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
November 3, 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. October 6, 2026

IV. New Business

1. **APPLICATION RZ 26-10-02:** KRA Architects is requesting a Zoning Map Amendment from the PUD/MX (Planned Unit Development/Mixed Use District) to the MX (Mixed Use District). The Zoning Map Amendment request is for one (1) parcel of 18.14 acres located at 2802 Old Register Road for a proposed town center development (Tax parcel# 076 000001 002).

V. Announcements

VI. Adjourn

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Statesboro Planning Commission
November 3, 2026
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Commission Members Present: Cathy Dixon, Len Fatica, Logan Josey, Ronald Simmons, Jim Thibodeau, and Joseph Folsom. **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), 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. October 6, 2026 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of September 1, 2026 with a second from Commissioner Folsom. The motion was passed to approve the minutes of with 6-0 vote.

III. New Business

1. **APPLICATION V 26-09-01:** Lindsay Martin requests a Variance to allow an unpermitted use in HOC (Highway Oriented Commercial District) UDC Section 2.2.10 for the property located 8 Roundtree Street (Tax Parcel # S17 000046 000).

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Thibodeau. The motion passed with a 6-0 vote. Commissioner Simmons motioned to close the discussion with a second from Commissioner Josey. The motion passed with a 6-0 vote.

Commissioner Simmons motioned to Approve with a second from Commissioner Fatica. The motion passed 6-0**.**

2. **APPLICATION RZ 26-09-03:** John Davis requests a Zoning Map Amendment from the R-15 (One-Household) to MX (Mixed Use District). The Zoning Map Amendment requests is for one (1) parcel for 3.50-acre portion of the parcel on the corner of Fair Road and Veterans Memorial

Parkway in order to subdivide the parcel and construct an Express Oil (Tax Parcel # MS75000016 000).

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

Commissioner Simmons motioned to approve with a second from Commissioner Josey. The motion passed 6-0.

3. **APPLICATION SUP 26-09-04:** John Coleman is requesting a Special Use Permit to allow the residence to be used as transitional housing for battered women at 201 West Maple Street (Tax Parcel # MS40000008 000).

   Justin Williams introduced the case. Commissioner Josey motioned to open discussion with a second from Commissioner Simmons. The motion passed with a 6-0 vote. The applicant spoke in favor of the project. Commissioner Fatica motioned to close the discussion with a second from Commissioner Thibodeau. The motion passed with a 6-0 vote.

   Commissioner Josey motioned to approve with a second from Commissioner Simmons. The motion passed 6-0.

4. **APPLICATION V 26-09-05:** Statesboro STEAM is requesting a Variance to Sign District 1-Dimensional Standards Table 2.5.3-B to exceed the total aggregated sign area from the allowable 80 square feet to the requested 299.90 square feet for the property located at 531 East Main Street (Tax Parcel # MS82000006 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 provided spoke in favor of the request. Commissioner Simmons motioned to close the discussion with a second from Commissioner Folsom. The motion passed with a 6-0 vote.

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

5. **APPLICATION V 26-09-06:** Alex Grace is requesting a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D to exceed the total aggregated sign area of the allowable 200 square feet to the requested 513 for the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax parcel # MS63000026 000).

   APPLICATION V 26-09-07: Alex Grace is requesting a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D sign area for the north and south elevations of the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax Parcel # MS63000026 000).

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

Commissioner Thibodeau motioned to approve with a second from Commissioner Folsom. The motion passed 6-0.

6. **APPLICATION RZ 26-09-08:** 55 East Main LLC requests a Zoning Map Amendment of existing HOC (Highway Oriented Commercial) to a R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel for 0.30-acres at 10 West Inman Street (Tax Parcel: S19 000022 000).

