



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

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



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

September 1, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

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

Call to Order

Commissioner Fatica called the meeting to order.

I. Invocation & Pledge of Allegiance

Commissioner Fatica led in the invocation & pledge.

II. Approval of Minutes

1. August 4, 2026 Meeting Minutes.

Commissioner Simmons made a motion to approve the minutes of June 2, 2026 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of with 4-0 vote.

III. New Business

1. **APPLICATION V 26-07-01:** 401 S. Main OZ Business, LLC is requesting a Variance from UDC Section 2.2.12C requiring a PUD to consist of a minimum ten (10) acre lot. The proposed PUD would be a combined five (5) parcels for a total of 7.54-acres. The property is located between South Main Street and West Brannen Street, and South College Street (Tax Parcel # S21 000001A000, S20 000066 000, S20-000064 000, S20 000065 000, and S20 000065A000).
2. **APPLICATION RZ 26-07-02:** 401 S. Main OZ Business, LLC is requesting a Zoning Map Amendment from PUD (Planned Unit Development)/R-4 (High Density Residential District), HOC (Highway Oriented Commercial District), and MX (Mixed Used District) into a PUD (Planned Unit Development). The proposed PUD combines five (5) parcels for a total of 7.54-acres. The property is located on the west side of South Main Street, West Brannen Street, and South College Street (Tax Parcel # S21 000001A000, S20 000066 000, S20-000064 000, S20 000065 000, and S20 000065A000).

Justin Williams introduced the case. Commissioner Becks motioned to open discussion with a second from Commissioner Simmons. The motion passed with a 6-0 vote. Marc Liverman spoke about historic tax credits and provided more info the project. 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 conditions with a second from Commissioner Josey. The motion passed 6-0.

3. **APPLICATION V 26-07-03:** Anthony Hendrickson is requesting a Variance from UDC Section 2.2.11, to allow the use of assembly in LI (Light Industrial) zone for the property located at 201 Johnson Street (Tax Parcel # S18 000175 000).

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

4. **APPLICATION V 26-07-04:** Fincher & Everett Holding LLC is requesting a Variance from UDC Section 2.2.5, Table 2.2.5-A R-15 District Use Permissions to allow the operation of a consulting business in the building located at 206 East Street (Tax Parcel # S29 000121 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. 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 Josey. The motion passed 6-0.

5. **APPLICATION RZ 26-07-05:** 4AM Development, LLC is requesting a Zoning Map Amendment from R-4 (High-Density Residential District) to O (Office and Business District). The Zoning Map Amendment requests is for one (1) parcel of 26.49-acres locates at 6539 Burkhalter Road for a proposed data center (Tax Parcel# 101 000001 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. Applicants Bobby Bagwell and Charles Way spoke about the project. Commissioner Fatica motioned to close the discussion with a second from Commissioner Simmons. The motion passed with a 6-0 vote.

Commissioner Josey motioned to approve with conditions with a second from Commissioner Beck. The motion passed 5-1.

IV. Announcements

V. Adjourn

Commissioner Josey 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



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 26-08-01 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Highway 80 west and Zetterower Road
PETITIONER/REPRESENTATIVE	Philip Searles/ Pape-Dawson Jeb Stewart
EXISTING ZONING:	R-15 (One-Household Residential)/HOC (Highway-Oriented Commercial)
PROPOSED ZONING:	R-4 (High Density Residential District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Developing Neighborhoods and Redevelopment Area
TOTAL ACRES:	17.83-acres (776,674.8 +sq ft)
PARCEL TAX MAP #:	MS48 00002 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Vacant
PROPOSED USE:	Independent Senior Living and Multi-family dwelling.

Planning Commission: September 1, 2026

City Council: September 15, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 26 08-01 DENIAL

DETAILED DISCUSSION	
HISTORY	
Based on historic maps and topographies the parcel seems to have been vacant since the early 20 th century.	
REQUEST	
The petitioner is requesting a Zoning Map Amendment from two zoning districts; R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of R-4 (High Density Residential District). The parcel consists of 17.83-acres of woodland and wetlands. The property is on Highway 80 west and stretches back on to Zetterower Road.	

Case # RZ 26-08-01

Location Map



Zetterower Rd

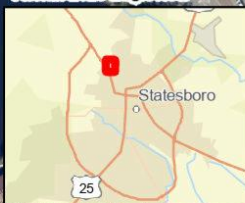
Parcel: MS48000022 000 & S06 000001 000 (Portion)

MYRTLE CROSSING DR

FOALAKE DR

ZETTEROWER RD

1 inch equals 200 feet
Aerial: 2023 Eagleview



STAGIS
CITY OF STATESBORO GIS

Legend

- Subject Property
- City Limits
- Tax Parcel Lines

The boundaries depicted
on this map are approximate and
should be used for reference only

City of Statesboro
Department of Planning
and Development



Case # RZ 26-08-01

Future Land Use Map



Zetterower Rd

Parcel: MS48000022 000 & S06 000001 000 (Portion)

