



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

December 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. November 5, 2024

IV. New Business

1. **APPLICATION RZ 24-11-01:** Luis Gonzalez requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-3 (Medium Density 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).
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).
3. **APPLICATION SUB 24-10-03:** 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).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

November 5, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Savannah Beck, Matthew Lovett, Joseph Folsom, and Len Fatica: **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development) Justin Williams (Planning & Housing Administrator), John Washington (Director of Public Works & Engineering) **Absent:** Ron Simmons & 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. October 1, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of October 1, 2024 with a second from Commissioner Folsom. The motion was passed to approve the minutes of with a 5-0 vote.

IV. New Business

1. APPLICATION V 24-10-01: David McClendon requests a Variance from Article 2.5.2 (5i) of the Unified Development Code in order to remove the requirement for pervious pavers in the parking lot at 701 Gentilly Road (Tax Parcels # MS73000003 000).

Kathy Field introduced the case. Commissioner Folsom made a motion to open the public hearing with a second from Commissioner Fatica. The Motion passed on a 5-0 vote. Pastor David McLendon spoke in favor of the request, outlining specific hardship brought about regarding the Ordinance. Commissioner Beck made a motion to close the public hearing with a second from Commissioner Folsom. The Motion passed 5-0

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

2. APPLICATION RZ 24-10-02: Collette Sabb-Burke requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 0.32 acres of property in order to construct a triplex or

similar construction on Garfield Street and Donnie Simmons Way (Tax Parcel# S02 000104 000).

Kathy Field noted that the applicant requested a deferral of this project and no motion or vote would be required.

3. **APPLICATION SUB 24-10-03:** Haydon Rollins requests a Preliminary Subdivision PLAT on approximately 67.53 acres of property in order to develop an 84-unit single-family detached subdivision on Lakeview Road (Tax Parcel # MS58000037 000).

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

After discussion, Commissioner Fatica motioned to approve the request and staff conditions with a second from Commissioner Beck. The motion passed with a 5-0 vote.

4. **APPLICATION SUB 24-10-04:** Burbank Pointe LLC requests a Preliminary Subdivision PLAT on approximately 1.97 acres of property in order to construct 11 single-family homes on Zetterower Road (Tax Parcel # S06 000002 000).

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

After discussion, Commissioner Folsom motioned to approve the request and staff conditions with a second from Commissioner Fatica. The motion passed with a 4-1 vote.

V. Announcements

There we no announcements.

VI. Adjourn

Commissioner beck made a motion to adjourn the meeting. Commissioner Folsom seconded, and the motion carried 5-0.

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
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RZ 24-11-01 ZONING MAP AMENDMENT REQUEST	
LOCATION:	509 East Main Street
EXISTING ZONING:	R-15 (Single-Family Residential)
ACRES:	0.87 acres
PARCEL TAX MAP #:	MS700000008 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Single-Family Home
PROPOSED USE:	Multi-Family Residential
	

PETITIONER Luis Gonzalez

ADDRESS 4937 Statesboro Highway; Sylvania GA, 30458

REPRESENTATIVE Same as Above

ADDRESS Same as Above

PROPOSAL
The applicant is requesting a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-3 (Medium Density Residential) zoning district in order to develop additional units on the property.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-11-01- DENIAL</u>

