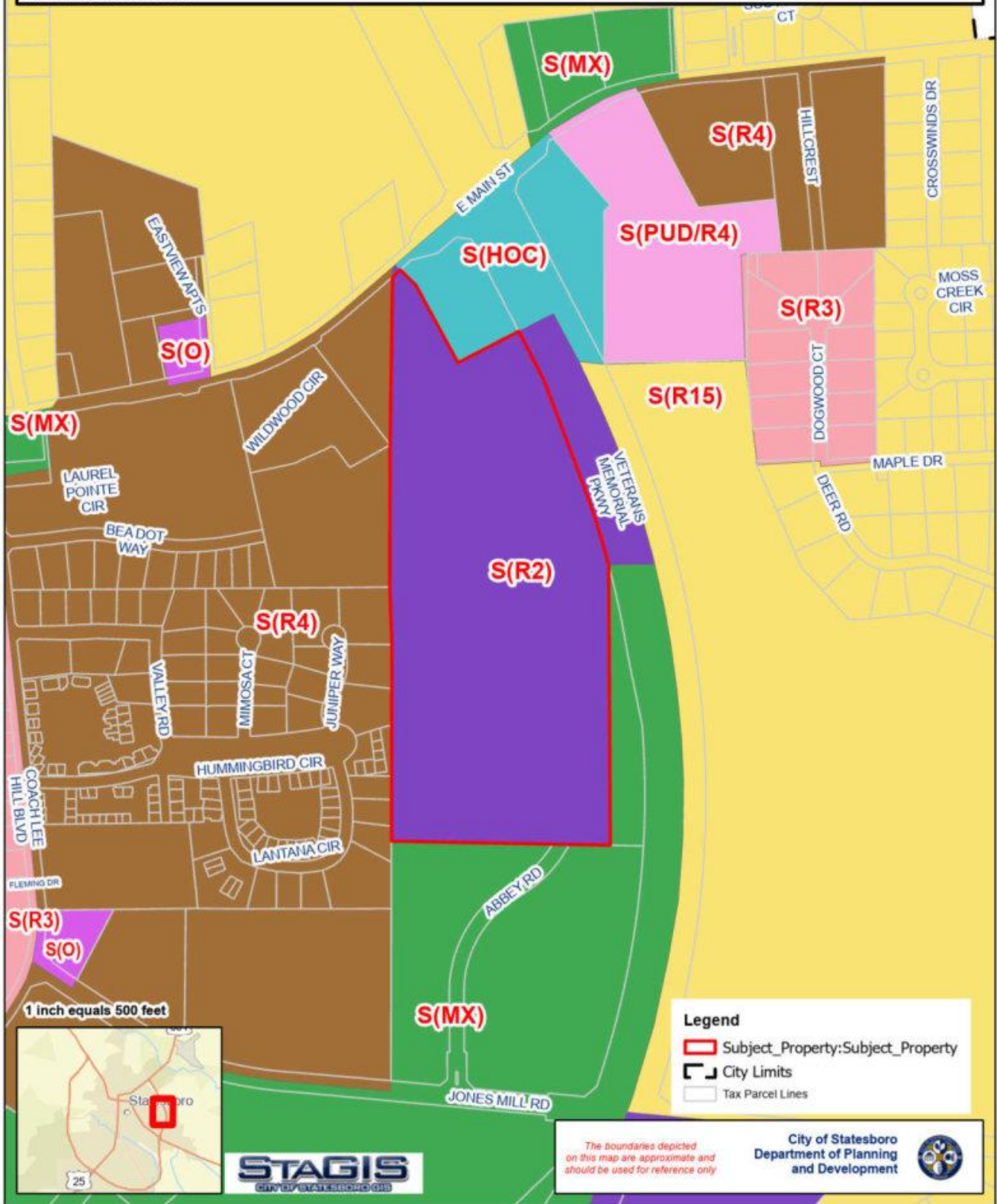




Case # SUB 24-08-04

East Main St  
Parcel: MS82000035 000

# Zoning Map

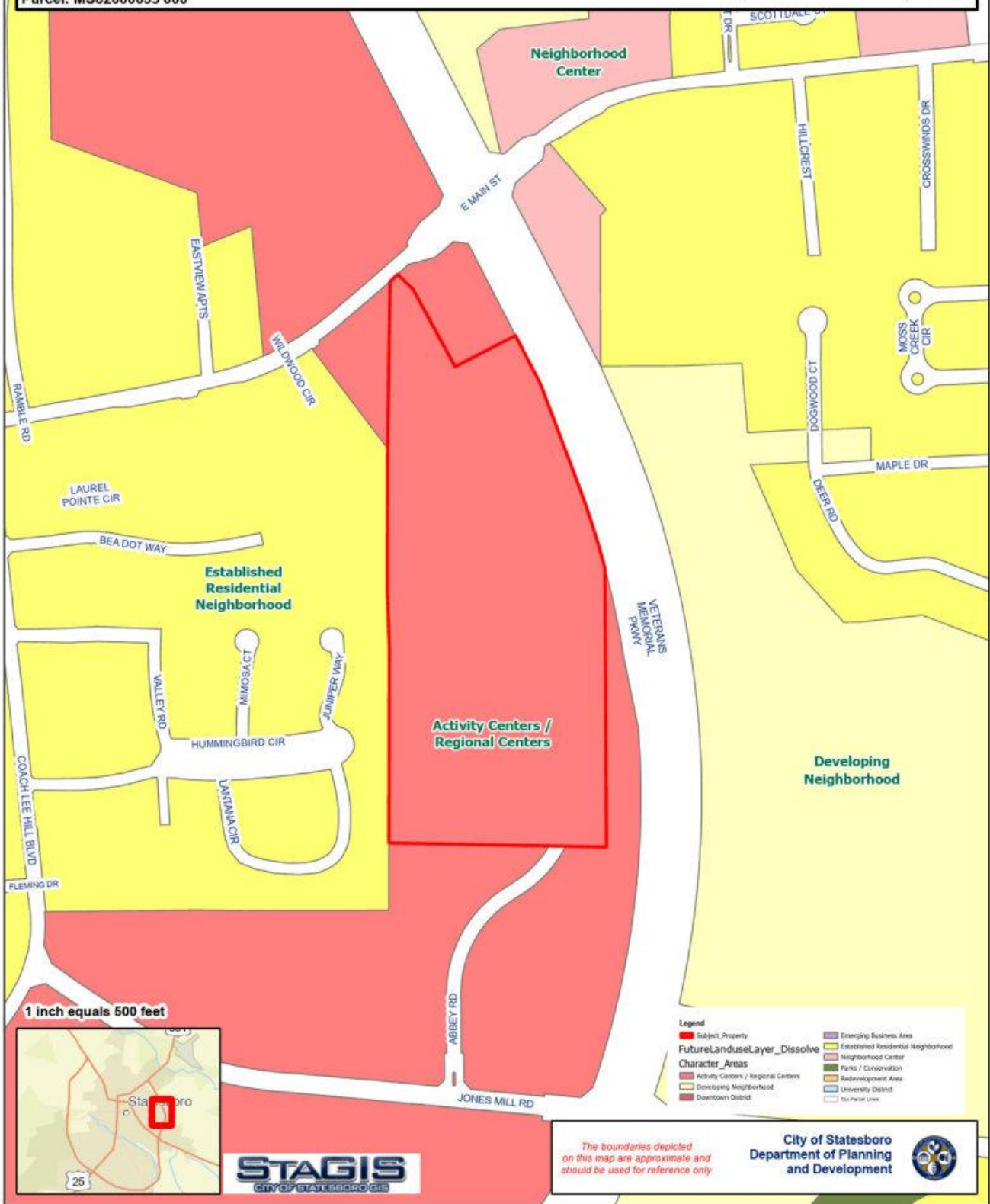


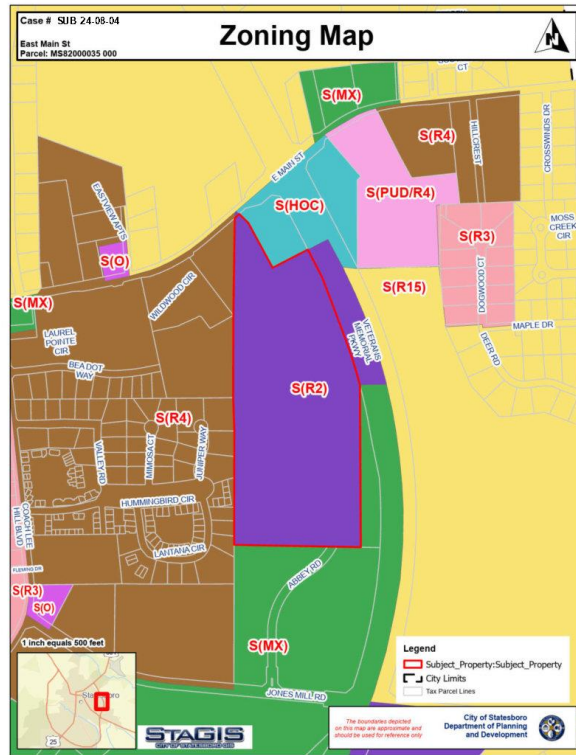


Case # SUB 24-08-04

East Main St  
Parcel: MS82000035 000

# Future Land Use Map





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

## **SUBJECT SITE**

The subject site consists of 39.97 acres of property with substantial woods and an empty single-family home. The site is currently under consideration for subdivision in to both a Townhome subdivision and a small cottage court. In accordance with the conditions of the Zoning App Amendment for this project, no individual lot may be developed until completion of the subdivision PLAT.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Activity/Regional Center” character area, which allows for a mix of commercial and residential uses, generally of a higher density.

## **ENVIRONMENTAL SITE ANALYSIS**

The property does contain wetlands, but the proposed development has considered these wetland areas to ensure that wetland disturbance is minimal. The property is not located in a flood zone.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities but will require some extension in order to meet necessary standards for the development. The existing Abbey Road, also requires completion, but this will be built to City standards with an and serve as a continuation of the existing public network in the area.