Neighborhood
Center

Established
Residential
Neighborhood

FOXLAKE DR

Developing
Neighborhood

Emerging
Business
Area

Redevelopment
Area

ZETTEROWER RD

1 inch equals 200 feet



HIGHWAY 80 W
N

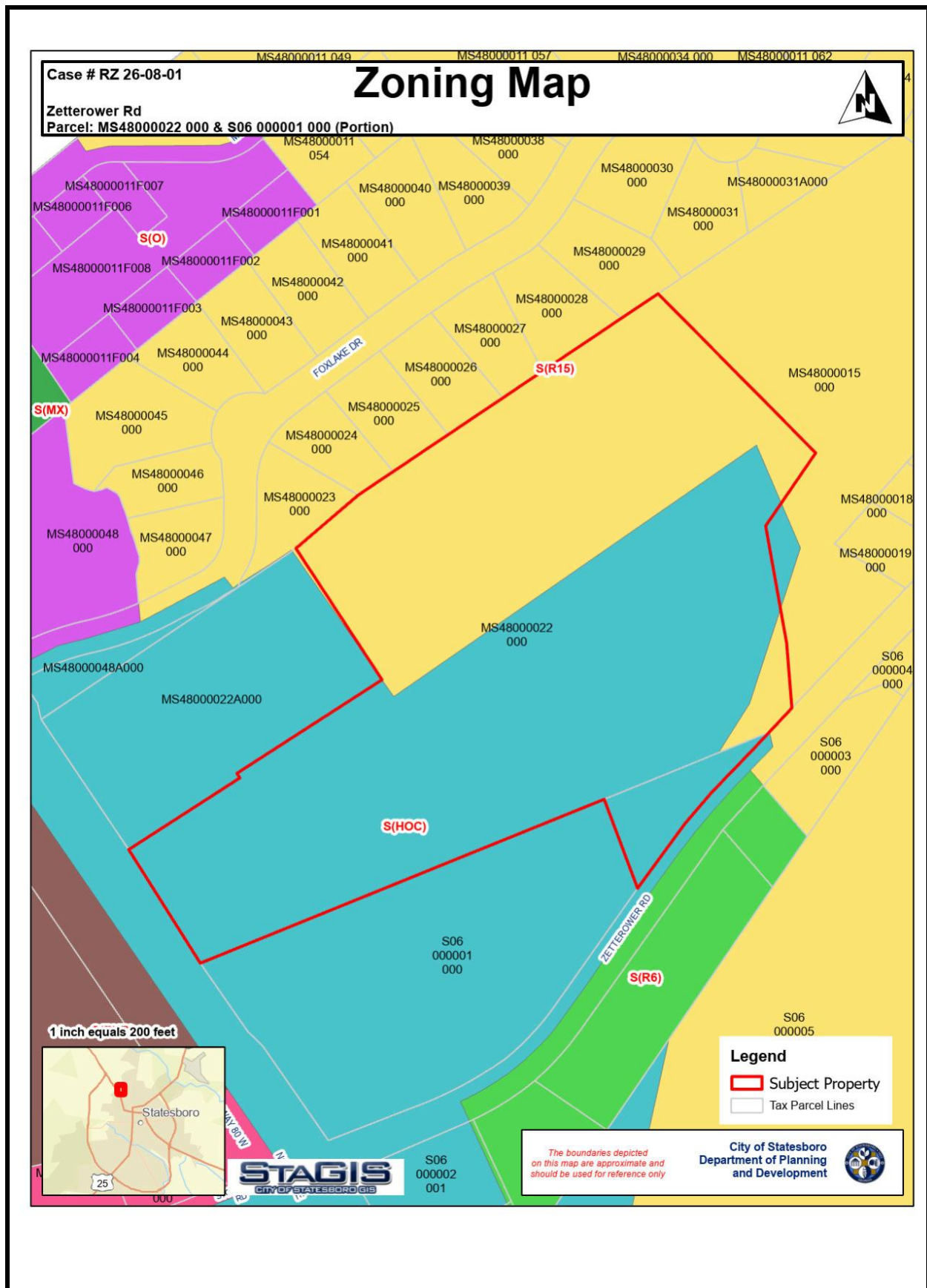
STAGIS
CITY OF STATESBORO GIS

Legend	
Subject Property	Downtown District
Tax Parcel Lines	Emerging Business Area
Future Landuse	
Activity Centers / Regional Centers	Established Residential Neighborhood
Developing Neighborhood	Neighborhood Center
Parks / Conservation	Redevelopment Area
University District	

The boundaries depicted
on this map are approximate and
should be used for reference only

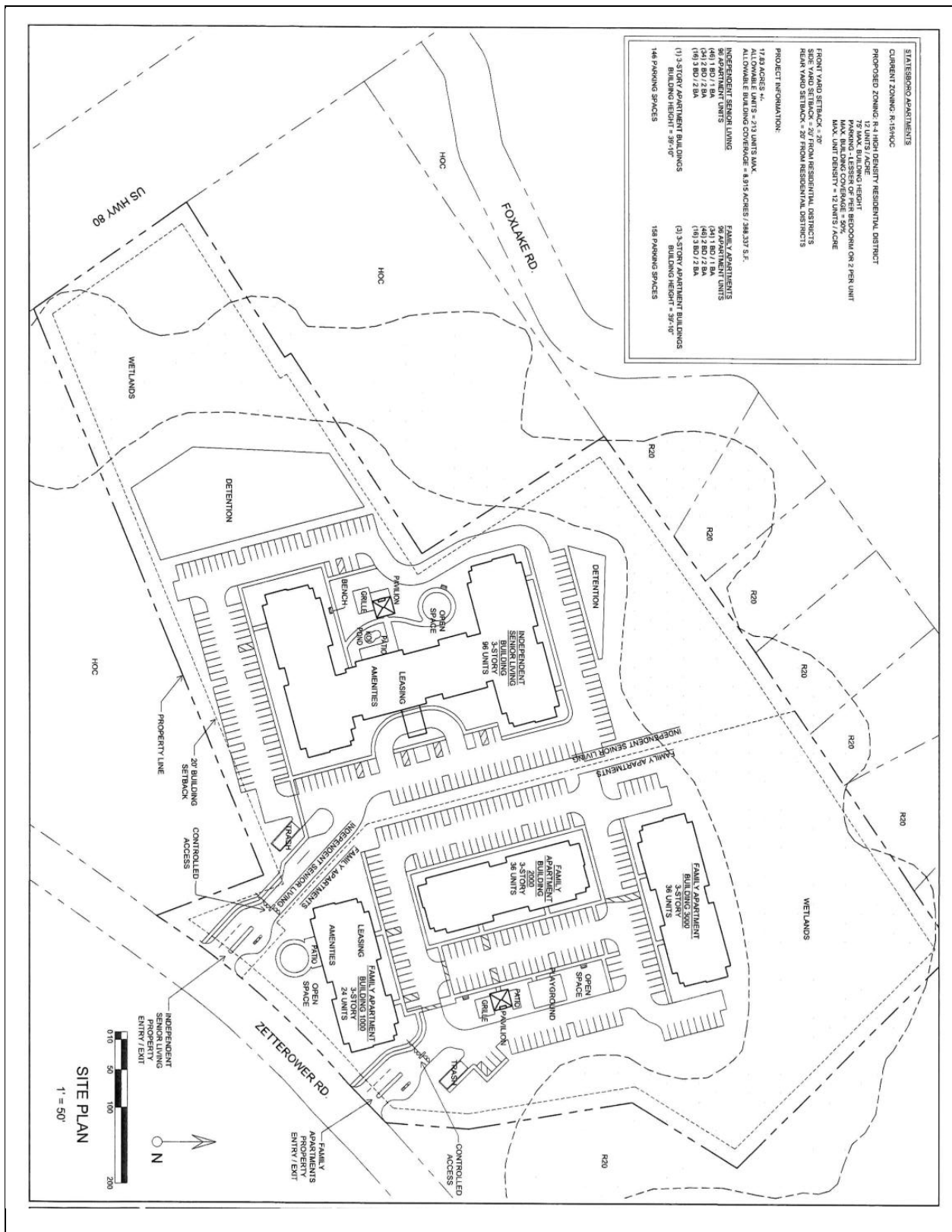
City of Statesboro
Department of Planning
and Development





SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-15 (One Household Residential)	Subdivision
Northeast	R-15 (One Household Residential)	Subdivision
East	R-15 (One Household Residential)	Residential
Northwest	R-15 (One Household Residential)	Subdivision
Southeast	R-6 (One-Household Residential)	Single-family house
South	HOC (Highway Oriented Commercial)	Storage Warehouses
Southwest	LI (Light Industrial)	Storage Warehouses
West	PUD (Planned Unit Development)	Townhouses

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	17.83-acres
Lot	Vacant-undeveloped land with 405.6 feet of frontage along Zetterower Rd and with a depth of 782.50 feet from Zetterower Road directly west to the Foxlake subdivision.
Flooding	The parcel is not in a flood zone.
Wetlands	There are wetlands on the north, northeast, northwest, and southwest.
Easements	There is an existing easement 25 x 300 drainage easement along the southern end of the property.



