

# CITY OF STATESBORO

## COUNCIL

Tangie Johnson, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari Barr, District 5



Jonathan McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348  
STATESBORO, GEORGIA 30459-0348

**To:** Charles Penny, City Manager and Leah Harden, City Clerk

**From:** Justin Williams, Director of Planning & Development

**Date:** November 21, 2025

**RE:** December 2, 2025 City Council Agenda Items

**Policy Issue:** *Unified Development Code: Zoning Map Amendment*

**Recommendation:** Planning Commission recommends approval of the Zoning Map Amendment and staff conditions with a 7-0 vote.

**Background:** Southeastern Property Acquisitions is requesting a Zoning Map Amendment of approximately 23.15-acres from R-3 (Medium Density Multi-Household Residential District) to MX (Mixed Use District) of property located at 6850 Cypress Lake Road (Tax Parcel # MS33 000023 002)

**Budget Impact:** None

**Council Person and District:** District 2 (Chavers)

**Attachments:** Development Services Report RZ 25-10-07

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**Date:** November 21, 2025

**RE:** December 2, 2025 City Council Agenda Items

**Policy Issue:** *Unified Development Code: Zoning Map Amendment*

**Recommendation:** Planning Commission recommends approval of the Zoning Map Amendment Permit and staff conditions with a 7-0 vote.

**Background:** Southeastern Property Acquisitions is requesting a Zoning Map Amendment of approximately 5.22-acres from R-3 (Medium Density Multi-Household Residential) to MX (Mixed Use District) of property located 7406 Veterans Memorial Parkway (Tax Parcel # MS42000004A000).

**Budget Impact:** None

**Council Person and District:** District 2 (Chavers)

**Attachments:** Development Services Report RZ 25-10-08



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

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

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

<b>RZ 25-10-07 and RZ 25-10-08 ZONING MAP AMENDMENT REQUEST</b>	
<b>LOCATION:</b>	6850 Cypress Lake Road and 7406 Veterans Memorial Parkway
<b>PETITIONER/REPRESENTATIVE</b>	Southeastern Property Acquisitions, LLC/ Stephen Rushing
<b>EXISTING ZONING:</b>	R-3 (Medium Density Multi-Household Residential)
<b>PROPOSED ZONING:</b>	MX (Mixed-Use)
<b>OVERLAYS/DISTRICTS:</b>	N/A
<b>FUTURE LAND USE CLASSIFICATION</b>	Developing Neighborhood
<b>TOTAL ACRES:</b>	28.37-acres (1,235,797.2sq ft)
<b>PARCEL TAX MAP #:</b>	MS330000023 002 (23.15-acres) MS420000004A000 (5.22-acres)
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Single-Family Resident and Commercial Business
<b>PROPOSED USE:</b>	Grocery store, multi-family residential units and outparcels