Case # RZ-24-11-01

509 East Main Street
Parcel: MS70000008 000

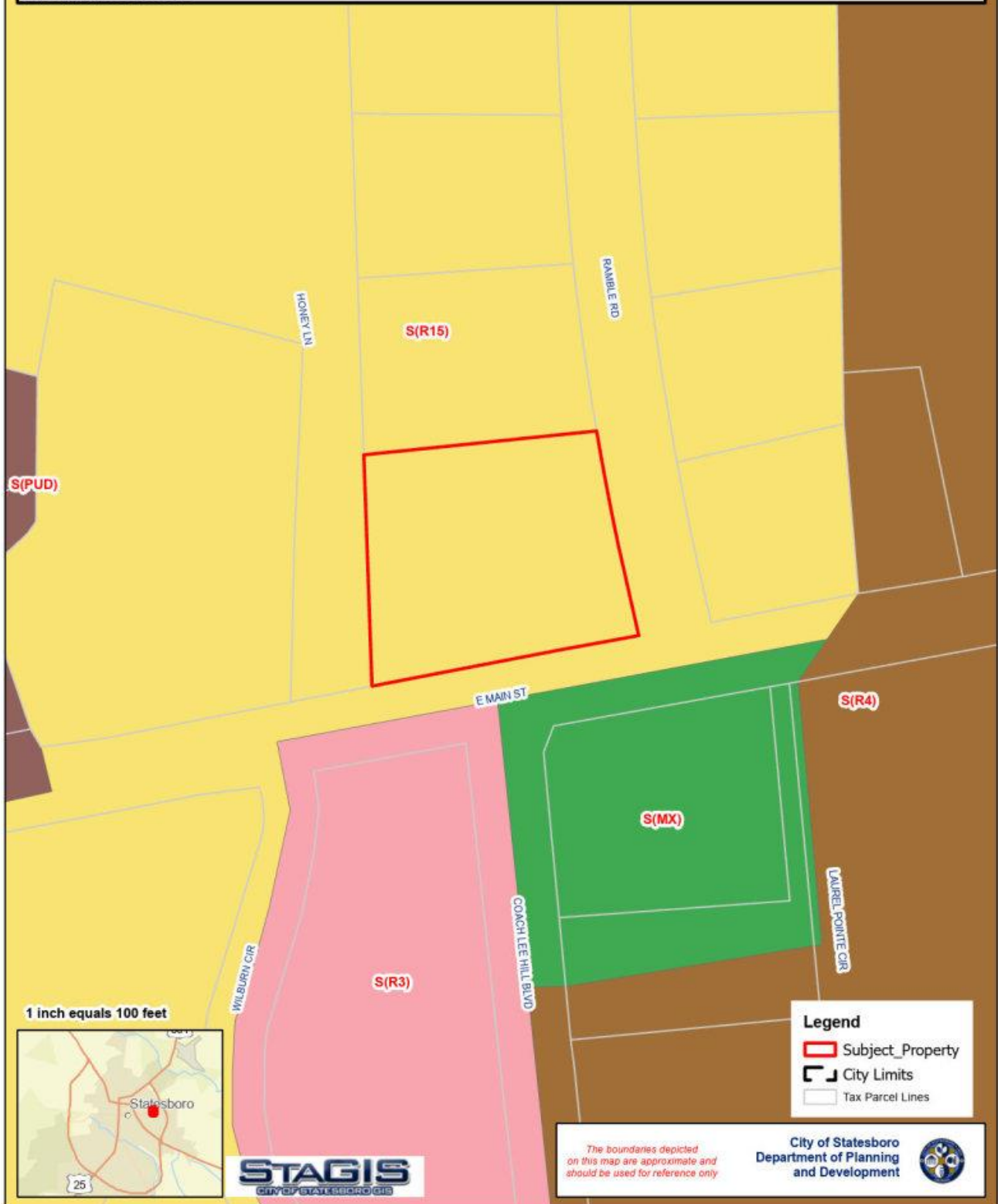
Location Map



Case # RZ-24-11-01

509 East Main Street
Parcel: MS70000008 000

Zoning Map



Case # RZ-24-11-01

509 East Main Street
Parcel: MS70000008 000

Future Land Use Map



Established Residential
Neighborhood

HONEY LN

RAMBLE RD

E MAIN ST

COACH LEE HILL BLVD

LAUREL POINTE CIR

WILBURN CIR

1 inch equals 100 feet



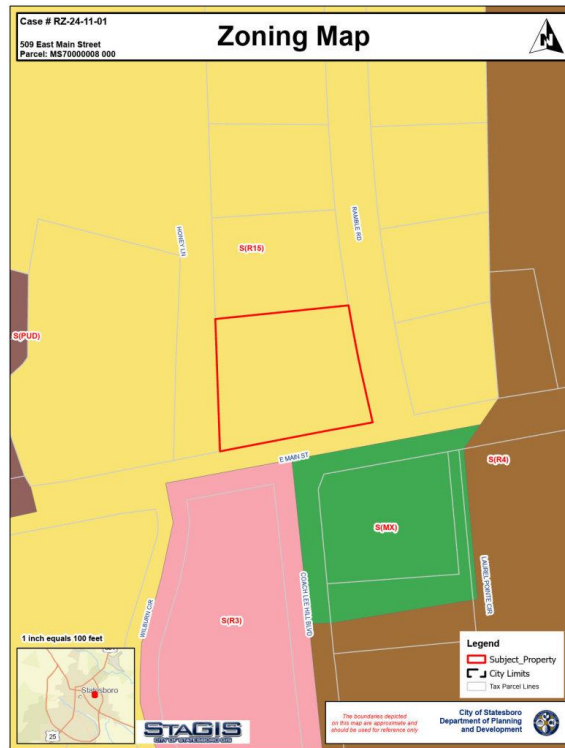
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CITY OF STATESBORO GIS