SITE DETAILS

Site Design and Layout

The proposed project consists of 17.83-acres proposed to consist the following:

Apartments:

Proposed to be a maximum of two (2) stories high and proposed to be a total of 192 units with 161 bedrooms spread through Three (3) buildings.

Roadways and Access:

The proposed project would consist of private roads with two (2) access point that will be gated from Zetterower Road. No access point from Highway 80 west.

The project proposes five (5) foot wide sidewalks to be provided within the community.

Infrastructure/Public Utilities:

The project is planning to connect to City of Statesboro utilities.

Amenity Center:

A club house is proposed for the project, along with playgrounds, a pavilion, grill area and open green spaces.

SITE DESIGN DETAILS

UDC Section 2.2.3 R-4 (High Density Residential District)

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Area:	N/A	N/A
Maximum Building Height:	75 feet	39 feet
Maximum Building Coverage:	50%	50%
Setbacks:		
front yard:	Minimum 20 feet	Minimum 20 feet
side yard:	Minimum 20 feet from residential districts; 10 feet from all other districts.	Minimum 20 feet
rear yard:	Minimum 20 feet from residential districts; 10 feet from all other districts.	Minimum 20 feet

Buffer:	Whenever any nonresidential use abuts a residential zoned area, a buffer must be installed	Using the wetland area as a buffer.
Minimum Amenity Center:	Development with 30 or more units: 10%	10%
ADDITIONAL DIMENSIONAL STANDARDS		
Maximum density of 12 units per acre may be permitted by right; a density greater than 12 units per acre may only be allowed by approval of a special use permit per Section 2.7.5 -Special Use Permits. -212 units allowed		Proposing 192 units at 10.77 units per acre.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant parcel consisting of 17.83 acres of woodland and wetlands, which the petitioner is requesting a Zoning Map Amendment from; R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of R-4 (High Density Residential District).

The proposed zoning district R-4 (High density Residential District) is for the purpose of establishing high density residential districts to encourage the logical and timely development of land for apartment and other high density residential purposes in accordance with objectives, policies, and proposals of the most recently adopted comprehensive plan. In addition, to assure the suitable design of apartments in order to protect surrounding environment of adjacent and nearby neighborhoods. Thus, to ensure that proposed development will constitute a residential environment of sustained desirability and stability and not produce a volume of traffic in excess of the capacity for which access streets are designed.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as part of both the “Developing Neighborhood and Redevelopment Area.” The Developing Neighborhood are areas that may contain a mix of single-family homes, townhomes, or other low to medium density residential developments. Neighborhood-serving commercial development may also be located within this area.

In addition, the Redevelopment Area generally be of a medium density and will be characterized by pedestrian oriented neighborhood scale development. However, the said parcel though is proposed entrance is on Zetterower Road, the nearest intersection is Highway 80 west, which is already high-volume traffic intersection.

In review of the zoning district and comprehensive plan, it is the opinion of Staff the request is not aligned with characteristics of the area, adjacent and nearby properties. The proposed apartments are considered a high-density development in which would cause a much higher volume of traffic than the local streets are designed for.

ENVIRONMENTAL SITE ANALYSIS

The subject property does have wetlands. However, the wetlands are not to be affected by the proposed project.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands. Current site plan shows no impact on the wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer. The proposed project is proposing only access points from Zetterower Road, which is a two-lane street with moderate traffic from local neighborhoods and businesses. There are currently no sidewalks on Zetterower Road. The proposed project would add increased stress to the intersection of Highway 80 West and Zetterower Road. The project at the proposed density could cause an estimate of 872 daily vehicle trips.

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: No, the proposed high-density development is not aligned with the adjacent and nearby neighborhoods.

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

Analysis: Yes, the zoning proposal would have an adverse effect on the adjacent and nearby properties due to the proposed increase of traffic. In addition, the project proposes only access points on to the property from Zetterower Road.

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

Analysis: Yes, there are reasonable economic uses as its currently zoned.

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

Analysis: It is the opinion of Staff, there would little public gain.

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: The property does contain wetlands, which could limit where to build on the property. Also, an addition of a wetland crossing needs to be considered for an added access point from Highway 80 west.

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

Analysis: It is Staff's opinion that while the classification aligns with the comprehensive plan, the subject property lacks the infrastructure capacity to support high density traffic.

Based upon the review of the proposed Zoning Map Amendment and proposed project, it is the opinion of Staff that provided analysis demonstrates that request is out of character with the surrounding neighborhoods and the increase of traffic would cause added stress to existing traffic conditions and local street design.



Subject property: view of the property from the ROW in Zetterower Road, facing north.



Subject property: view of the property from the ROW on Zetterower Road, facing northeast



View of the property to the southeast of the subject property from the ROW on Zetterower Road, facing southeast.



View of the property to the east of the subject property from the ROW on Zetterower Road, facing east.



View of the property to the west of the Subject property from the ROW on Zetterower Road, facing northwest.



Subject property: view of the property from the ROW on Highway 80 west, facing northeast.



View of the intersection of Highway 80 west and Zetterower Road facing northwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **DENIAL of RZ 26-08-01**. If this petition is approved the following enumerated condition(s) shall apply:

1. Approval of the zoning map amendment does not grant the right to begin construction.
2. No Land Disturbance permit shall be issued for the proposed density without GDOT and USACE approval for and additional access to Hwy 80 West.
3. No Land Disturbance permit may be issued without approval of a traffic impact study analysis.
4. The final site plan must show interconnectivity between both phases of 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)

SU 26-08-03 SPECIAL USE PERMIT REQUEST	
LOCATION:	105 Peg Wen Blvd
PETITIONER/REPRESENTATIVE	Robert Fordham
EXISTING ZONING:	R-15 (One-Household Residential)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Established Residential Neighborhood
TOTAL ACRES:	0.93-acres (40,510.80sq ft)
PARCEL TAX MAP #:	MS84000087 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Single family residence
SPECIAL USE REQUEST(S):	To allow sober living residency in a R-15 (One-Household Residential District)

Planning Commission: September 1, 2026

City Council: September 15, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

SU 26-08-03 CONDITIONAL APPROVAL

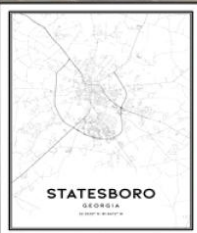
DETAILED DISCUSSION
HISTORY
The 1766 sq ft - single family house with attached garage was constructed in 1965 in the Bel-Air subdivision and has been owned by Robert Fordham since May 2026. The home has been vacant for the last two (2) months.
REQUEST
The special permit request is to allow a sober living home to be established in a R-15 (One Household Residential) zone, which according to the UDC Section, is allowable by special use permit. The sober living home would be for up to eight (8) women to reside.

