



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

June 2, 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. May 5, 2026

IV. New Business

1. **APPLICATION RZ 26-05-02:** Georgia Southern University Foundation, Inc requests a Zoning Map Amendment for property on the southside of Tillman Road between Fair Road and South Main Street from Exempt to MX (Mixed Use District). The Zoning Map Amendment requests is for one parcel of 13.505 acres and is proposed for multi-use commercial development (Tax Parcel # MS61 000001 000).
2. **APPLICATION V 26-05-04:** Virginia Russel requests a Variance from UDC Section 2.5.5-C Table (R-15) Accessory uses and Structures, to allow a decrease of the side yard setback from twenty (20) feet setback to six (6) feet, to allow an installation of a carport at 12 West Kennedy Street (Tax Parcel # S21 000057 000).

V. Announcements

VI. Adjourn



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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. April 7, 2026 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of April 7, 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



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 26-05-02 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Tillman Road between Fair Road and South Main Street
PETITIONER/REPRESENTATIVE	Georgi Southern University Foundation Inc/ Stephen Rushing
EXISTING ZONING:	Exempt
PROPOSED ZONING:	MX (Mixed Use District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	University District
TOTAL ACRES:	13.505-acres (58,8277.8 Square feet)
PARCEL TAX MAP #:	MS61 000001 000
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Athletic practice field for GSU
PROPOSED USE:	Multi-use commercial and residential center

Planning Commission: June 2, 2026

City Council: June 16, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 26-05-02 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
According to historic topographic maps this property was prominently farm land in the late 19th and early 20th centuries. A 1943 topographic map, shows a house on the corner of Tillman Road and South Main Street. Historic aerials show the house standing until about the late 1980s. Then land was transformed to the athletic practicing fields for Georgia Southern University.
REQUEST
The petitioner is requesting a Zoning Map Amendment for property on the southside of Tillman Road between Fair Road and South Main Street from Exempt to MX (Mixed Use District). The Zoning Map Amendment requests is for one parcel of 13.505 acres and is proposed for multi-use commercial development. As property not owned by the Georgia Board of Regents appropriate zoning must be applied.