   APPLICATION SUP 26-09-09: 55 East Main LLC requests a Special Use Permit to UDC Section 2.2.3 B R-4 Dimensional Standards-maximum density of twelve (12) units per acre. The petitioner is requesting to increase density to sixteen (16) units per acre, to construct four (4) additional two-bedroom units behind the current single-family house with accompanying parking spaces at 10 West Inman Street (Tax Parcel: S19 000022 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. Robbie Bell spoke regarding the project. Commissioner Fatica motioned to close the discussion with a second from Commissioner Josey. The motion passed with a 6-0 vote

   Commissioner Simmons motioned to approve the Zoning Map Amendment with a second from Commissioner Fatica. The motion passed 5-1.

   Commissioner Fatica motioned to approve the Special Use Permit, no second.
   Commissioner Josey motioned to Deny the Special Use Permit with a second from Commissioner Folsom. The motion passed 5-1.

IV. Announcements

Justin Williams announced Commissioner Beck is resigning and her last meeting will be November. Reappoints are coming up in January.

V. Adjourn

Commissioner Simmons motion to close the meeting second by Commissioner Josey. Motion passed 6-0.

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Chair – Cathy Dixon

_____

Secretary – Justin Williams
Director of Planning & Development

City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458
(912) 764-0630
(912) 764-0664 (Fax)

RZ 26-10-02 **ZONING MAP AMENDMENT REQUEST**	
LOCATION:	2802 Old Register Road
PETITIONER/REPRESENTATIVE	KRA Architects/Michael Kronimus
EXISTING ZONING:	PUD (Planned Unit Development) and PUD/MX (Planned Unit Development and Mixed-Use District)
PROPOSED ZONING:	MX (Mixed Use)
OVERLAYS/DISTRICTS:	TAD (Tax Allocation District) #2
FUTURE LAND USE CLASSIFICATION	Activity Center/Regional Centers
TOTAL ACRES:	14.34-acres (624,650.40 sq ft)
PARCEL TAX MAP #:	076 000001 002
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Soccer Stadium
PROPOSED USE:	Town center development with residences.

Planning Commission: November 3, 2026

City Council: November 17, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
RZ 26-10-02 CONDITIONAL APPROVAL