Legend	
Subject_Property	Emerging Business Area
Tax Parcel Lines	Established Residential Neighborhood
FutureLanduseLayer_Dissolve	
Character_Areas	
Activity Centers / Regional Centers	Parks / Conservation
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-15 (Single-Family Residential)	Single-Family Dwelling
Northeast	Location Area #2: R-15 (Single-Family Residential)	Single-Family Dwelling
Northwest	Location Area #3: R-15 (Single-Family Residential)	Single-Family Dwelling
East	Location Area #4: R-15 (Single Family Residential)	Single-Family Dwelling
West	Location Area #5: R-15 (Single-Family Residential)	Single-Family Dwelling
Southwest	Location Area #6: R-3 (Medium-Density Residential)	Multi-Family Dwelling
Southeast	Location Area #7: MX (Mixed-Use)	Service Station
South	Location Area #8: MX (Mixed-Use)	Service Station

SUBJECT SITE

The subject site is an occupied 0.87-acre lot with a house on the site. The applicant intends to develop additional multifamily units on the site and maintain the existing house as a compound.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” character area, which generally allows for the development of a number of residential housing types. Specific language determines multifamily in areas “where appropriate.”

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands, nor is it in a flood zone. Adjacent properties to this site, do contain wetlands. Due to the proposed increase in impervious surfaces with this property, it would be required that the owner ensure some detention be provided to allow for appropriate stormwater mitigation as per the UDC. 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 draft proposed site plan.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

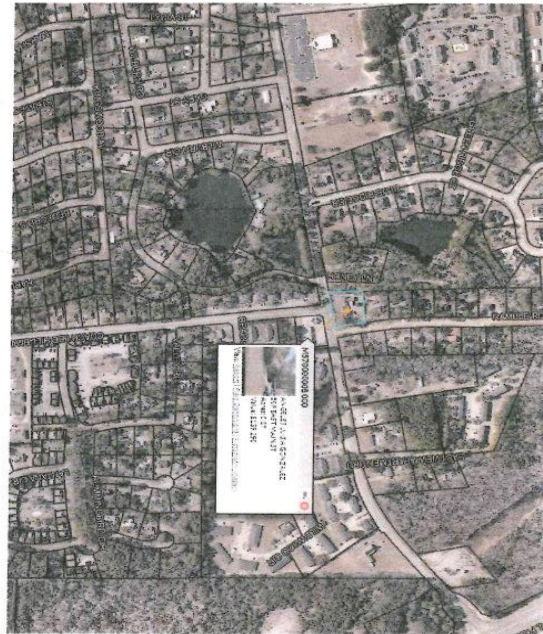
The *Unified Development Code* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact 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 the comprehensive plan does allow for some medium-density development in the “Established Residential Neighborhood” character area, it is generally in reference to the most appropriate places where there is already a substantial footprint of increased density. All the properties located along Ramble Road are single-family in nature, and increased density is generally found further South and East towards the existing schools in the 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 primarily on Rumble Road, but this could be exacerbated easily due to the increase exits directly onto East Main 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..
4. **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site is usable in its current state and could potentially see an increase in density based on the current zoning regulations.
 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 encroach on an existing single-family neighborhood and could create some issues with traffic serving the existing Ramble Road.
 6. **Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**
 - It is Staff's opinion that the project does not conform to the Comprehensive Plan due to the proposed density of the project and associated development area.

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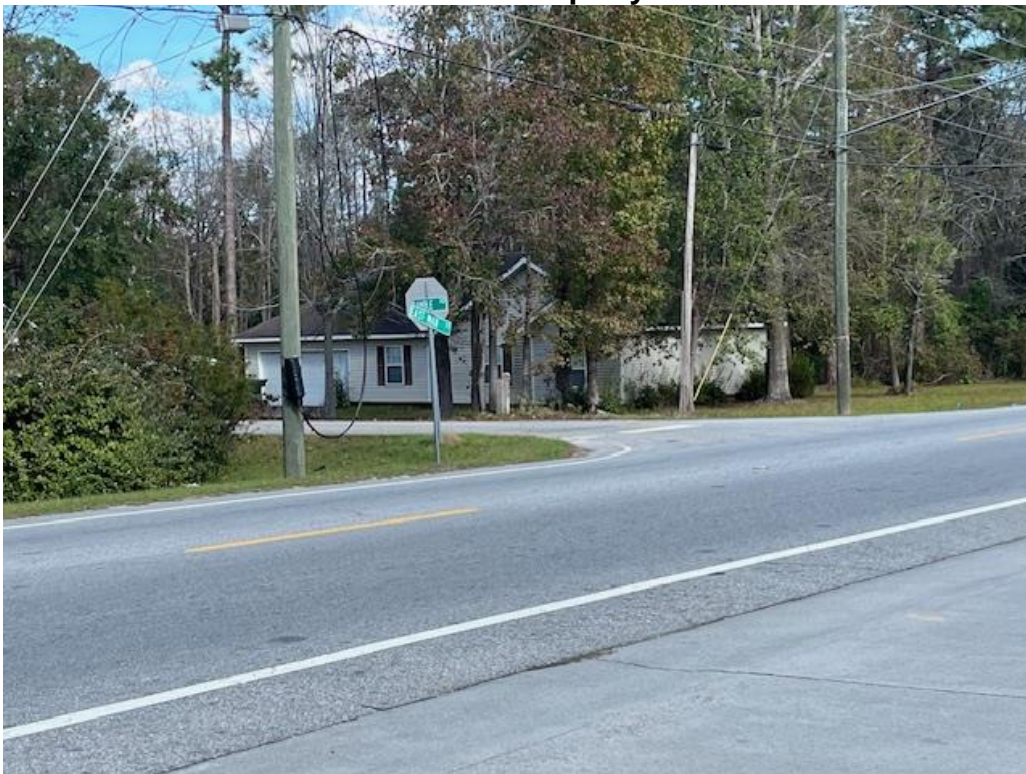