**Subject Property (Abbey Road)**



**Western Property**





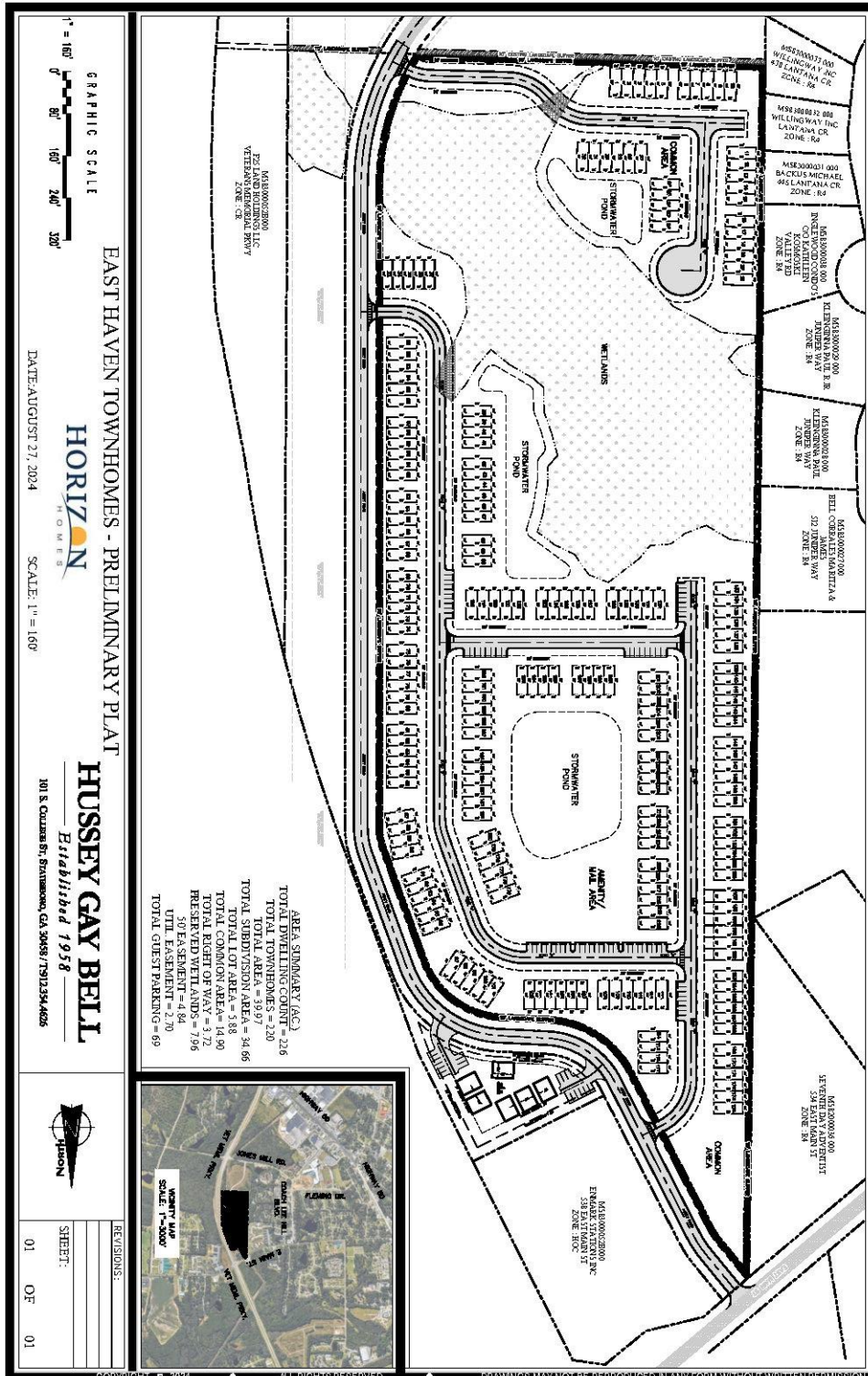
**Eastern Property**



**Southern Property**



# Preliminary Plat



E:\Horizon\123405101...East Main Street Townhomes\Cadd Files\Exhibits\PRELIM PLAT\2024-07-09\_EMST-Plat-SLW\_Aug 27, 2024 - 11:43am Printed By: hrollins



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends Approval of **SUB 24-08-04**. 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 the right to develop on the issuance of individual building permits. All buildings must be approved by the City.
- (2) The final plat must meet all recording requirements of the Unified Development Code before any units may be sold in the subdivision.



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

P.O. Box 348  
 Statesboro, Georgia 30458

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

**RZ 24-08-06 & RZ 24-08-08  
 ZONING MAP AMENDMENT REQUEST**

<b>LOCATION:</b>	Cypress Lake Road
<b>EXISTING ZONING:</b>	R-40/R-15 (Single-Family Residential – County)
<b>ACRES:</b>	16.54 acres
<b>PARCEL TAX MAP #:</b>	MS40000074A000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers – Proposed)
<b>EXISTING USE:</b>	Vacant Lot
<b>PROPOSED USE:</b>	Quadplex Subdivision



**PETITIONER**                      3SD Investments, LLC  
**ADDRESS**                        3281 Williams Road; Statesboro GA, 30458

**REPRESENTATIVE**        Nathan Brown  
**ADDRESS**                        329 Commercial Drive; Savannah GA, 31406

**PROPOSAL**

The applicant is requesting an Annexation and subsequent Zoning Map Amendment to the R-3 (Medium-Density Residential) zoning district for two separate properties located on Cypress Lake Road.

**PLANNING COMMISSION RECOMMENDATION**

**RZ 24-08-06 & RZ 24-08-08 - DENIAL**



Case # AN-24-08-05, RZ-24-08-06  
AN-24-08-07, RZ 24-08-08  
6850 Cypress Lake Rd  
Parcel: MS33000023 002 ,MS33000023 000

# Location Map





Case # AN-24-08-05, RZ-24-08-06  
AN-24-08-07, RZ 24-08-08  
6850 Cypress Lake Rd  
Parcel: MS33000023 002 ,MS33000023 000