**Planning Commission: November 4, 2025**  
**City Council: November 18, 2025**  
**December 2, 2025**

**STAFF/PLANNING COMMISSION RECOMMENDATION**

**RZ 25-10-07 and RZ 25-10-08 CONDITIONAL APPROVAL**

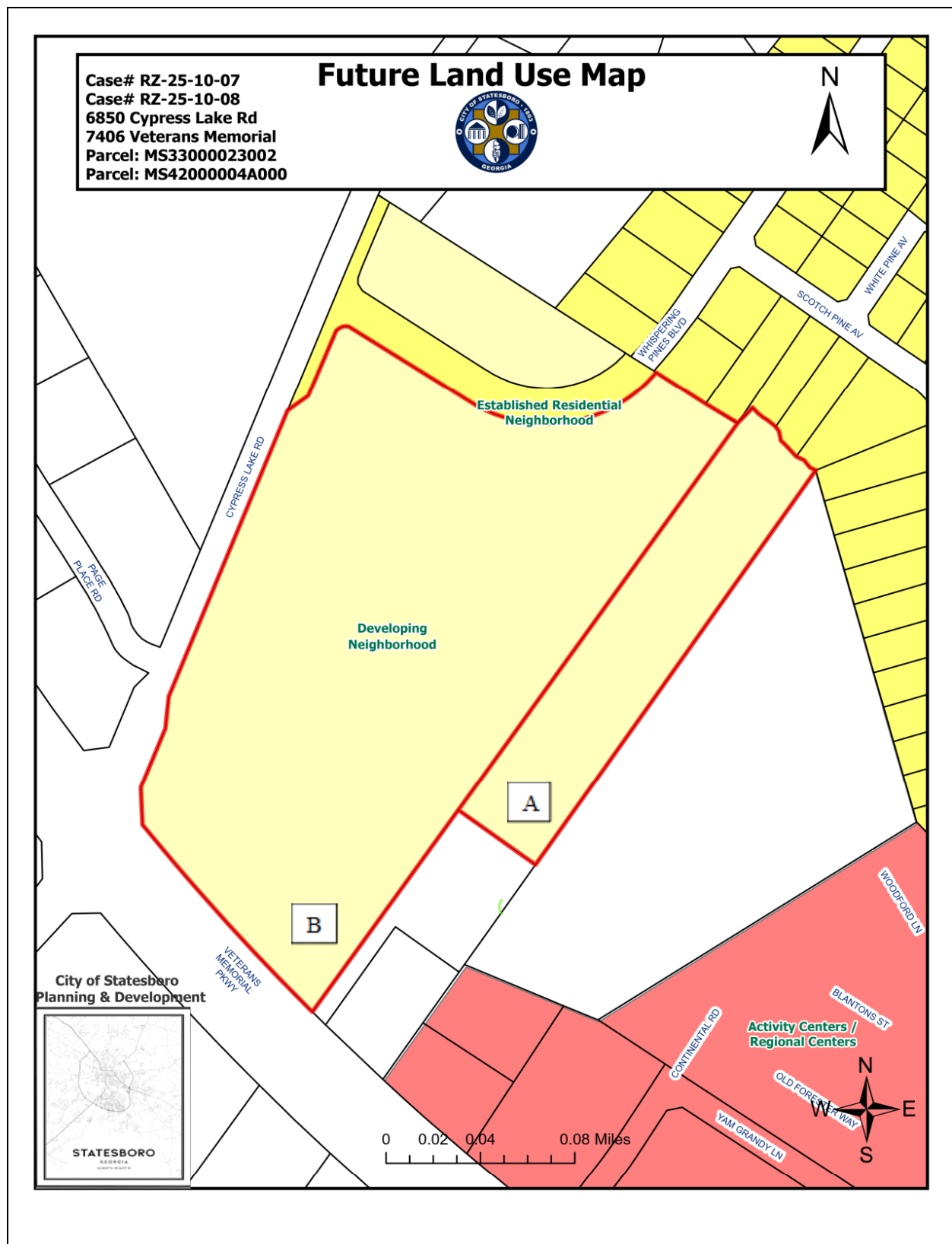
DETAILED DISCUSSION	
<b>HISTORY</b>	
<p>According to the tax assessor website, 6850 Cypress Lake Road consists of a single-family house that was constructed in 1960 and wooded acreage. However, the house was part a large farm that can be seen on 1972 historic aerial maps. In September 2024, the property was annexed and rezone (AN 24 08-07-05 and RZ 24 08-06).</p> <p>According to the tax assessor website, 7406 Veterans Memorial Parkway, consists of a structure that is secondary to the landscaping business on the premises. Historic aerial map dated 1972 shows, this parcel was wooded, however it was cleared sometime between 1993 and 2007. Between 2013 and 2015 it was a small farm. By 2019 it was used for the landscaping business. More recently, the property was annexed and rezoned (AN 24 09-03 and RZ 24 09-04) in September 2024. The 2024 rezoning would have allowed for the construction of 173 units of multi-family residences or over 200 single-family homes.</p>	
<b>REQUEST</b>	
<p>The petitioner is requesting a Zoning Map Amendment from a R-3 (Medium Density Multi-Household Residential) to a MX (Mixed Use). The properties are located on corner of Cypress Lake Road and Veterans Memorial Parkway. The request consists of two (2) parcels to be rezoned with a total 28.37-acres to construct a new grocery store, accompanying parking lots and future residential development.</p>	