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Subject Property



Eastern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Denial of **RZ 24-11-01 due to a lack of compatibility with the surrounding neighborhood**. 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, and necessary detention.
3. There must be sufficient buffering on all sides of the site to allow for an increase in screening for the property.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
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V 24-11-02 ZONING VARIANCE REQUEST

LOCATION:	Highway 67 & Independence Way
EXISTING ZONING:	MX (Mixed Use)
ACRES:	0.5 acres
PARCEL TAX MAP #:	MS88000026 004
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Coffee Shop



PETITIONER Cody Rogers

ADDRESS 1211 Merchant's Way, Suite 201; Statesboro GA, 30458

REPRESENTATIVE Same as Above

ADDRESS Same as Above

PROPOSAL

The applicant requests a variance Article 2.2.9-B of the Unified Development Code in order to develop a coffee shop with drive thru traffic flow around the entire building.

STAFF/PLANNING COMMISSION RECOMMENDATION

V 24-11-02 – CONDITIONAL APPROVAL

Case # V 24-11-02

HWY 67 & Independence Way
Parcel: MS88000026 004

Location Map

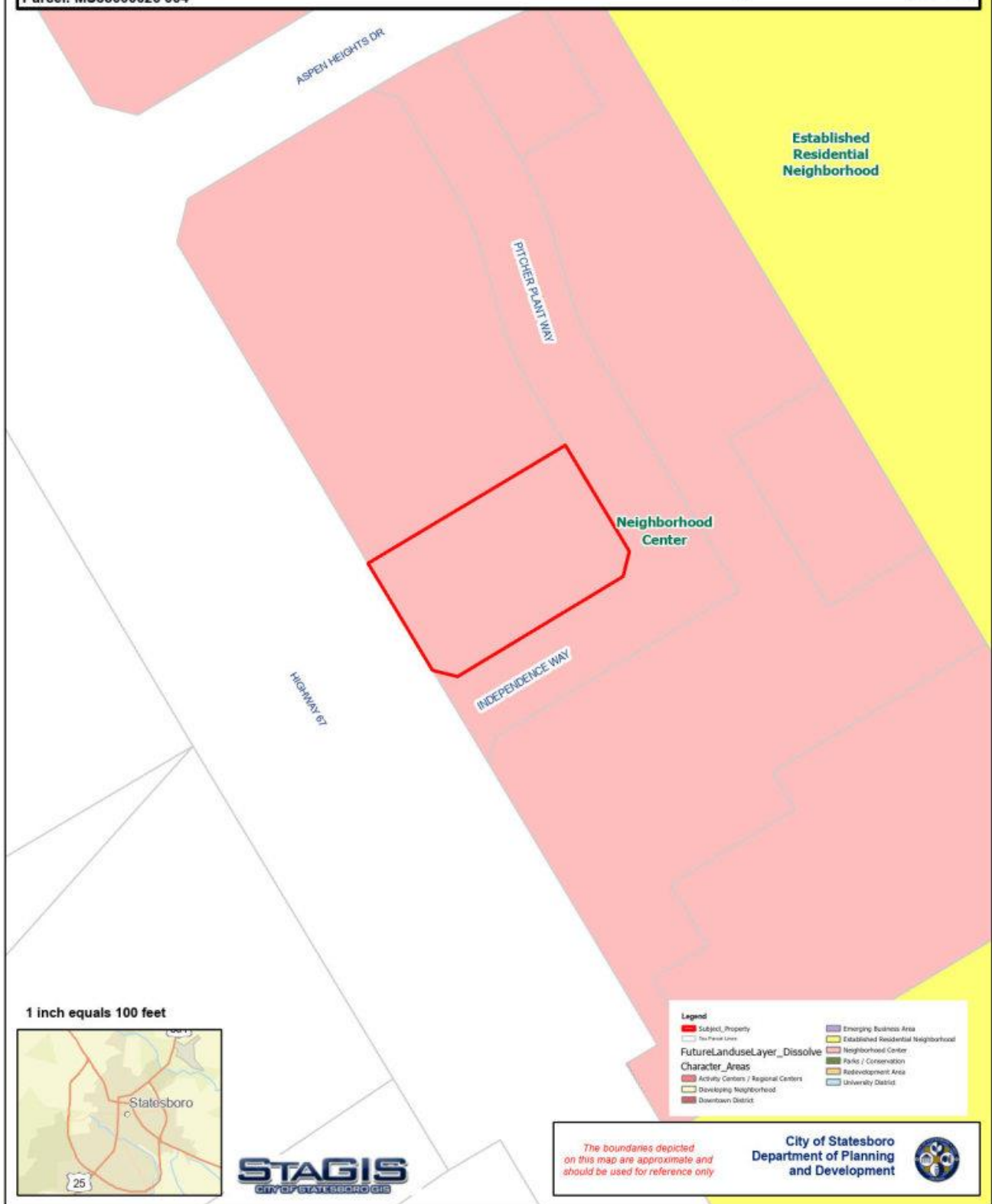




Case # V-24-11-02

Hwy 67 & Independence Way
Parcel: MS88000026 004

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: MX (Mixed Use)	Restaurant
Northeast	Location Area #2: MX (Mixed Use)	General Supply Store
East	Location Area #3: MX (Mixed Use)	General Supply Store
Northwest	Location Area #4: HC (Highway Commercial – County)	Vacant Lot
Southeast	Location Area #5: MX (Mixed Use)	Restaurant
South	Location Area #6: MX (Mixed Use)	Restaurant
Southwest	Location Area #7: HC (Highway Commercial – County)	Single-Family Dwelling
West	Location Area #8: HC (Highway Commercial – County)	Power Substation

SUBJECT SITE

The subject site is a 0.5-acre lot located at the intersection of Highway 67 S, Independence Way, and Pitcher Plant Way. The applicant intends to develop a coffee shop with a surrounding drive thru. The request is to amend the front yard setback to allow for additional space, whereas the general guidelines for MX development is to allow no more than 10 feet of front setback.

The *City of Statesboro 2024 Comprehensive Master Plan* designates the subject site as a part of the "Neighborhood Center" character area, which generally calls for low density housing, and neighborhood scale commercial and services.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

There should be no substantial change in the existing traffic patterns related to the development of this site, as the site was planned to serve multiple commercial properties in the area.

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 development pattern does not necessarily lend to the improvement of the overall master development, and the setback would not be in alignment with already existing commercial uses in the area.
- 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 traditional utilized in the City of Statesboro. The particular requirement does not align with the established area, as it was planned long in advance of the implementation of the UDC.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**
 - The type of business primarily serves drive thru products which will require substantial stacking on the site and this stacking could not be achieved under the current standard.
- 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.

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 "Neighborhood Center" as stated in the *2024 Comprehensive Master Plan*, as this is an appropriately scaled commercial use.

Subject Property



Western Property



Southern Property



Northern Property



[illegible]

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 24-11-02**. 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 variance does not grant the right to begin construction. 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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SUB 24-11-03 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	227 & 231 East Main Street
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	0.95 Acres
PARCEL TAX MAP #:	S06 000002 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Dilapidated Food Stand
PROPOSED USE:	Single-Family Subdivision