# Zoning Map



Case # AN-24-08-05, RZ-24-08-06

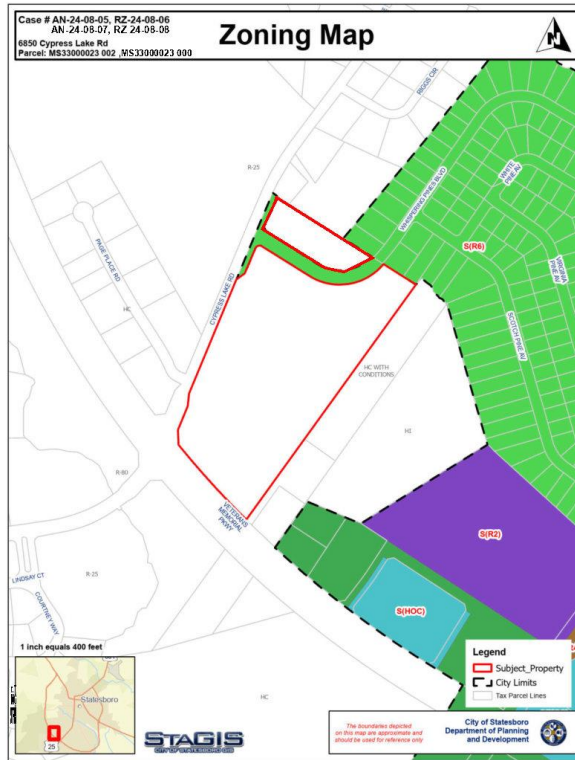
AN-24-08-07, RZ 24-08-08

6850 Cypress Lake Rd

Parcel: MS33000023 002 ,MS33000023 000

# Future Land Use Map





<b>SURROUNDING LAND USES/ZONING</b>		
<b>Location</b>	<b>Parcel Location &amp; Zoning Information</b>	<b>Land Use</b>
North	<b>Location Area #1:</b> R-6 (Single-Family Residential)	Whispering Pines Subdivision
Northeast	<b>Location Area #2:</b> R-6 (Single-Family Residential)	Whispering Pines Subdivision
Northwest	<b>Location Area #3:</b> R-40 (Single-Family Residential - County)	Vacant Land
East	<b>Location Area #4:</b> R-40 (Single-Family Residential - County)	Vacant Land
West	<b>Location Area #5:</b> R-40 (Single-Family Residential - County)	Single-Family Dwelling
Southwest	<b>Location Area #6:</b> R-25 (Single-Family Residential – County)	Vacant Land
Southeast	<b>Location Area #7:</b> MX (Mixed-Use)	Vacant Land
South	<b>Location Area #8:</b> R-40 (Single-Family Residential - County)	Vacant Land



## **SUBJECT SITE**

The subject site consists of two vacant sites of approximately 30 acres total, with an additional 5-acre parcel slated for future development. The applicant is proposing to develop approximately 148 units of quadraplexes under single ownership, with potential connections to Whispering Pines Boulevard, Cypress Lake Road, and Veterans Memorial Parkway. Currently, the development is being considered for a portion of the overall development area, as the applicant has since submitted for additional property to add to the development. The provided plan covers the entirety of all parcels which will be considered.

The *2024 City of Statesboro Comprehensive Master Plan* shows this area as outside of the City Limits and does not provide guidance on the development type. The “Developing Neighborhood” character area would be an appropriate assignment for this development.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property contains significant wetlands, with existing wetland crossings on site for the existing road infrastructure. There are also no FEMA classified flood areas on the site.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected near the existing extensions of the property. The site has direct access to multiple roads, but a traffic study will be required to show the overall development and appropriate traffic implementation. There are concerns on how the traffic would interact with the existing Cypress Lake Road, Whispering Pines Boulevard, and Veterans’ Memorial Parkway due to the existing traffic patterns already found in the area.

## **ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION**

The *Statesboro Zoning Ordinance* 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 existing single-family housing, and nearby commercial development. In addition, there is a developing townhome subdivision with multiple entrances directly onto Veteran’s Memorial Parkway.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
  - The adjacent property already has housing, but the increase in housing units could cause future impacts on roadways, specifically Whispering Pines Boulevard.

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

- This property at default zoning would not be able to support the number of units requested by the applicant, although the connected neighborhood could see a significant increase in traffic without relief due to a lack of a secondary egress.

**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?**

- Cypress Lake Road is generally utilized as a collector road, with significant traffic being brought from outside the City Limits. Country Club Road also runs into this road, further increasing acting traffic on the road. The connection of additional residential to the section of Whispering Pines Boulevard, would potentially require an enhancement of the street as this would make the local street closer to the capacity of a minor collector road. Utilities are located in the adjacent subdivision, and the associated school district is for Langston Chapel Elementary & Middle School. Road usage based on the density is of concern, and would be better maintained at the R-6 (Single-Family Residential) zoning district.

**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?**

- This is an area that has not been particularly poised for new development, with the intersection of Veterans Memorial Parkway and Cypress Lake Road serving as a delineation point for development in the area. While increase housing would be appropriate, the proposed density on the site would not be appropriate.

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

- While the overall use does not conflict with the currently defined “Developing Neighborhood” character area, it is recommended that a less intense zoning be applied to this development.

**Subject Property**



**Western Property**





**Northern Property**



**Southern Property**





### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **DENIAL of the requested Zoning due to the proposed density and lack of compatibility with the adjacent road network.** 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 must submit a Traffic Impact Analysis before completion of the project subdivision to ensure that appropriate right-of-way and traffic calming measures can be implemented.
- (3) The applicant will be required to provide right-of-way to enhance the section of Whispering Pines Boulevard being impacted by the development of this subdivision in accordance with any Traffic Study Requirements.





