



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

September 1, 2026

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 4, 2026

IV. New Business

1. **APPLICATION RZ 26-08-01:** Zack Smith Properties is requesting a Zoning Map Amendment from R-15 (One-Household Residential)/HOC (Highway Oriented Commercial to R-4 (High Density Residential District. The Zoning Map Amendment requests is for one (1) parcel of 17.83-acres located along Zetterower Road (Tax Parcel # MS48000022 000).
2. **APPLICATION SU 26-08-03:** Robert Fordham is a Special Use Permit to allow a sober living residence at 105 Peg Wen Boulevard. Applicants requests the property to be used as a residence for up to eight (8) women (Tax Parcel # MS84000087 000).
3. **APPLICATION RZ 26-08-04:** Techwood Lodging, LLC is requesting a Zoning Map Amendment from a PUD (Planned Unit Development) to MX (Mixed-Use District. The Zoning Map Amendment is for one (1) parcel along Tormenta Way for 3.80-acre portion of Tax Parcel # 076 000001 002.
4. **Unified Development Ordinance Amendment:** Chapter 62: Staff recommends and amendment to the existing Chapter 62 – Subdivision Incentive Program, in order to adopt standards aligning with the OneGeorgia funded Workforce Housing Initiative.

V. Announcements

VI. Adjourn