PETITIONER Burbank Pointe LLC
ADDRESS 1007 Monarch Circle; Statesboro GA, 30461

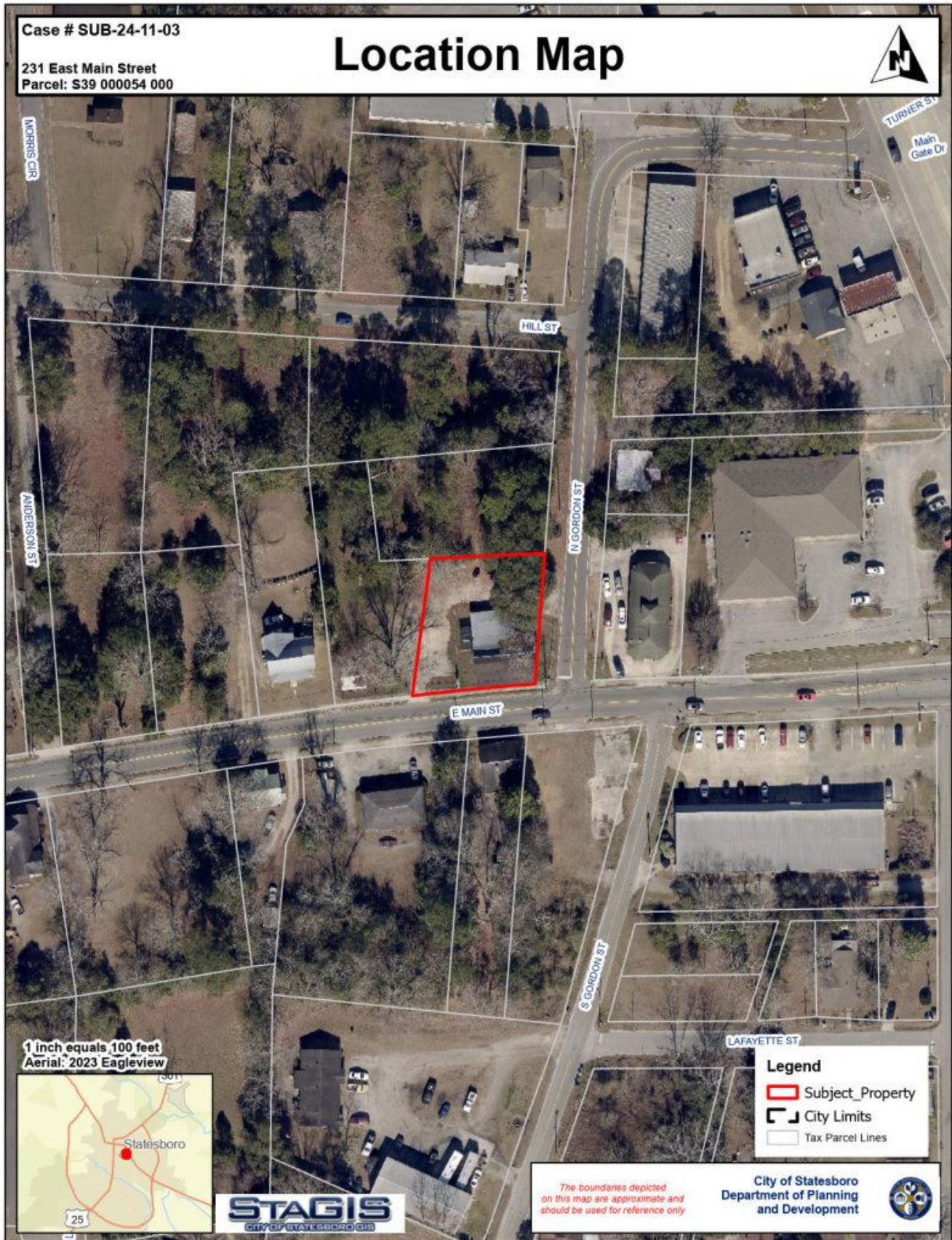
REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