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

P.O. Box 348  
 Statesboro, Georgia 30458

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

<b>RZ 24-08-09</b> <b>ZONING MAP AMENDMENT REQUEST</b>	
<b>LOCATION:</b>	3310 Northside Drive West
<b>EXISTING ZONING:</b>	HOC/R-15 (Highway Oriented Commercial/Single-Family Residential)
<b>ACRES:</b>	3.69 acres
<b>PARCEL TAX MAP #:</b>	S06 000002 000
<b>COUNCIL DISTRICT:</b>	District 1 (Vacant)
<b>EXISTING USE:</b>	Vacant
<b>PROPOSED USE:</b>	Single-Family Residential

**PETITIONER** Mitchell Ball  
**ADDRESS** 1007 Monarch Circle; Statesboro GA, 30458

**REPRESENTATIVE** Haydon Rollins – Hussey Gay Bell  
**ADDRESS** 101 College Street, Savannah, GA 31406

<b>PROPOSAL</b>
<p>The applicant is requesting a Zoning Map Amendment from the HOC/R-20 (Highway Oriented Commercial/Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district in order to develop 11 single-family homes.</p>
<b>STAFF/PLANNING COMMISSION RECOMMENDATION</b>
<p><b><u>RZ 24-08-09- CONDITIONAL APPROVAL</u></b></p>