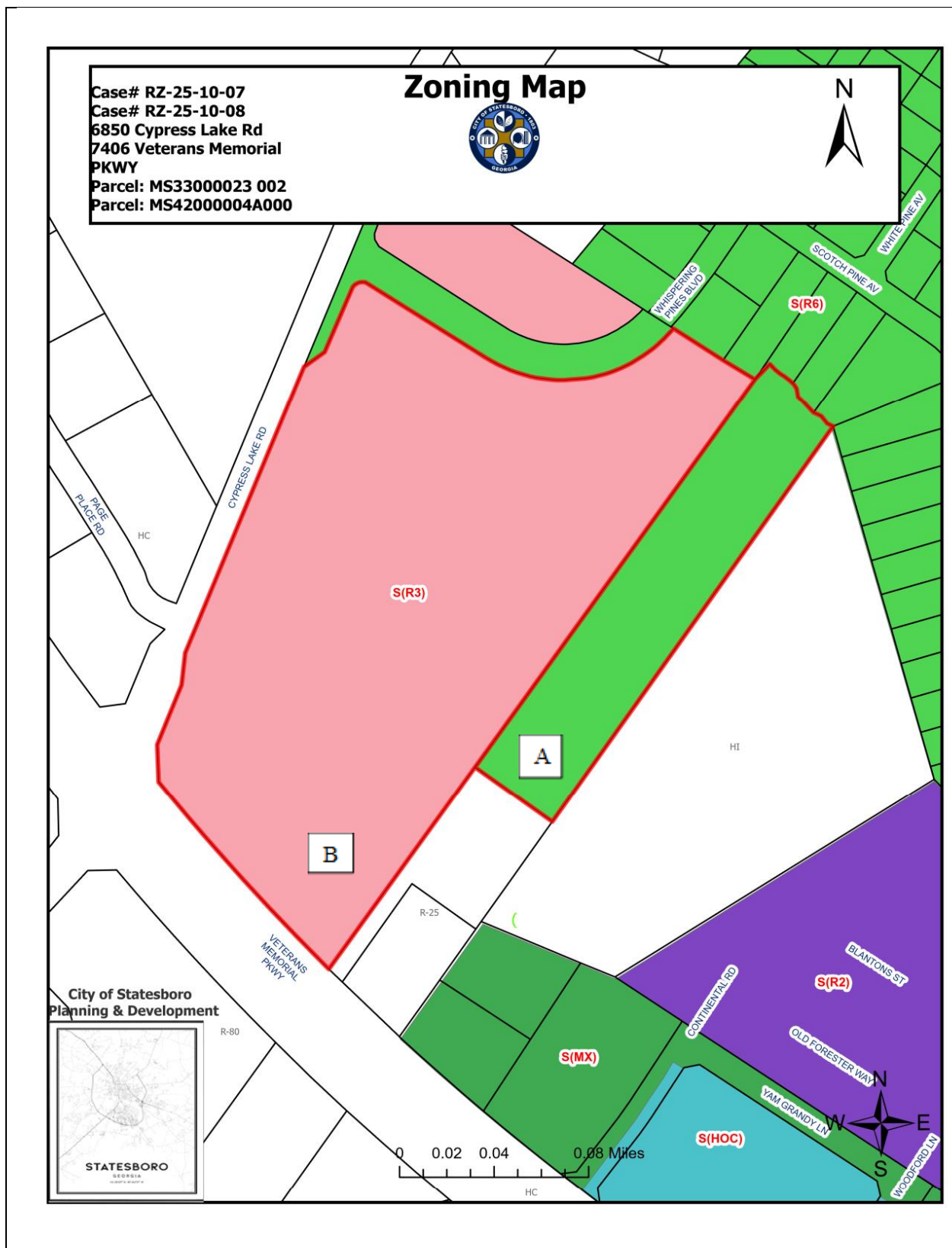
Case# RZ-25-10-07  
Case# RZ-25-10-08  
6850 Cypress Lake Rd  
7406 Veterans Memorial  
PKWY  
Parcel: MS33000023 002  
Parcel: MS42000004A000