Case # RZ 26-05-02RZ-25-03-01

Location Map



Tillman Rd
Parcel: MS61000001 000

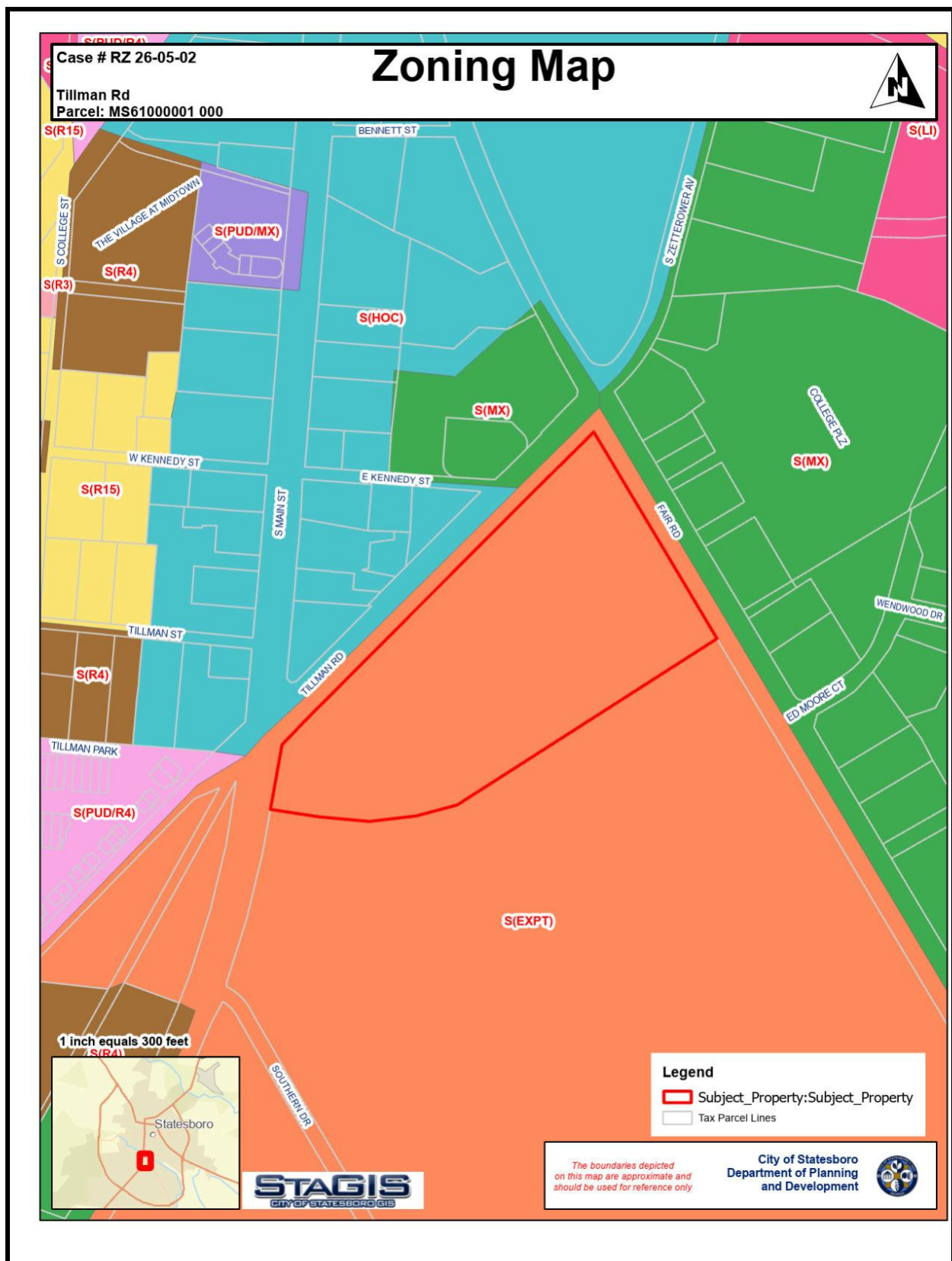


Case # RZ 26-05-02

Tillman Rd
Parcel: MS61000001 000

Future Land Use Map





SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	HOC (Highway Oriented Commercial District)	Commercial
Northeast	MX (Mixed Use District)	Commercial
East	MX (Mixed Use District)	Commercial
Northwest	HOC (Highway Oriented Commercial District)	Commercial
Southeast	MX (Mixed Use District)	Commercial
South	Exempt	Georgia Southern University
Southwest	Exempt	Georgia Southern University
West	Exempt	Georgia Southern University

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	13.505-acres
Lot	1186 feet of frontage along Tillman Road, 602.7 feet frontage along Fair Road and 159 feet of frontage along South Main Street. The parcel backs up to the Eagle Creek.
Flooding	The parcel is in a floodway and floodplain.
Wetlands	No wetlands on the property



SITE DETAILS

Site Design and Layout

The proposed project is planned to be completed in three phases consisting of:

First Phase: The first phase is proposed to be consist of a six (6) story boutique hotel and condos for alumni. The hotel would include 25,000 square feet conference center and a roof top bar. Additionally, a brewery, retail spaces with accompanying parking spaces and green space.

Second Phase: The second phase is proposed to consist of a five (5) story student housing apartment type of facilities and ground level retail with a shared parking deck.

Third Phase: The third phase is proposed to consist of two separate loft office buildings consisting of a three (3) story building with 26,000 square feet and a two (2) story building with 20,000 square feet.

Roadways and Access: The proposed project is planned to have two access points along Fair Road and two access points along Tillman Road. The project site is proposed to have an internal private road to run from Tillman Road to Fair Road. The project proposes five (5) foot wide sidewalks to be provided within the project site.

Infrastructure/Public Utilities: The project is planning to connect to City of Statesboro utilities.

Amenity Spaces: The project proposes several locations for green and amenities spaces throughout the project site.