DETAILED DISCUSSION

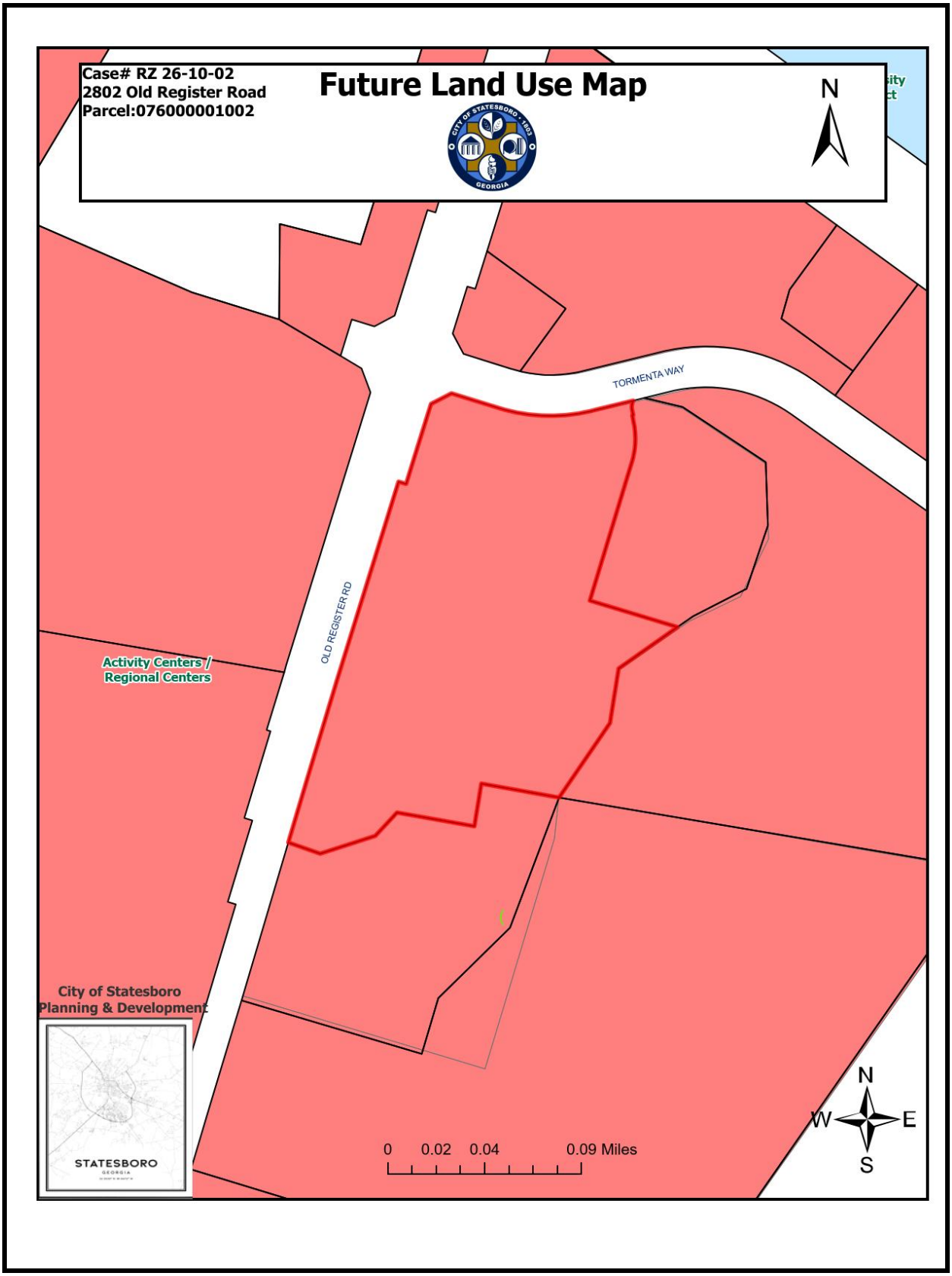
HISTORY

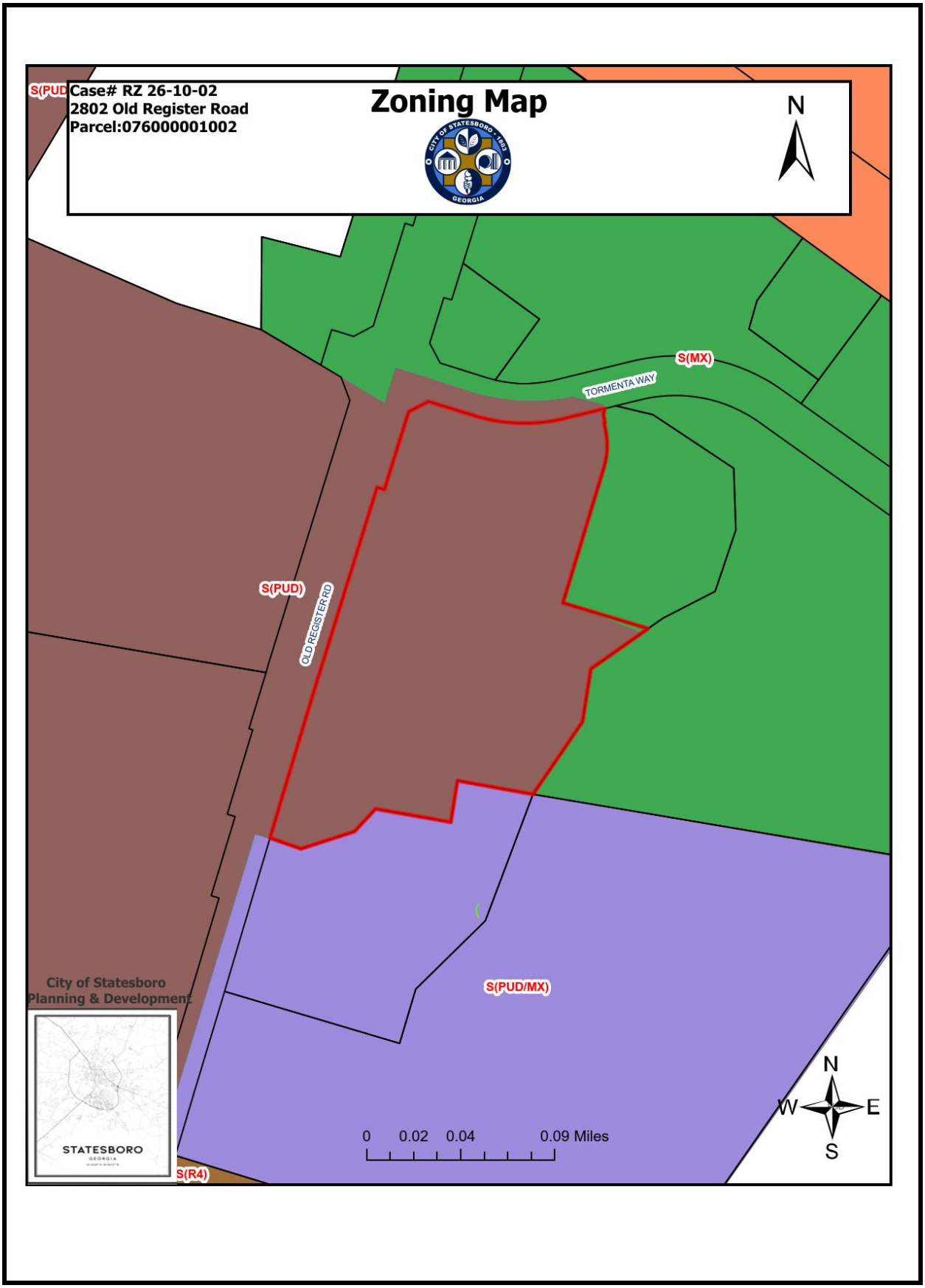
Based on historic aerial maps, this area was farmland until about late 1990s. In early 2000s, slowly was transitioning from rural agricultural area to a commercial activity center. This parcel was part of the 291.74-acres annexation from 2010 (AN 10-06-01), which was zoned at that time as a Planned Unit Development-Commercial Retail (PUD-CR). In 2018-2019 the area was classified as a Tax Allocation District.

REQUEST

The petitioner requests a Zoning Map Amendment of existing PUD (Planned Unit Development) to a MX (Mixed Use District). The Zoning Map Amendment requests is for one (1) parcel for 14.34-acres parcel on the corner of Old Register Road and Tomenta Way Its proposed for a mixed-use development.


Case# RZ 26-10-02
2802 Old Register Road
Parcel:076000001002
Location Map
N
TORMENTA WAY
OLD REGISTER RD
STATESBORO
GEORGIA
0 0.02 0.04 0.09 Miles
N
W
E
S