## Location Map







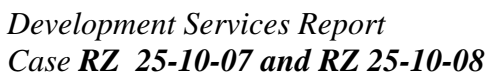


SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-6 (One-Household Residential) and Bulloch County R-25 (Single-Family Residential)	Single-family houses and vacant
Northeast	R-6 (One-Household Residential)	Single-family houses
East	Bulloch County R-25 (Single-Family Residential and HI (Heavy Industrial)	Vacant
Northwest	Bulloch County R-25 (Single-Family Residential)	Vacant
Southeast	Bulloch County R-25 (Single-Family Residential)	Single-family residence
South	Bulloch County R-25 (Single-Family Residential)	Vacant
Southwest	Bulloch County R-80 (Single-Family Residential)	Single-family residence
West	Bulloch County-HC (Highway Commercial)	Commercial

SITE CHARACTERISTICS	
Overlay/District	None.
Acreage	5.22-acres (Parcel A) and 23.15-acres (Parcel B). Total 28.37-acres.
Lot	Parcel A - 211.7 x 1,073 mostly cleared and industrial use. Parcel B - 560.6 x 1624 mostly wooded and a single-family house.
Flooding	No flooding on the parcels.
Wetlands	There are significant wetlands on both parcels. A wetland delineation has been completed.



Friday, October 02, 2009 12:25:39pm (GMT+8)  
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## SITE DETAILS

### Site Design and Layout

The proposed project consists of 28.37- acres which comprises of the following:

Residential Units: The propose project is to include multi-family residential units north of the proposed grocery store. Residential development of this project would straddle Whispering Pines Blvd. On the smaller parcel on the north side of Whispering Pines Blvd. the proposed residential development would consist of fifteen (15) residential units. On the south side of Whispering Pines Blvd, the propose project would consist of sixty (60) residential units.

Amenities: Part of the residential proposed development, there are two (2) separate amenities sites proposed. Along with the clubhouse, pool and playground.

Commercial and Retail Areas: The proposed project includes a Kroger grocery store with accompanying parking spaces. The store is proposed to 99,992 sq ft. Also, there additional retail stores are proposed to be constructed next or near the Kroger store.

Gas Station: The proposed project site is to have a Kroger Fuel Center facing Cypress Lake Road.

Out lots: The subject site is proposed to have two (2) out lots facing Veterans Memorial Parkway that are designated commercial/retail spaces. Additionally, two (2) other out lots facing Cypress Lake Rd. At the time of writing this staff report, the out lots do not have specified retailers.

Access and Roadways: There are four (4) total access points proposed for the grocery store development. One (1) would be a right-in/right-out off Veterans Memorial Parkway. On Cypress Lake Road there would one (1) right-in/right out and two (2) entrance/exit access points. The proposed residential development would have access from Whispering Pines Blvd. There are three (3) access points off Whispering Pines Blvd. The Cypress Lake Road/Whispering Pines Blvd intersection will require improvements.

The project site will be required to have five (5) foot wide sidewalks to be provided within the shopping center and within future residential development area. In addition, five (5) foot wide sidewalks along Cypress Lake Road connecting to the residential subdivision to the north of the proposed project site.

Infrastructure/Public Utilities: The project is planning to connect to City of Statesboro utilities. There is a Georgia Power Easement the runs northwest--southeast direction across the north end of the proposed project site.

SITE DESIGN DETAILS		
<b><u>MX (Mixed Use)</u></b>		
	<b><u>Required</u></b>	<b><u>Proposed</u></b>
Minimum Lot Area:	N/A	N/A
Maximum Building Height:	65 feet	To be reviewed at the time of the permit application.
Maximum Building Coverage:	N/A	N/A
Setbacks: Maximum front yard: Minimum side yard: Minimum rear yard:	25 feet 5 feet 5 feet	To be reviewed at the time of the permit application.
Buffer:	At least 10 feet	To be reviewed at the time of the permit application.
Minimum Amenity Space: Outdoor dining counts towards amenity space requirement.	5%	To be reviewed at the time of the permit application.
Parking (Grocery store and shops):  Parking (out-lots):  Parking (fuel center):	1 per 1000 square feet of total floor area.  To be reviewed at the time of permit application.  1 per 1000 square feet of customer service area.	To be reviewed at the time of the permit application.
<b><u>Future Residential Development</u></b>		
<b><u>Section 2.4.9 - Residential Uses</u></b>		
<p>B. Minimum dwelling sizes: (1) One-household detached dwelling: at least 750 square feet.</p> <p>C. Location restrictions. In the CBD, <b>MX</b>, and HOC districts, ground story dwelling units may not be visible from abutting public streets</p> <p>F. Porch or Stoop required: For all ground story dwellings in the R-3, R-4, R-6, and <b>MX</b> districts, each separate building with residential uses facing a non-alley right-of-way must provide at least one pedestrian entrance facing the non-alley right-of-way with a porch or a stoop.</p>		

## STAFF SUMMARY AND ANALYSIS

The subject site is mostly wooded area with a single-family home on parcel B and remnants of an industrial business on parcel A. The petitioner is requesting a Zoning Map Amendment for two (2) parcels from a R-6 (One-Household Residential) to a MX (Mix Use District).