SITE DESIGN DETAILS

UDC Section 2.2.9 Mixed Use District

<u>Required</u>		<u>Proposed</u>
Minimum Lot Area:	N/A	N/A
Maximum Building Height:	65 feet (1)	65 feet
Maximum Building Coverage:	N/A	N/A

Setbacks: front yard:	Maximum 25 feet	Maximum 25 feet
side yard:	Minimum 5 feet	Minimum 5 feet
rear yard:	Minimum 5 feet	Minimum 5 feet
Buffer:	Per UDC 2.5.4	Per UDC 2.5.4
Trees and Landscaping:	Provide a Tree and Landscaping Plan in accordance with the UDC Section 4.1.1. 35% tree canopy of entire site.	Per UDC Section 4.1.1.
Parking: Eating Establishments:	With seating: 1 per 1000 square feet of customer service area.	Total: 1020 parking spaces
Lodging Establishments:	1 per guestrooms + any required for additional uses.	
Event Facility:	1 per 1000 sq ft of customer service area.	
Retail:	1 per 500 square feet of customer service area.	
Table Notes: (1) Buildings where the entire ground story is occupied by commercial and office uses may have an increased height of 75 feet. (2) To encourage outdoor dining, it may be counted towards amenity space requirements.		

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant lot that the petitioner is requesting to rezone from EX (Exempt) to MX (Mixed Used District). The purpose of the MX district is to provide for orderly development and redevelopment of residential, commercial, and office uses in a walkable built environment, permitting and protecting the desirable benefits of such developments and appropriate associated uses for the City of Statesboro.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “*University District*,” anchored by Georgia Southern University. a traditional four-year college campus. Transitioning the area along the northern side of campus into more active uses, such as residences, educational buildings, activity centers, etc. could significantly bridge the physical gap between downtown and the university.

The request would allow ideal transition from campus life to the downtown area.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not have wetlands. However, it is in a floodway and floodplain

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water. However, there are water and sewage lines available nearby. There is an eight (8) inch water line on Kennedy and South Main Streets. However, the water line on South Main Street reduces to four (4) inches at the corner of Tillman Road and South Main Street. All sewer lines in the area are eight (8) inches.

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?

Analysis: Yes, the proposed project site abuts directly with a MX (Mixed Used) parcel. In addition, it would align with the existing Mixed-Use District.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the zoning would be continuous. Additionally, study would be required to ensure traffic service does not degrade.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Analysis: No, because the parcel is currently zoned Exempt, which severely limits the use by the foundation. However, the proposed project is better aligned with current growth patterns for this area. More importantly, it would create a connection to the downtown area.

4. The relative gain to the public, as compared to the hardship imposed upon the property owner.

Analysis: The site is across the street from the Blue Mile Overlay. The proposed development would create a connection between the downtown area and campus.

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?

Analysis: No, it's the opinion of the Staff that the proposed rezone would be beneficial to the city.

6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

Analysis: It is Staff's opinion that the project conforms to the Comprehensive Plan in order to meet the existing development patterns and allow re-alignment of the area with current trends of the area.



Subject property: view of the property from the ROW on Tillman Road, facing southwest.



Subject property: view of the property from the ROW on Tillman Road, facing southeast.



Subject property: view of the property from the ROW on Tillman Road, facing southeast.



Subject property: a closer view of the subject property from the ROW on Tillman Road, facing southeast.



View of the properties, north of the subject property on Tillman Road, facing north.



View of the properties, north of the subject property on Tillman Road, facing northwest.



View of the properties east of the subject property on Fair Road, facing east.



View of the properties east of the subject property, facing northeast.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-05-02**. If this petition is approved the following enumerated condition(s) shall apply:

- (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) A traffic study must be submitted and approved prior to issuance of a land disturbance permit.
- (3) Due to the proposed building makeup, phasing plan and potential road configuration, the maximum setback may be designated as the hotel's initial setback.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
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V 26-05-04 ZONING VARIANCE REQUEST	
LOCATION:	12 West Kennedy Street
PETITIONER/REPRESENTATIVE	Virginia Russell
EXISTING ZONING:	R-15 (One Household)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Downtown District
TOTAL ACRES:	0.59-acres (25,700.40 square feet)
PARCEL TAX MAP #:	S21 000057 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	One-Household Residences
VARIANCE REQUEST(S):	Variance from UDC Section 2.5.5-C Table (R-15) Accessory uses and Structures.