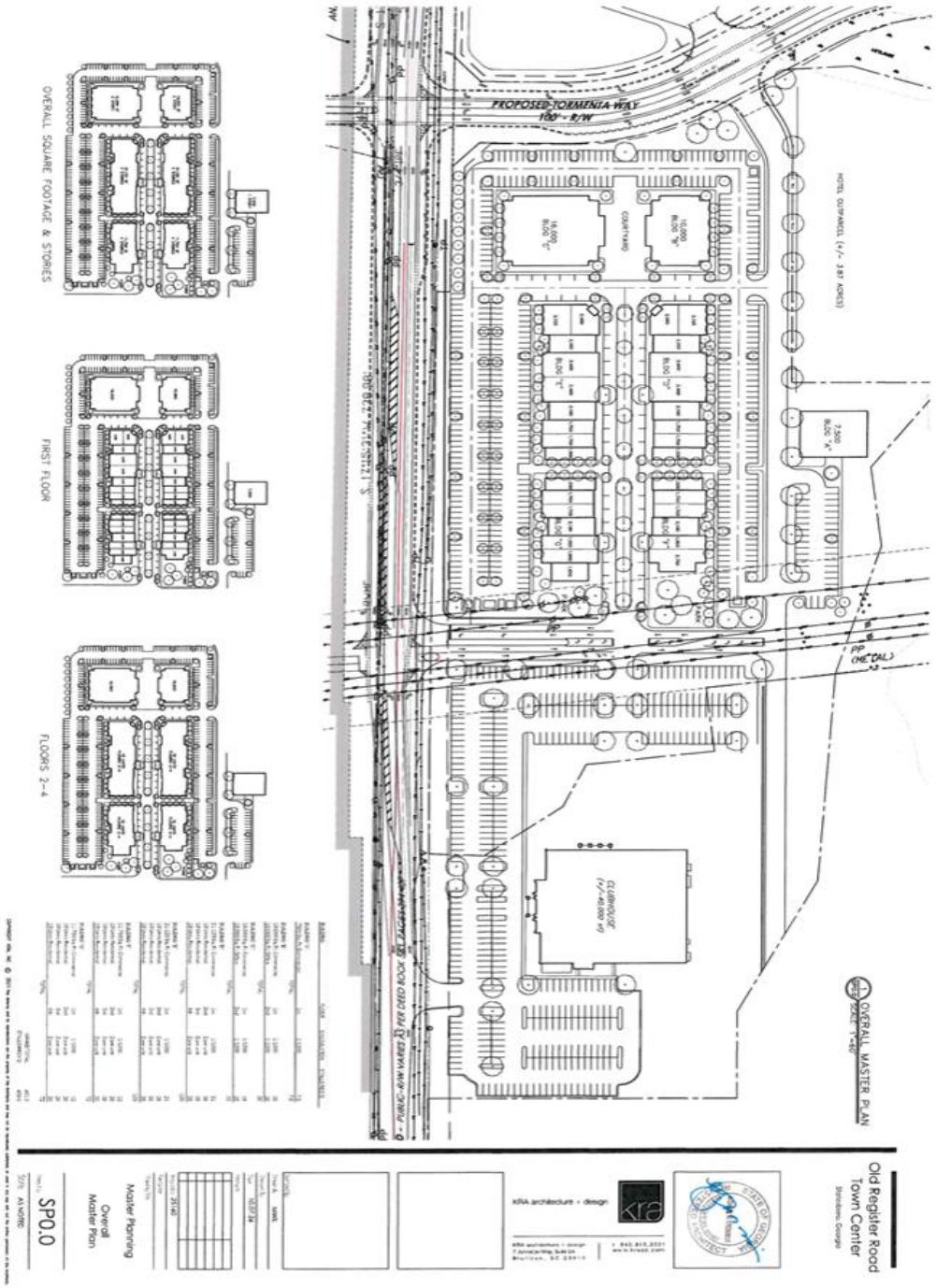

Case# RZ 26-10-02
2802 Old Register Road
Parcel:076000001002
Future Land Use Map
N
TORMENTA WAY
OLD REGISTER RD
Activity Centers / Regional Centers
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0 0.02 0.04 0.09 Miles
N
W
E
S


Case# RZ 26-10-02
2802 Old Register Road
Parcel:076000001002
Zoning Map
N
S(PUD
S(MX)
TORMENTA WAY
S(PUD)
OLD REGISTER RD
S(PUD/MX)
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
S(R4)
0 0.02 0.04 0.09 Miles
N
W
E
S