Case# SU 26-08-03
105 Peg Wen Blvd
Parcel: MS84000087000

Location Map



City of Statesboro
Planning & Development



Case# SU 26-08-03
105 Peg Wen Blvd
Parcel: MS84000087000

Future Land Use Map



Established
Residential
Neighborhood

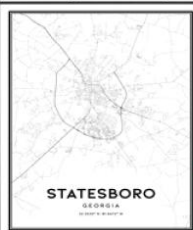
BELAIR DR

THUNDERBIRD CT

Activity Centers /
Regional Centers

Parks /
Conservation

City of Statesboro
Planning & Development



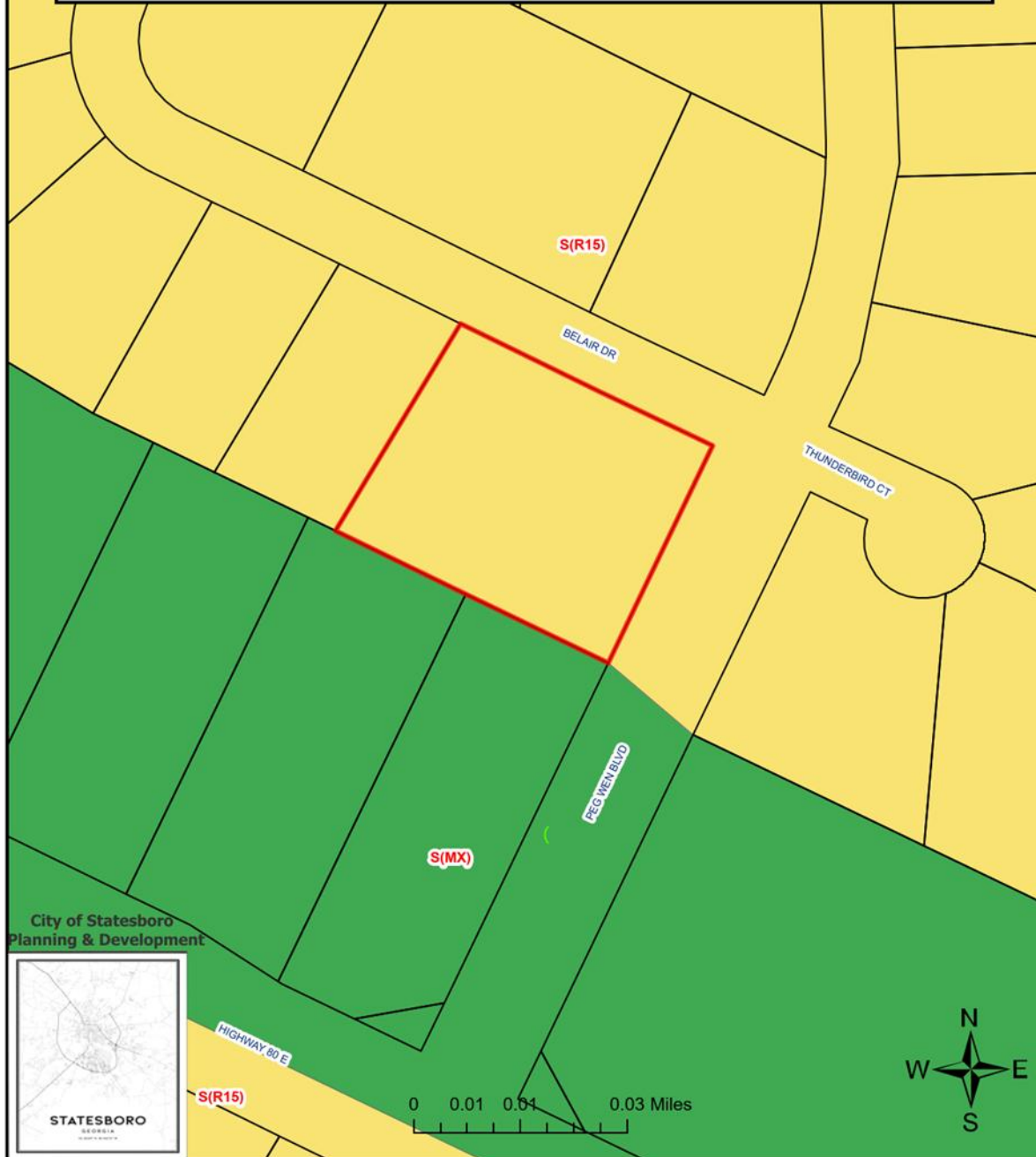
HIGHWAY 80 E

0 0.01 0.02 0.03 Miles



Case# SU 26-08-03
105 Peg Wen Blvd
Parcel: MS84000087000

Zoning Map



SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-15 (One-Household Residential)	Residential
Northeast	R-15 (One-Household Residential)	Residential
East	R-15 (One-Household Residential)	Residential
Northwest	R-15 (One-Household Residential)	Residential
Southeast	MX (Mixed-Use District)	Commercial
South	MX (Mixed-Use District)	Commercial
Southwest	MX (Mixed-Use District)	Commercial
West	R-15 (One-Household Residential)	Residential

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	0.93-acres (40,510.80sq ft)
Lot	225 x 180 sq ft lot with a single-family home
Flooding	None on the parcel.
Wetlands	None on the parcel.
Easements	None on the parcel or nearby.

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a special use permit to allow sober living residency for up to eight (8) women.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Established Residential Neighborhood,” which are neighborhoods that have been developed and may contain some non-residential uses. These areas are typically low to medium density; however, some higher density residential neighborhoods are located within this area. Significant growth and change are generally not anticipated in this area,

The request is consistent with the comprehensive plan and remains consistent with character of the surrounding area.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, and does not contain wetlands.

CONDITIONAL ZONING STANDARDS OF REVIEW

The Statesboro Zoning Ordinance permits the grant of conditional zoning upon a finding by the governing body that the requested use is “of the same general character” as those uses permitted within the district without the grant of a special exception and requires that “in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as\ for] determinations of amendments.” Chapter 2: Section 2.7.6(K) of the Unified Development Code lists eight (8) factors that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

1. Existing uses and zoning of property nearby.

Analysis: The property is surrounded by residential development to the north, east and west. Commercial development to the south, southeast and southwest.

2. The extent to which property values are diminished by the particular zoning restrictions.

Analysis: The property values do not diminish. The special use permit is required by the UDC.

3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

Analysis: The proposed use would not likely have a negative impact on the adjacent properties.

