



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

May 5, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

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. April 7, 2026 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of April 7, 2026 with a second from Commissioner Simmons. The motion was passed to approve the minutes of with 6-0 vote.

III. New Business

1. **APPLICATION RZ 26 03-01**: Jake Reynolds and Elliot Wilson requests a Zoning Map Amendment on East Olliff Street from R-3 (Medium Density Multi-Household)/R-4 (High Density Residential) & LI (Light Industrial) districts to R-3 (Medium Density Multi-Household District). The proposed project site is three (3) separate tracts flanking East Olliff Street and A.C. Dunlap Cemetery sitting between two parcels on the Southside on the street. The proposed project is sixteen (16) separate lots consisting of duplexes, open and green spaces. (Tax Parcel # S49 000018 000).

Justin Williams introduced the case. Commissioner Fatica motioned to open discussion with a second from Commissioner Thibodeau. The motion passed with a 6-0 vote. The applicant Elliot Wilson spoke provided details regarding the project. Commissioner Simmons motioned to close the discussion with a second from Commissioner Beck. The motion passed with a 6-0 vote

Commissioner Simmons motioned to approve with conditions with a second from Commissioner Fatica. The motion passes 6-0.

2. **APPLICATION RZ 26 03-03**: PMM Properties LLC requests a Zoning Map Amendment of 115 Park Ave from R-15 (One Household Residential) to R-3 (Medium Density Multi-Household). The parcel is 0.69-acres and is proposed to covert the single-family house into a multi-family with four dwelling and an attached accessory dwelling unit (ADU). Totaling five (5) units (Tax Parcel # S40 000056 000).

Justin Williams introduced the case. Commissioner Fatica motioned to open discussion with a second from Commissioner Josey. The motion passed with a 6-0 vote. Chris Gohagan representative for the property owner spoke and presented additional information for the proposed project. Several people from the Savannah Ave Historic District spoke out against the proposed project. Commissioner Beck motioned to close the discussion with a second from Commissioner Simmons. The motion passed with a 5-0 vote

Commissioner Simmons motioned to approve with conditions with a second from Commissioner Beck. The motion passes 5-0. With Commissioner Fatica abstained.

3. **APPLICATION V 26 03-04 and V 26 03-05**: Jason Wager requests a Variance to UDC Table 2.2.10-B Section 2.2.10 HOC Dimensional Standards to allow a zero (0) front yard setback from the required sixty (60). Additionally, Variance to UDC Table 2.2.10-B Section 2.2.10 HOC Dimensional Standards to allow a allow twelve (12) feet side yard setback from the required twenty (20) feet for the property located at 137 East Parrish Street (Tax Parcel # S37 000004 000).

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Fatica. The motion passed with a 6-0 vote. The applicant Jason Wager 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 6-0 vote.

Commissioner Simmons motioned to Deny with a second from Commissioner Josey. The motion passes 6-0.

IV. Announcements

Training to be held in Pembroke May 6th. Additionally, there is to be an additional work session for the data center.

V. Adjourn

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Beck seconded, and the motion carried 6-0.

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development