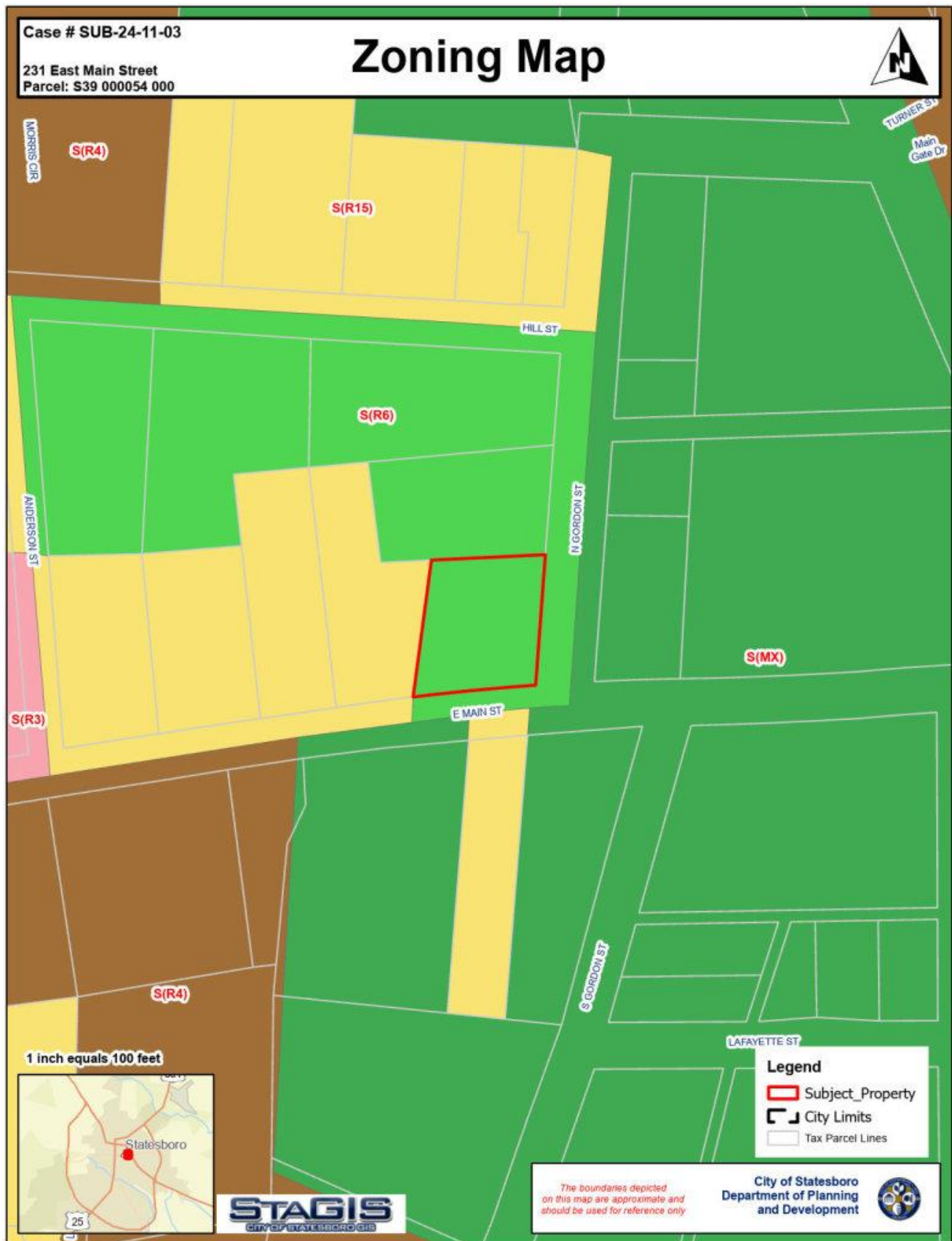
PROPOSAL

The applicant requests a preliminary subdivision of approximately 0.95 acres of property to develop a small single-family subdivision.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 24-11-03– CONDITIONAL APPROVAL



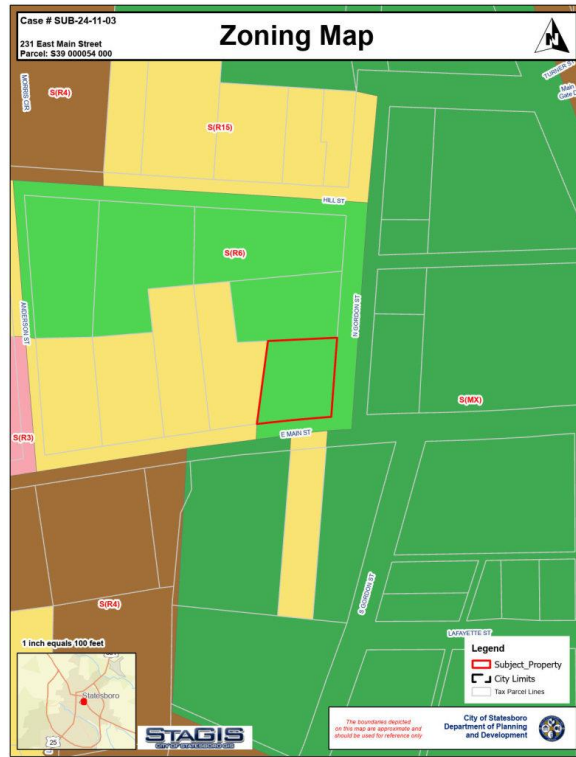


Case # SUB-24-11-03

231 East Main Street
Parcel: S39 000054 000

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-6 (Single-Family Residential)	Single-Family Dwelling
Northeast	Location Area #2: MX (Mixed Use)	Single-Family Dwelling
Northwest	Location Area #3: R-6 (Single-Family Residential)	Single-Family Dwelling
East	Location Area #4: MX (Mixed Use)	Hair Salon
West	Location Area #5: R-15 (Single-Family Residential)	Single-Family Dwelling
Southwest	Location Area #6: R-4 (High-Density Residential)	Developing Subdivision
Southeast	Location Area #7: MX (Mixed Use)	Undeveloped Lot
South	Location Area #8: R-15 (Single-Family Residential)	Single-Family Dwelling

SUBJECT SITE

The subject site consists of 0.95 acres of property on the corner of East Main and North Gordon Street. The original intention for the property was to develop a cottage court, but further engineering determined that version of the project infeasible. The applicant has determined that the property would be better suited for traditional single-family units and has provided an acceptable plan for development. A GIS Glitch currently shows this property as being zoned R-15. This is not the correct zoning for this property. The adjacent lot currently has no lot number, and the County has been notified of this issue.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Redevelopment” character area, which allows for a mix of development types to include housing.