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

Analysis: There would no hardship to the property owner. It could still be used as single-family residence.

5. The suitability of the subject property for the zoned purposes.

Analysis: The Unified Development Code does allow for provisions of this type of development through a special use permit application.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

Analysis: The property has been vacant for two months. The house and most of the subdivision were built in the late 1960s.

7. The extent the proposed change would impact the following: Population density in the area, community facilities, living conditions in the area, traffic patterns and congestion, environmental aspects, existing and future land use patterns, and property values in adjacent areas.

Analysis: It is highly unlikely that the change in use would cause any substantial impact on any of the surrounding property values or uses.

8. Consistency with other governmental land use, transportation and development plans for the community.

Analysis: The requested special use permit in the R-6 district aligns with the Comprehensive Plan goals for this specific area of the city by a allowing different types of residential uses to be utilize in the area, Thus, reminding consistent with the City of Statesboro Zoning Ordinance.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis is demonstrating that the existing residential home is suitable for sober living residency. According to the UDC, a group home is allowable through a special use permit. Thus, the application and staff report serve to fulfill the request.



Subject property: view of the subject property from the ROW on Peg Wen Blvd, facing west.



Subject property: view of the subject property from the ROW on Bel-Air Drive, facing south.



View of the property to the south of the subject property, facing south.



View of the property north of the subject property from the ROW on Bel-Air Drive, facing north.



View of the property east of the subject property from the ROW on Peg Wen Blvd, facing east.



View of the property southwest of the subject property from the ROW on Peg Wen Blvd, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of SU 26-08-03**. If this petition is approved to following enumerated condition(s) shall apply:

1. Approval of this special use permit does not grant the right to conduct alterations on the property. All construction must be reviewed and approved by the city.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 26-08-04 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Tormenta Way
PETITIONER/REPRESENTATIVE	Techwood Loding, LLC/ Legacy Development-William Collins
EXISTING ZONING:	PUD (Planned Unit Development)
PROPOSED ZONING:	MX (Mixed Use)
OVERLAYS/DISTRICTS:	None
FUTURE LAND USE CLASSIFICATION	Activity Centers/ Regional Centers
TOTAL ACRES:	3.80-acres (165528.0 sq ft)
PARCEL TAX MAP #:	Portion of 076 000001 002
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Vacant
PROPOSED USE:	Hotel

Planning Commission: September 1, 2026

City Council: September 15, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 26-08-04 CONDITIONAL APPROVAL

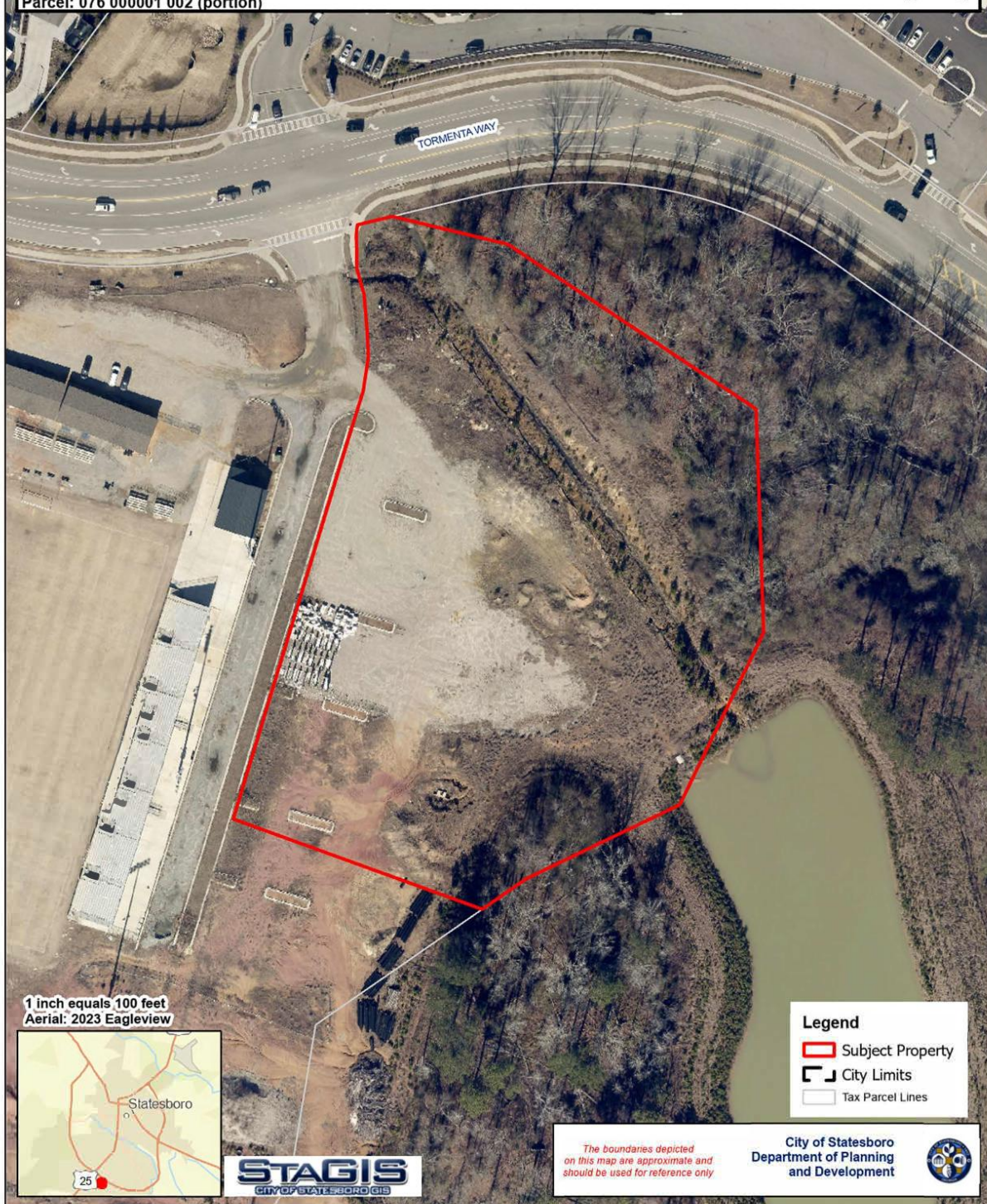
DETAILED DISCUSSION
HISTORY
Based on historic aerial maps, this area was farmland until about late 1990s. In early 2000s, slowly was transitioning from rural agricultural area to a commercial activity center. This parcel was part of the 291.74-acres annexation from 2010 (AN 10-06-01), which was zoned at that time as a Planned Unit Development-Commercial Retail (PUD-CR). In 2018-2019 the area was allocated 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 3.80-acre portion of the parcel on the corner of Old Register Way and Tormenta Way and it is proposed for a hotel development.