Planning Commission: June 2 2026

City Council: June 16,2026

STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-05-04 CONDITIONAL APPROVAL

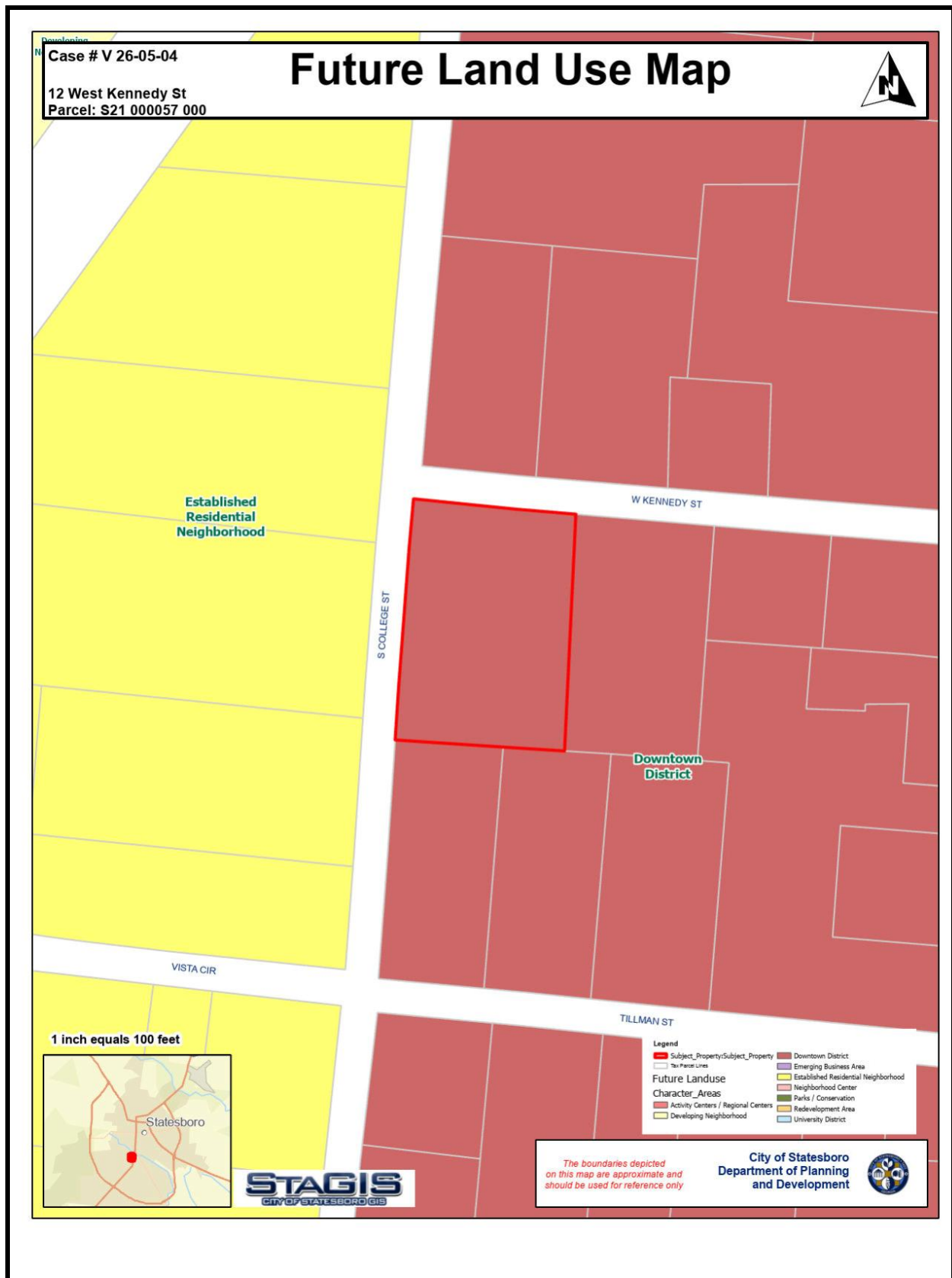
DETAILED DISCUSSION	
HISTORY	
According to the Tax Assessor website, the house was constructed in 1941. Based on historic maps, the house and the surrounding neighborhood was farm land prior to 1940.	
REQUEST	
The petitioner is requesting a Variance from UDC Section 2.5.5-C Table (R-15) Accessory uses and Structures, to allow a decrease of the side yard setback from twenty (20) feet setback to six (6) feet, to allow the installation of a carport.	

