



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

June 2, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Len Fatica, Joseph Folsom, Savannah Beck and Logan Josey. **Absent:** Ronald Simmons and Jim Thibodeau. **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), and Monica Gann (Senior Planner) David Moyer (Assistant City Engineer)

Call to Order

Commissioner Dixon called the meeting to order.

I. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

II. Approval of Minutes

1. May 5, 2026 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of May 5, 2026 with a second from Commissioner Beck. The motion was passed to approve the minutes of with 4-0 vote.

III. New Business

- 1. APPLICATION V 26-04-01:** Southeastern Development Associates is requesting a variance from Section 2.2.9 – Table 2.2.9-B Dimensional Standards for MX (Mixed-Use District), which requires a twenty-five (25) foot maximum building setback. The proposed project for a new grocery store is requesting 675 feet setback, 215 feet setback for the smaller shops and 75 feet for the fuel canopy, in order to accompany all the parking which is required for this type of multi-use project and also requesting a variance from UDC Section 2.2.9 (H)(4) to allow parking in front of the store at 6850 Cypress Lake Road and 7406 Veterans Memorial Parkway (Tax Parcel# MS330000023 002).

Justin Williams introduced the case. Commissioner Fatica motioned to open discussion with a second from Commissioner Beck. The motion passed with a 5-0 vote. A citizen from the the neighboring subdivision of Whispering Pines, asked questions regarding the location of parking. Commissioner Beak motioned to close the discussion with a second from Commissioner Folsom. The motion passed with a 5-0 vote.

Commissioner Fatica motioned to approve with conditions with a second from Commissioner Folsom. The motion passes 5-0.

2. **APPLICATION RZ 26 04-03:** Belair Estates requests a Zoning Map Amendment on the corner of Veterans Memorial Parkway and Highway 80 from R-15 (One-Household Residential) to MX (Mixed Use District. The Zoning Map Amendment requests is for two parcels for a total of 6.17-acres and is proposed for multi-use commercial development (Tax Parcels# MS84000004 002 and MS84000004 000).

Justin Williams introduced the case. Commissioner Josey motioned to open discussion with a second from Commissioner Beck. The motion passed with a 5-0 vote. The representative for the project Nathan Brown provided more information about the projects and the wetlands would provide a bigger buffer for the residential district to the east of the proposed project site. Commissioner Beck motioned to close the discussion with a second from Commissioner Fatica. The motion passed with a 5-0 vote

Commissioner Fatica motioned to approve with conditions with a second from Commissioner Josey. The motion passes 5-0.

3. **APPLICATION V 26 04-05 and V 26 04-06:** Macon Signs requests a Variance to the UDC Section 2.5.3(H)(1) to allow an increase the height of the flagpole from the allowable forty (40) feet to fifty (50) feet. In addition, a Variance to the UDC Section Sign 2 District-Dimensional Standards Table 2.5.3-C, to allow an increase of the building sign square footage from 222.6 sq feet to 537.70 square feet at 581 Northside Drive East (University Commons) for Academy Sport & Outdoor (Tax Parcel# MS72000001 000).

Justin Williams introduced the case. Commissioner Fatica motioned to open discussion with a second from Commissioner Josey. The motion passed with a 5-0 vote. The applicant Scott Tisdale spoke. And provided additional details for the proposed project. Commissioner Josey motioned to close the discussion with a second from Commissioner Beck. The motion passed with a 5-0 vote.

Commissioner Folsom motioned to Approve with a second from Commissioner Fatica. The motion passes 5-0.

4. **Tech Facilities and Data Centers:** Justin Williams introduced and discussed the details of a new UDC ordinance section to be added to the UDC. The creations of Section 2.4.14 would follow the section regarding cell towers. There would be a new definition, permitted locations, and lot requirement.

Commissioner Fatica motioned to Approve with a second from Commissioner Josey. The motion passes 5-0.

IV. Announcements

V. Adjourn

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

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development