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “*Developing Neighborhood*,” which is characterized by a mix of single-family homes, townhomes, or other low to medium density residential developments. Neighborhood-serving commercial development may also be located within this area. These areas may be currently undeveloped or in the process of developing. Some of these possible new neighborhoods may develop in a more urban manner, with small-lot housing likely with clustered densities, green space, and a higher level of resident amenities. New development should strive to increase connectivity and walkability within developments to existing streets, and to adjacent undeveloped properties. Large new developments should be planned to include mixed uses. These developments should blend residential uses with retail businesses, and services linked together in a compact pattern that encourages walking and minimizes the need for auto trips.

The request is consistent with the development patterns of the southwest area of the City as there are already multiple commercial developments of various densities on the bypass. The proposed project site offers commercial, retail and future residential development units that help establish trending patterns of growth in the area. In review of the proposed development, its Staff’s opinion the proposed project aligns with Comprehensive Plan.

### **ENVIRONMENTAL SITE ANALYSIS**

The subject property does have wetlands, and the proposed project could have significant impacts on existing wetlands. The project site does propose a detention pond on the southwest corner of the parcel. Additionally, there are two (2) more detention ponds proposed for the multi-family residential development straddling Whispering Pines Blvd. All wetland disturbances would require Army Corp of Engineers approvals and must retain the 35% tree canopy as outlined in the UDC.

### **COMMUNITY FACILITIES AND TRANSPORTATION**

There is 8” water main and sewer manhole at the start of Whispering Pines Subdivision. There is a 12” water min and sewer manhole on Cypress Lake Road that would be looped into Whispering Pines Subdivision. Moreover, any existing manhole should be extended for gravity before tying into any new force main. A lift station is required per City standards. In addition, Natural Gas is available for this development.

Veterans Memorial Parkway is considered a Principal Urban Arterial and Cypress Lake Road is considered Urban Collector Road. The proposed access point from Veterans Memorial Parkway would

require GDOT approval. Inter-parcel vehicular access will be reviewed at future residential development phase.

Cypress Lake Road currently has a 60' ROW, however an Urban Collector Road is required 70' ROW. However, Cypress Lake Road is a county road and will not be maintained by the City of Statesboro. Moreover, it will require county permitting for access. Sidewalks are required on all Principal Urban Arterial and Urban Collector Road.





Subject property: view of the house currently situated on the most northern area of the subject property from the ROW on Cypress Lake Road, facing east.



View of the property northwest of the subject property from the ROW on Cypress Lake Road, facing north.





Subject property: view from the ROW on Cypress Lake Road, facing southwest.



Subject property: view from the ROW on Cypress Lake Road, facing east.



Subject property: view from the corner of Cypress Lake Rd and Veterans Memorial Parkway, facing east.



View of the property to the west of the subject property, facing northwest.





View of the property to the west of the subject on corner of Cypress Lake Road and Veterans Memorial Parkway, facing southwest.



Subject property: view from the ROW on Veteran Memorial Parkway, facing north

## STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 25-10-07 and RZ 25-10-08**. If this petition is approved the following enumerated condition(s) shall apply:

- (1) The applicant must provide a wetland plan to ensure the mitigations of substantial issues before the issuance of a LDAP.
- (2) The applicant must submit a traffic study in accordance with requested site development before issuance of a LDAP.
- (3) To reduce the potential of negative environmental impacts on the site, the property owner must utilize standards from the GSMM to provide stormwater detention TSS removal, overbank protection and extreme flood protection in submitting engineering plans for this project.

At the regularly scheduled meeting of the Planning Commission on November 4, 2025, the Commission recommended approval of the requests and staff conditions with a 7-0 vote.