Case # RZ 26-08-04

Location Map



Tormenta Way
Parcel: 076 000001 002 (portion)



Case # RZ 26-08-04

Future Land Use Map

Tormenta Way

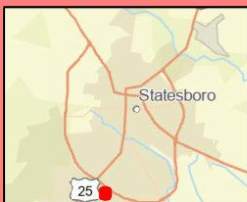
Parcel: 076 000001 002 (portion)



TORMENTA WAY

Activity Centers /
Regional Centers

1 inch equals 100 feet



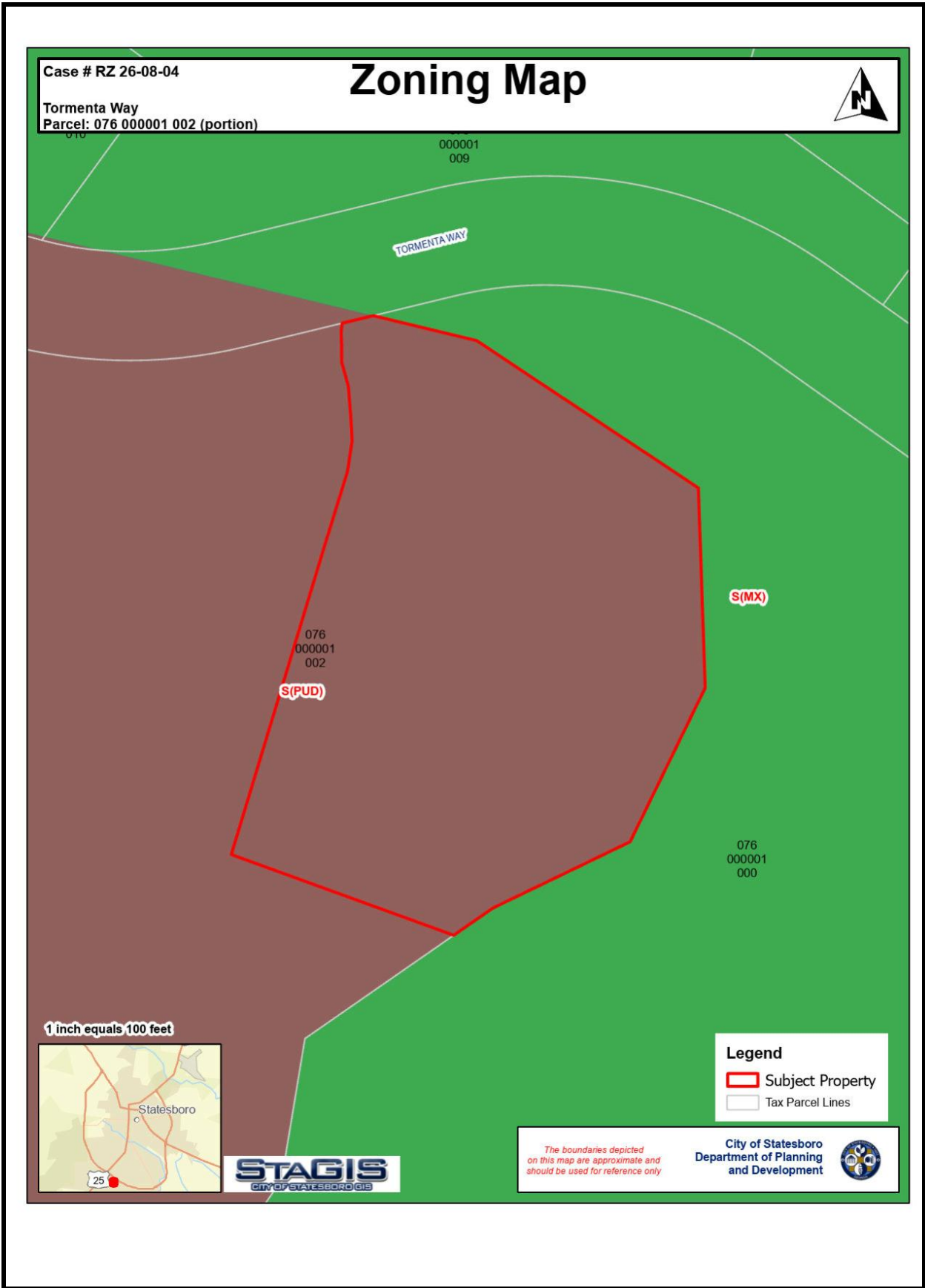
STAGIS
CITY OF STATESBORO GIS

Legend	
Subject Property	Downtown District
Future Landuse	Emerging Business Area
Character_Areas	Established Residential Neighborhood
Activity Centers / Regional Centers	Neighborhood Center
Developing Neighborhood	Parks / Conservation
	Redevelopment Area
	University District

The boundaries depicted
on this map are approximate and
should be used for reference only

City of Statesboro
Department of Planning
and Development





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 CHARACTERISTICS	
Overlay/District	TAD (Tax Allocation District)
Acreage	3.80-acres
Lot	Parcel off Tormenta Way across from the Publix commercial center.
Flooding	The parcels are not in a flood zone. FIRM Panel 13031C0216D effective 08/05/2010.
Wetlands	No Wetlands on the property.
Easements	The tract along Tormenta Way has 100 ft public ROW. There is a proposed 60 ft ROW in order to establish primary access to the parcel.

SITE DETAILS

Site Design and Layout

The proposed project site sits at the corner Tormenta Way and Old Register Way east of the soccer stadium. The proposed project site is 3.80-acres consisting of the following:

Hotel:

A four-story, 122-room hotel - WoodSpring Suites extended stay hotel with accompanying parking.

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

<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	10 feet
side yard:	Minimum 5 feet	120 feet each side
rear yard:	Minimum 5 feet	50 feet
Parking: 1 per guestroom + any required spaces for additional uses (e.g., eating establishments, offices)	122 plus other uses	138 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 building 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 not serviced by City Water. However, there are water and sewage lines available nearby.

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 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 east.



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



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



View of the property west of the subject property from the ROW on Tormenta Way, facing southwest.



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

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-08-04**. 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.

Chapter 62: Subdivision Incentive Program**Sec. 62-1. Purpose and Intent.**

The purpose of this chapter is to establish a local incentive framework for eligible workforce housing developments that support the City's participation in the Georgia Department of Community Affairs and OneGeorgia Authority Workforce Housing Initiative, or any successor state workforce housing infrastructure program approved for substantially similar purposes.

This chapter is intended to allow the City, when authorized by the Mayor and City Council, to provide City-controlled incentives and in-kind contributions that may be used to support eligible workforce housing projects and related infrastructure. The chapter is further intended to ensure that any such incentive is conditioned upon public-purpose findings, City Council approval, compliance with applicable local codes, approval and performance under a development agreement, completion or acceptance milestones, and appropriate recapture and enforcement remedies.