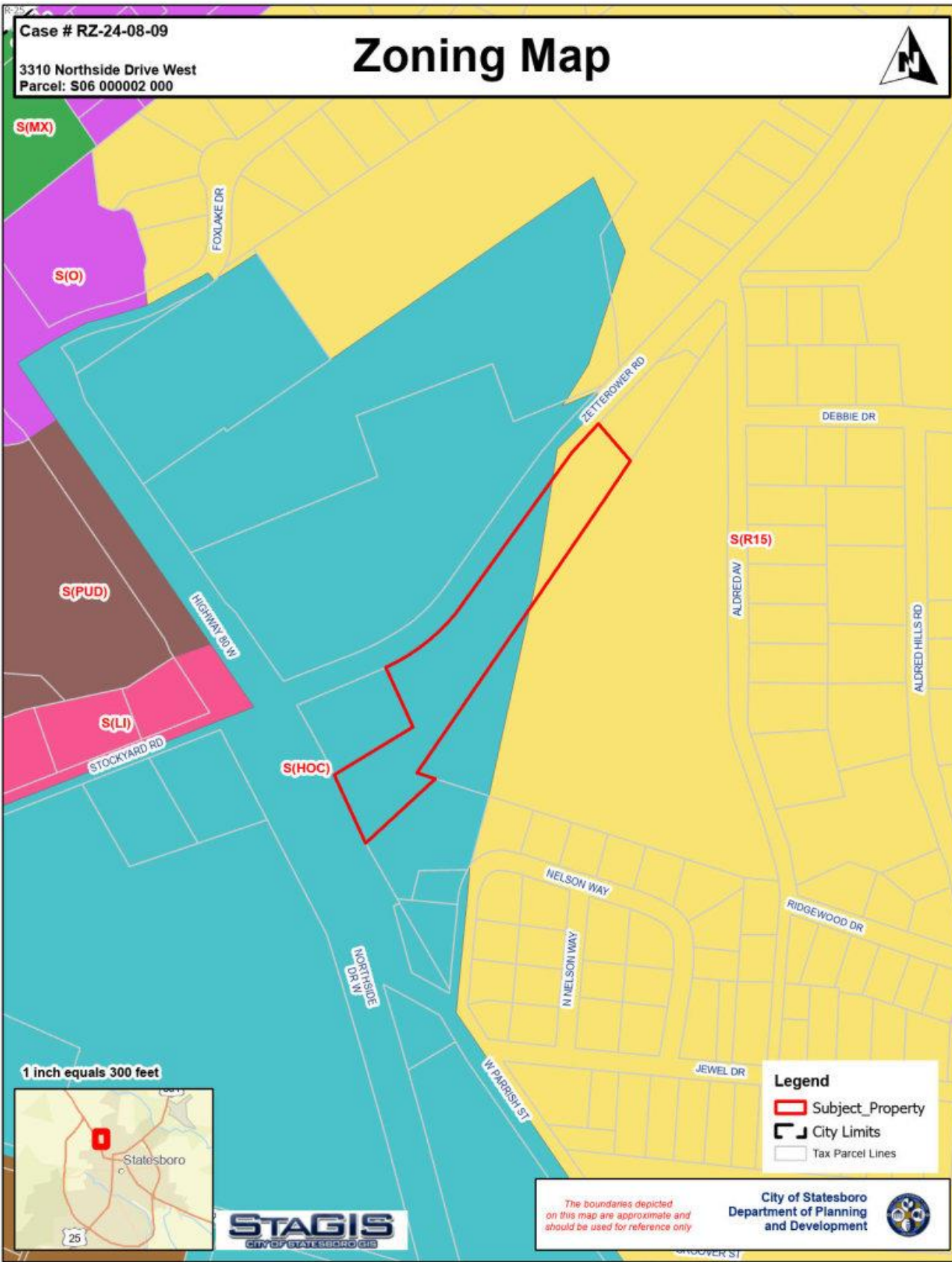
Case # RZ-24-08-09

3310 Northside Drive West  
Parcel: S06 000002 000

# Location Map











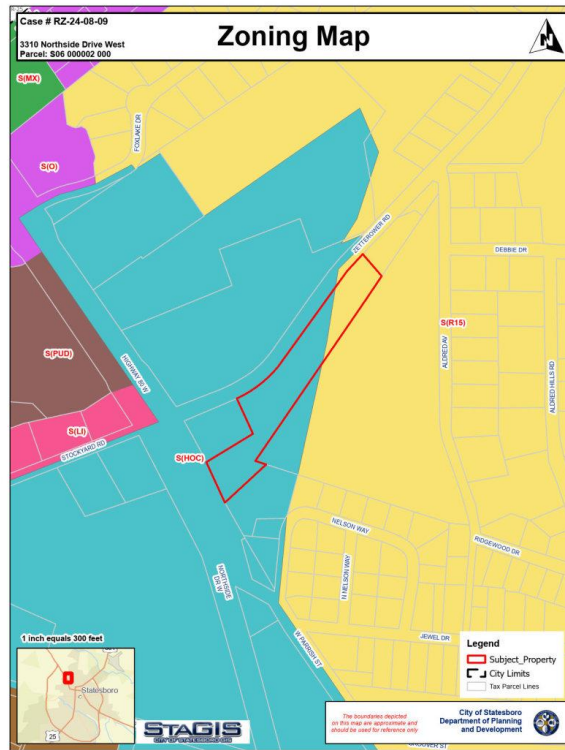
1 inch equals 300 feet



Legend	
<span style="color: red;">■</span>	Subject Property
<span style="background-color: yellow;">■</span>	FutureLanduseLayer_Dissolve
Character_Areas	
<span style="background-color: purple;">■</span>	Emerging Business Area
<span style="background-color: lightyellow;">■</span>	Established Residential Neighborhood
<span style="background-color: orange;">■</span>	Neighborhood Center
<span style="background-color: green;">■</span>	Parks / Conservation
<span style="background-color: brown;">■</span>	Redevelopment Area
<span style="background-color: blue;">■</span>	University District
<span style="background-color: grey;">■</span>	Downtown District
<span style="border: 1px solid black;">□</span>	Tract 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



### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-15 (Single-Family Residential)	Single-Family Dwelling
Northeast	<b>Location Area #2:</b> R-15 (Single-Family Residential)	Undeveloped Lot
Northwest	<b>Location Area #3:</b> HOC (Highway Oriented Commercial)	Commercial Warehouse
East	<b>Location Area #4:</b> R15 (Single Family Residential)	Undeveloped Lot
West	<b>Location Area #5:</b> HOC (Highway Oriented Commercial)	Service Station
Southwest	<b>Location Area #6:</b> HOC (Highway Oriented Commercial)	Undeveloped Lot
Southeast	<b>Location Area #7:</b> HOC (Highway Oriented Commercial)	Undeveloped Lot
South	<b>Location Area #8:</b> R-15 (Single-Family Residential)	Undeveloped Lot

## **SUBJECT SITE**

The subject site is a vacant wooded 3.69-acre lot. The property historically been vacant and is adjacent to the existing Aldred Hills area. The lot makeup shows a section of commercial development adjacent to the existing Sparkers.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Developing Neighborhood” character area, which generally allows for the development of a number of residential housing types.

## **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, but the existing roadway is not sufficient to allow for significant additions to the traffic pattern. Particularly, the number of proposed units, and associated driveway cuts are not recommended for each unit.