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	MX (Mixed-Use District)	Commercial
Northeast	MX (Mixed-Use District)	Commercial
East	MX (Mixed-Use District)	Commercial
Northwest	MX (Mixed-Use District)	Commercial
Southeast	MX (Mixed-Use District)	Commercial
South	MX (Mixed-Use District)	Commercial
Southwest	PUD (Planned Unit Development)	Stadium
West	PUD (Planned Unit Development)	Stadium

SITE CHARACTERISTISCS	
Overlay/District	TAD (Tax Allocation District) #2
Acreage	14.34-acres
Lot	Lot sits on the corner of Old Register Road and Tormenta Way, currently where the soccer stadium is situated.
Flooding	The parcels are not in a flood zone. FIRM Panel 13031C0216D effective 08/05/2010.
Wetlands	No Wetlands on the property.
Easements	There is a GA Power easement running east from Old Register Road.

CONCEPT PLAN



SITE DETAILS

Site Design and Layout

The proposed project site sits at the corner Old Register Road and Tormenta Way the site of the soccer stadium. The proposed project site is 14.34-acres consisting of the following:

Residential and Commercial/Retail:

The propose project is to be designed as a town center development. Four (4) stories building with commercial/retail on the first floor and residential units on the second, third and fourth floors.

Roadways and Access:

The project proposes two (2) access points off the new road to be established off Tormenta Way. The entrance to the new road would be directly across the entrance to the Publix commercial center.

Infrastructure/Public Utilities:

The is project is planning to connect to the city's utilities.

SITE DESIGN DETAILS

UDC Section 2.2.9 Mixed Use District

Required		Proposed
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: side yard: rear yard:	 Maximum 25 feet Minimum 5 feet Minimum 5 feet	 10 feet 120 feet each side 50 feet
Parking: Restaurants: Retail: Residential Units:		432 total parking spaces

Minimum Amenity Space	5% of the development site (2)	None

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.

OTHER SITE REQUIREMENTS

- The sidewalks surrounding the proposed buildings require to be a minimum four (4) feet wide.
- The tract fronting Tormenta Way is required to have five (5) foot sidewalks.
- A Tree and Landscape plan is required per the UDC.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant lot that the petitioner is requesting to rezone from PUD (Planned Unit Development) to MX (Mixed Used District).

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "*Activity Centers and Regional Centers*," is an area dominated by auto-oriented design. However, may evolve into pedestrian oriented shopping, office, and entertainment places that may also accommodate high-density residential development. The changes within area show how the area has developed and continuing to grow in direction with 2024 Comprehensive Master Plan.

The request would allow ensures direct contiguity with the existing commercial area. Despite the inconsistency with the character of the area, it does remain consistent with surrounding growth patterns at the highway intersection.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not have wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently serviced by City Water. Natural gas would be available from Tormenta Way.

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 safeguard traffic service does not degrade.

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

   Analysis: Yes, however the proposed project is better aligned with current growth patterns for this area.

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

   Analysis: The site is within the Activity Center/Regionals Centers as categorized in the Comprehensive Plan. Rezoning the parcel would allow the property owner to develop the parcel in accordance with the Unified Development Code, provide layout flexibility and better continuity of the Comprehensive Plan.

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 alignment of the area with current Activity Centers/Regionals Centers of the Comprehensive Plan.



Subject property: view of the property from the ROW on Tormenta Way, facing southeast.



Subject property: view of the property from the ROW on Old Register Road, facing south.



Subject property: view of the property from the ROW on Old Register Road, facing east.



View of the property across the street from the subject property on the ROW on Tormenta Way, facing north.



Subject property: view of the property from the ROW on Old register Road, facing south.



View of the property from the ROW on Old Register Road, facing west.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-10-02**. If this petition is approved the following enumerated condition(s) shall apply:

1. The applicant may not receive a land disturbance permit prior to the submission of a traffic study.

2. Due to the proposed building layout road configurations and intense parking requirements, the applicant shall be subject to an limited sixty (60) foot setback from Tormenta Way.