Case # V 26-05-04RZ-25-03-01

12 West Kennedy St
Parcel: S21 000057 000

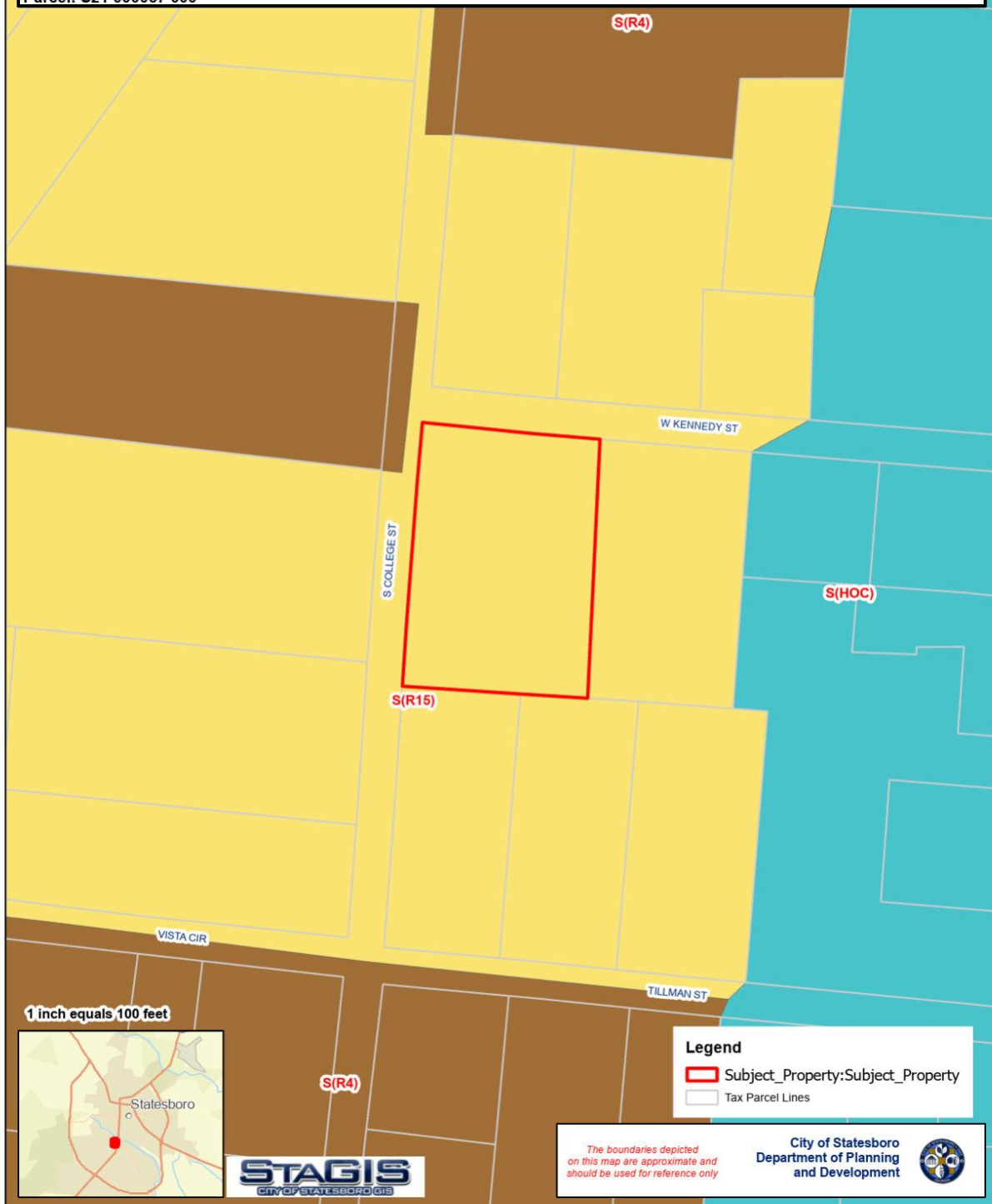
Location Map





Case # V 26-05-04
12 West Kennedy St
Parcel: S21 000057 000

Zoning Map



SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-15 (One-Household)	Single family residence
Northeast	R-15 (One-Household)	Single family residence
East	R-15 (One-Household)	Single family residence
Northwest	R-4 (High-Density Residential District)	Cottages
Southeast	R-15 (One-Household)	Single family residence
South	R-15 (One-Household)	Single family residence
Southwest	R-15 (One-Household)	Single family residence
West	R-15 (One-Household)	Single family residence

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	0.59-acres (25,700.40 square feet)
Lot	151 x 170
Flooding	None on the parcel or nearby.
Wetlands	None on the parcel or nearby.
Easements	None on the parcel or nearby.

SITE DESIGN DETAILS	
UDC Section 2.5.5-C Table (R-15) Accessory uses and Structures.	
Required	Proposed
Detached Garages or Carports Side yard, rear yard- 5 feet ⁽²⁾ Table Notes: (2) On a double-frontage lot or a corner lot, accessory buildings or structures must be set back a minimum of the front yard setback from any property lines that abut a street. Twenty (20) feet	Six (6) feet

STAFF SUMMARY AND ANALYSIS
The petitioner is requesting a variance from UDC Section 2.5.5-C Table (R-15) Accessory uses and Structures. The <i>City of Statesboro 2024 Comprehensive Master Plan</i> shows this area as a part of the “Downtown District,” which is the historic core of the city and should remain the activity a cultural hub of the region. In the Downtown District, traditional development of buildings along the sidewalk a lively streetscape shall be encouraged. The request to allow a carport on the side yard aligns with the historic architectural character of the neighborhood and historic type of structure for vehicles. The request aligns with Comprehensive Plan and historic trends of residential neighborhoods. <u>ENVIRONMENTAL SITE ANALYSIS</u> The subject property is not in a special flood hazard area, and