ENVIRONMENTAL SITE ANALYSIS

The property does not contain some wetlands nor does it sit in a flood plain.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities and the minimal lots will not significantly impact the existing street network.

Subject Property



Eastern Property



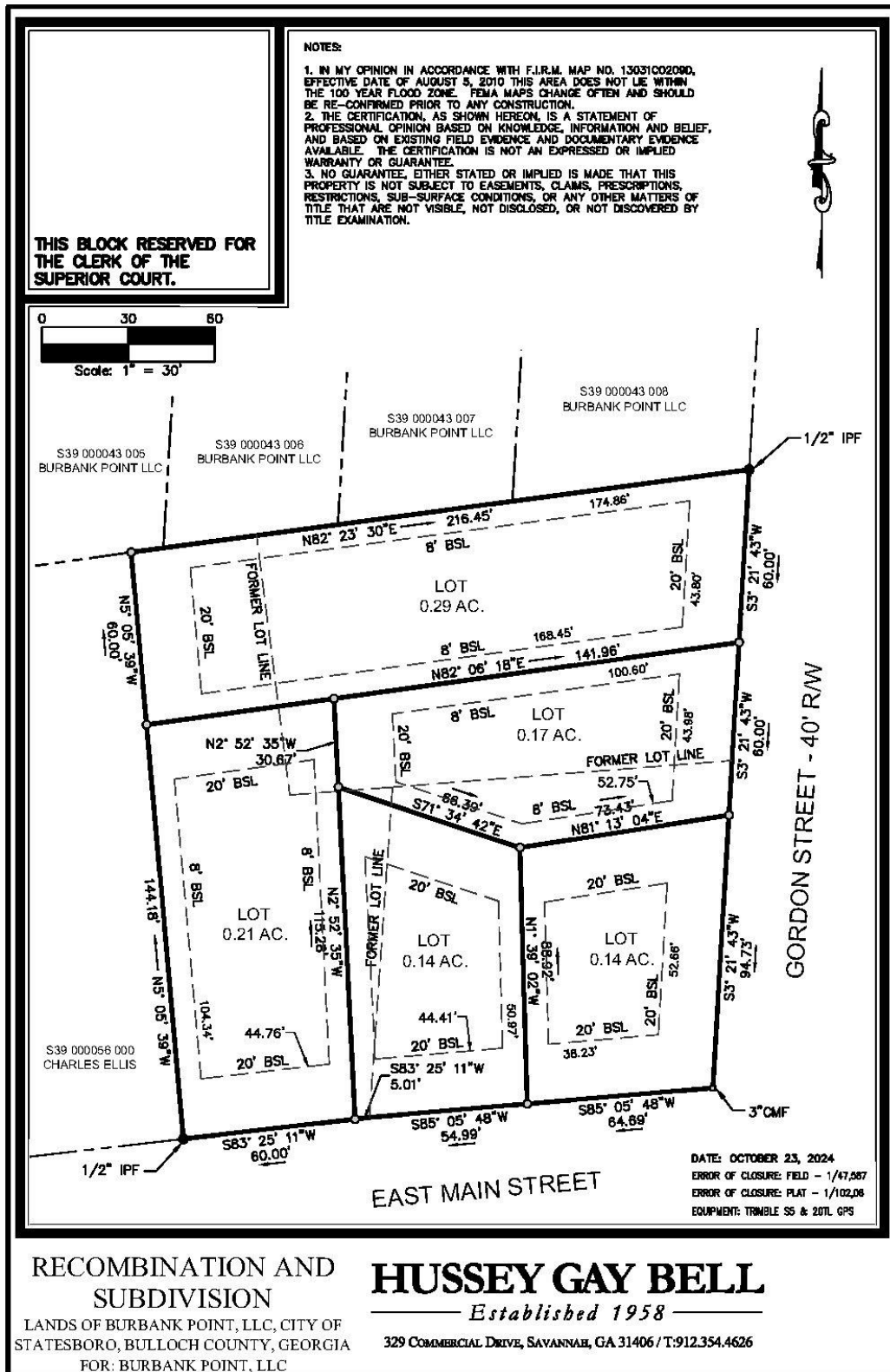
Southern Property



Western Property



Preliminary Plat



RECOMBINATION AND SUBDIVISION

LANDS OF BURBANK POINT, LLC, CITY OF STATESBORO, BULLOCH COUNTY, GEORGIA FOR: BURBANK POINT, LLC

HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **SUB 24-11-03**. 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 the right to develop on the property. All construction 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.