## **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.”

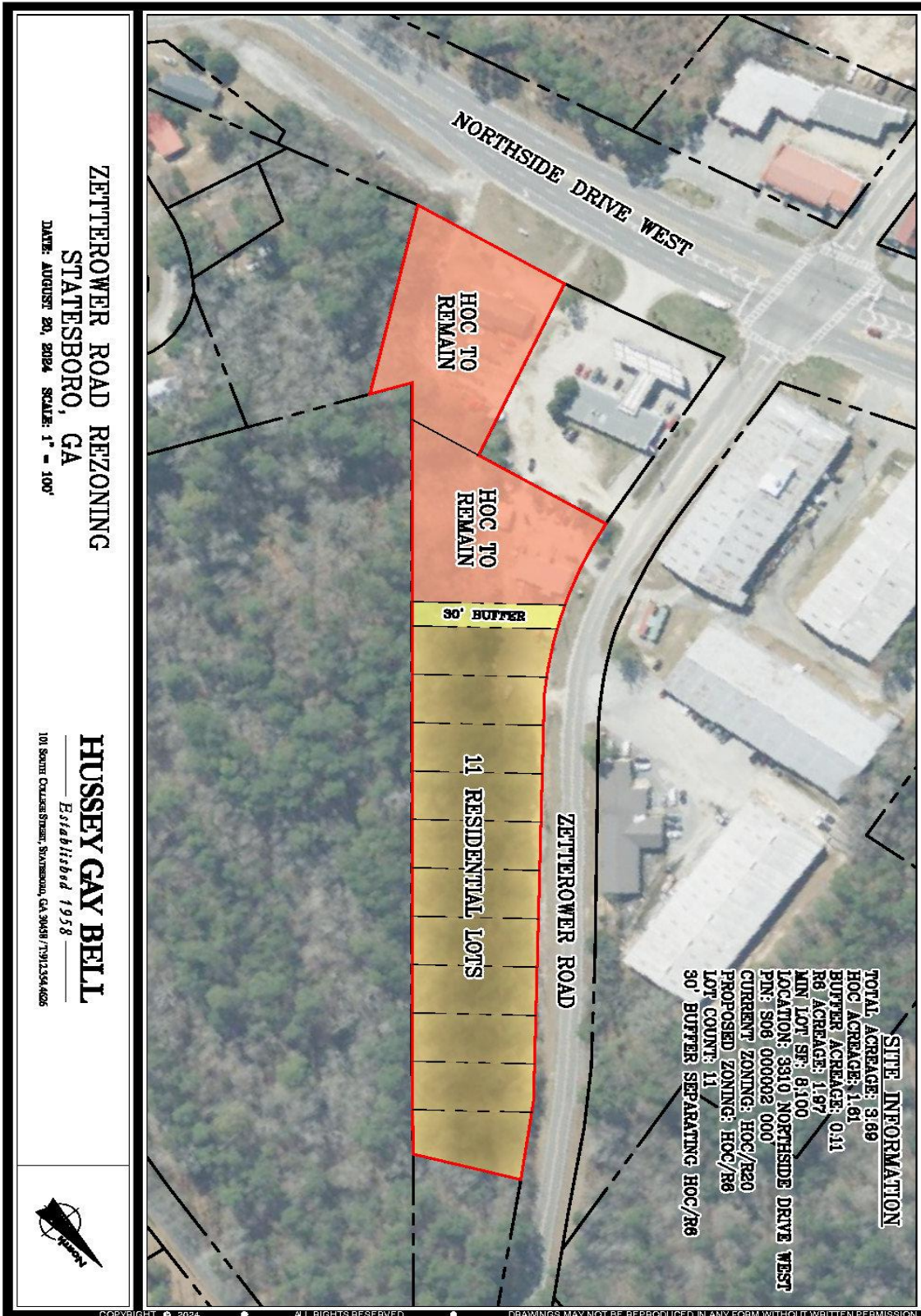
The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 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 does consist of a product type that is found further up the road on Zetterower Avenue, although, the lot makeup would be substantially smaller in this area.
- 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 current development types will require additional approvals to ensure traffic is safely routed, especially due to the curve found on the roadway.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
  - The property is oddly shaped, and while it could provide economic benefit as a commercial space, the associated zoning request would represent a less intense use leading into the existing neighborhood further along Zetterower Road.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**



- The site is currently vacant. With the associated zoning, there would potentially be minimal use of the site as is.
- 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 provide additional single-family housing stock to the City, and due to the lack of required additional infrastructure (i.e. roads networks, and significant utility extension) these would likely reach the market quickly.
- 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**



**Northwestern Property**





**Northeastern Property**



**Western Property**



### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends Approval of **RZ 24-08-09**. 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. Cottage courts shall not be an allowed use on this property due to the potential increase in traffic generation.
3. The driveway cuts for the property will be limited by the creation of either a rear access road for lots, a front shared access, or some other access plan as determined appropriate by the Department of Public Works and Engineering.
4. The driveway plan must be approved and reflected in the Preliminary Subdivision PLAT for this property.