Nothing in this chapter creates an entitlement to any incentive, fee waiver, fee credit, infrastructure participation, grant application, development approval, rezoning, annexation, utility extension, or allocation of City funds.

Sec. 62-2. Definitions.

For purposes of this chapter, the following terms shall have the meanings set forth in this section unless the context clearly requires otherwise.

"Applicant" means a property owner, developer, builder, or other person or entity requesting consideration under this chapter. For purposes of a Workforce Housing Initiative application, the City shall serve as the local government applicant when the Mayor and City Council authorize submission of such application, and any private party shall participate as the project sponsor, developer, property owner, or other supporting party as provided in the applicable development agreement and Workforce Housing Initiative requirements.

"City-controlled development fees" means fees, charges, or required contributions imposed by the City and within the legal authority of the City to waive, credit, reimburse, defer, or otherwise treat as an eligible local incentive. The term may include building permit fees, water tap fees, sewer tap fees, and other City-controlled development-related fees that are eligible under applicable law and approved by the Mayor and City Council. The term does not include fees, charges, taxes, assessments, pass-through charges, or exactions that the City is not legally authorized to waive, credit, reimburse, or use as a local contribution.

"Development agreement" means a written agreement approved by the Mayor and City Council and executed by the City and the applicant or other responsible project parties that establishes the terms, conditions, obligations, milestones, remedies, and enforcement provisions applicable to a project receiving incentives under this chapter.

“Eligible project” means a residential development that satisfies the eligibility requirements of this chapter, is located within the City limits or is subject to an approved pre-annexation or annexation process acceptable to the City, complies with applicable local codes, and is determined by the Mayor and City Council to further the public purposes of this chapter.

“In-kind allowance” means the maximum City-approved value of eligible City-controlled fee waivers, fee credits, reimbursements, infrastructure participation, or other City-controlled contributions that may be recognized as a local in-kind contribution or incentive for an eligible project, subject to this chapter, the applicable development agreement, and Workforce Housing Initiative requirements.

“Workforce Housing Initiative” or “WHI” means the Georgia Department of Community Affairs and OneGeorgia Authority Workforce Housing Initiative, including any applicable program manuals, application instructions, award terms, grant agreements, construction loan requirements, and successor requirements adopted by the state or administering agency.

Sec. 62-3. Eligibility.

A project may be considered for incentives under this chapter only if the Mayor and City Council determine that the project satisfies the requirements of this section and that participation by the City serves a valid public purpose.

The project must be located within the corporate limits of the City of Statesboro at the time incentives are earned, disbursed, credited, or accepted, unless the Mayor and City Council approve consideration in connection with a pre-annexation or annexation process. A project outside the City limits shall not receive final incentive benefits unless annexation, utility service, development approvals, and any other required City actions have been completed or made effective in the manner required by the development agreement.

The project must be capable of compliance with all applicable City codes, ordinances, standards, permitting requirements, utility requirements, land development requirements, and building requirements. Approval under this chapter does not waive zoning, subdivision, engineering, environmental, building, fire, stormwater, utility, or other generally applicable regulatory requirements unless the waiver is expressly authorized by law and approved by the Mayor and City Council.

The project must be suitable for inclusion in, or support of, a Workforce Housing Initiative application or award as determined by the City. WHI alignment may include, as applicable, infrastructure grant eligibility, housing construction loan eligibility, local government applicant requirements, completion timelines, repayment obligations, local code compliance, and other state program requirements.

The Mayor and City Council may consider project size, location, infrastructure needs, utility capacity, cost to the City, consistency with adopted plans, housing type, affordability or workforce housing commitments, readiness to proceed, the availability of state funding, and the applicant’s ability to perform. The City may decline to proceed with any project, or may require modification of a project, when the City determines that required infrastructure, utility extensions, public improvements, operating impacts, fiscal exposure, or administrative obligations are not acceptable to the City.

Sec. 62-4. Development Standards and WHI Application Readiness.

An eligible project must demonstrate readiness for City review and potential WHI application support. At a minimum, the applicant shall provide sufficient information for the City to evaluate site control, project scope, number and type of housing units, proposed infrastructure, estimated costs, development schedule, requested incentives, requested City participation, zoning status, utility service, permitting requirements, and any proposed phasing.

The project must be designed and constructed in compliance with applicable local codes and approved plans. The applicant shall be responsible for obtaining all required land use approvals, permits, engineering approvals, inspections, utility approvals, certificates, and other authorizations. Approval under this chapter shall not constitute approval of any separate regulatory permit or development authorization.

When WHI infrastructure grant funding is sought, the project schedule must be capable of satisfying the applicable WHI infrastructure grant completion timeline, including the current requirement that infrastructure grant activities be completed within 30 months, unless the administering agency approves a different period under applicable program requirements.

When WHI construction loan funding is sought, the project schedule must be capable of satisfying the applicable construction loan requirements, including the current requirement that homes financed through the construction loan be completed, sold, and the loan repaid within two years, unless the administering agency approves a different period under applicable program requirements.

Sec. 62-5. Application and Review Procedure.

An applicant seeking consideration under this chapter shall submit an application to the City in a form approved by the City Manager or designee. The application shall include all information reasonably required by the City to evaluate eligibility, project readiness, requested incentives, proposed public improvements, estimated City participation, proposed phasing, WHI compliance, and the applicant's capacity to perform.

The City Manager or designee may require supplemental information, including cost estimates, engineering materials, title or site control documentation, market or housing information, schedules, financing information, utility capacity information, draft covenants, proposed affordability or workforce housing commitments, and any other materials necessary to evaluate the request.

Following administrative review, the City Manager or designee may present the request to the Mayor and City Council for consideration. No incentive under this chapter shall be approved unless the Mayor and City Council authorize the incentive and approve the material terms of a development agreement. City Council approval may be granted, denied, continued, or conditioned in the discretion of the Mayor and City Council.

The City may coordinate review of the local incentive request with a WHI application, grant award, construction loan, annexation request, rezoning request, utility extension request, subdivision approval, development permit, building permit, or other required approval. Such coordination shall not require the City to approve any separate request.

Sec. 62-6. Authorized Incentives and In-Kind Allowance.

Subject to approval by the Mayor and City Council, the City may authorize incentives for an eligible project in the form of waivers, credits, reimbursements, deferrals, cash contributions or in-kind recognition of City-controlled development fees and City-controlled contributions. Eligible incentives may include building permit fee waivers or credits, water tap fee waivers or credits, sewer tap fee waivers or credits, and other eligible City-controlled development fee waivers or credits approved by the Mayor and City Council.