does not contain wetlands. <u>COMMUNITY FACILITIES AND TRANSPORTATION</u> Property is connected to city utilities. <u>ZONING VARIANCE STANDARDS OF REVIEW</u> The <i>Statesboro Unified Development Code</i> provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the <i>Unified Development Code Ordinance</i> 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;

Analysis: No, there are no special conditions pertaining to the land. However, the house is over 50 years old, making it historically significant.

2. The special conditions and circumstances do not result from the actions of the applicant;

Analysis: There are no special conditions or circumstances for the request to allow a decrease in the setback under the UDC. The structure exceeds the UDC by over 50 years.

3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

Analysis: No, petitioner may use the property with allowed permitted uses according to the UDC.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

5. 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.

Analysis: The proposed variance of a decrease of setback to allow a carport does not have a negative impact to the character of the surrounding area and connected neighborhood.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis demonstrates the historic character will be maintained. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: view of the property from the ROW on West Kennedy Street, facing southeast.



Subject property: view of the Property from the intersection of West Kennedy Street and South College Street, facing southeast.



Subject property: view of the property from the ROW on South College Street, facing east.



View of the property west of the subject property on West Kennedy Street, facing north.



View of the properties west of the subject property on South College Street, facing west.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** for **V 26 05-04**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. Approval of the variance does not grant the right to build the accessory structure building without appropriate permitting.