The total approved in-kind allowance for a project shall not exceed five percent of the maximum WHI infrastructure grant amount available for the project, or the actual amount of eligible City-controlled fees and City-approved contributions, whichever is less. In-kind allowances may be authorized in addition to any cash match as required by the funding entity. Based on the current WHI maximum infrastructure grant amount of \$2,500,000.00, the current illustrative ten percent cap is \$250,000.00. If the Georgia Department of Community Affairs, OneGeorgia Authority, or any successor program establishes a different maximum infrastructure grant amount, the illustrative cap shall be adjusted by applying the same ten percent limitation to the successor maximum grant amount, unless otherwise approved by ordinance or required by state program rules.

The City may limit incentives by project phase, housing unit count, infrastructure segment, permit type, cost category, completion milestone, acceptance milestone, or other criteria stated in the development agreement. The City may also require that incentives be structured as credits or reimbursements rather than upfront waivers when necessary to protect the City's fiscal interests or to align incentives with performance.

No incentive shall apply to any fee, charge, assessment, tax, pass-through cost, state fee, county fee, school fee, utility provider charge, inspection cost, professional service cost, or other amount that the City is not legally authorized to waive, credit, reimburse, or treat as an eligible local contribution.

Sec. 62-7. Development Agreement Required.

No incentive shall be effective unless and until the City and the applicant or other responsible project parties execute a development agreement approved by the Mayor and City Council. The development agreement shall be a condition of participation under this chapter and may be recorded in the real property records when the City determines that recording is appropriate.

The development agreement shall identify the property, project, parties, approved incentives, maximum in-kind allowance, phasing, infrastructure obligations, utility obligations, housing obligations, WHI obligations, local code compliance obligations, insurance requirements, indemnification requirements, reporting requirements, security requirements, milestones, deadlines, default provisions, recapture provisions, termination rights, and remedies.

The agreement may require performance bonds, payment bonds, letters of credit, escrowed funds, guarantees, restrictive covenants, declarations, development conditions, repayment covenants, or other security acceptable to the City. The City may require such security to protect public funds, public infrastructure, waived fees, credited fees, grant obligations, and other City interests.

If a project is phased, the development agreement shall specify the incentives, obligations, milestones, and remedies applicable to each phase. The City may condition incentives for later phases upon completion, inspection, acceptance, sale, occupancy, reporting, repayment, or other performance requirements for earlier phases.

The City shall retain discretion over public improvements, utility extensions, infrastructure participation, and any improvements that may impose material cost, operational, maintenance, capacity, or fiscal impacts on the City. Nothing in this chapter requires the City to construct, fund, accept, maintain, or approve any improvement that the City determines is not in the public interest or is not feasible under applicable financial, engineering, utility, legal, or operational standards.

Sec. 62-8. Buydown, Milestone, Recapture, and Enforcement Requirements.

Incentives approved under this chapter shall be earned only upon satisfaction of the milestones, conditions, and acceptance requirements stated in the development agreement. The City may require that a fee waiver, fee credit, reimbursement, buydown, infrastructure contribution, or other incentive be withheld until the applicable homes, infrastructure, permits, inspections, acceptances, sales, repayments, or other performance milestones are completed.

Unearned incentives may be withheld. If fees have been waived, credited, deferred, reimbursed, or otherwise treated as an incentive before all applicable conditions are satisfied, the development agreement shall authorize the City to recapture the value of unearned incentives if the project does not proceed, if required milestones are not met, if WHI requirements are not satisfied, if homes are not completed or sold as required, if loan repayment obligations are not met, if local code compliance is not maintained, or if the applicant otherwise defaults.

If the project does not move forward, the City may terminate the development agreement, recover disbursed amounts, recapture waived or credited fees, draw upon required security, withhold further permits or incentives to the extent authorized by law, and pursue all remedies available under the development agreement, this chapter, and applicable law.

The development agreement may provide that recaptured amounts constitute a contractual repayment obligation, lienable obligation where authorized by law, permit condition, utility account obligation, or other enforceable obligation. The City may require repayment with interest, administrative costs, legal fees, collection costs, engineering costs, and other amounts permitted by the development agreement and applicable law.

Remedies provided under this chapter are cumulative and not exclusive. The City may pursue any one or more remedies concurrently or successively, subject to applicable law.

Sec. 62-9. Administration.

The City Manager, or the City Manager's designee, shall administer this chapter. Administrative responsibilities may include preparing application forms, requesting information, coordinating departmental review, evaluating WHI readiness, negotiating proposed development agreement terms,

monitoring compliance, maintaining records, and presenting recommendations to the Mayor and City Council.

The City Attorney shall review development agreements and related legal instruments for form and legal sufficiency before execution by the City. The Finance Director or designee may review proposed fee waivers, credits, reimbursements, in-kind allowances, grant obligations, repayment provisions, security requirements, and fiscal impacts. The Planning and Development Department, Engineering Department, Public Utilities Department, Fire Department, and other City departments may review matters within their respective areas of responsibility.

The City may adopt administrative forms, procedures, schedules, and submittal requirements to implement this chapter, provided that such administrative materials are consistent with this chapter and any action requiring Mayor and City Council approval is not made effective without such approval.

Sec. 62-10. No Entitlement; Reservation of Rights.

Submission of an application under this chapter does not create any vested right, entitlement, contract right, development approval, fee waiver, fee credit, reimbursement, grant award, construction loan approval, utility commitment, capacity reservation, annexation approval, zoning approval, permit approval, or right to City participation.

The Mayor and City Council reserve the right to approve, deny, modify, condition, suspend, or terminate participation under this chapter in accordance with applicable law and any approved development agreement. The City may decline to serve as applicant for a WHI application, may decline to accept a WHI award, may decline to provide local incentives, and may decline to proceed with a project if the City determines that doing so is not in the public interest or is not consistent with applicable legal, financial, engineering, utility, operational, or policy considerations.

All incentives are subject to annual appropriation, availability of funds, applicable law, state program requirements, local code compliance, and the terms of the approved development agreement.

Sec. 62-11. Severability Within Chapter.

If any section, subsection, sentence, clause, phrase, or provision of this chapter is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this chapter. The Mayor and City Council declare that they would have adopted this chapter and each section, subsection, sentence, clause, phrase, and provision thereof irrespective of the fact that any one or more portions may be held invalid, unconstitutional, or unenforceable.

Section 3. Codification.

The City Clerk and the codifier are authorized to codify Section 2 of this Ordinance as Chapter 62 of the Code of Ordinances of the City of Statesboro, Georgia, and to make non-substantive formatting, numbering, capitalization, punctuation, and cross-reference corrections necessary for codification, provided that no substantive change is made without further action of the Mayor and City Council.

Section 4. Severability.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance. The Mayor and City Council declare that they would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, and provision thereof irrespective of the fact that any one or more portions may be held invalid, unconstitutional, or unenforceable.

Section 5. Repeal of Conflicting Ordinances.

All ordinances, parts of ordinances, resolutions, policies, or other actions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

First Reading: September 1, 2026

Second Reading: September 15, 2026

MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

Attest: Leah Harden, City Clerk