



*City of Statesboro*  
*Department of Planning and Development Memorandum*

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**Statesboro Planning Commission**

**April 2, 2024**

**5:00 P.M.**

**City Hall Council Chamber**

**Meeting Minutes**

**Present:** Planning Commission members: Cathy Dixon, Savannah Beck, Ron Simmons, Matthew Lovett, Joseph Folsom, Len Fatica and James Thibodeau; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner) David Moyer (Assistant Director of Engineering) **Absent:**

**I. Call to Order**

Commissioner Dixon called the meeting to order.

**II. Invocation & Pledge of Allegiance**

Commissioner Dixon led in the invocation & pledge.

**III. Approval of Minutes**

1. March 5, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of March 5, 2024 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of March 5, 2024 with a 7-0 vote.

**IV. New Business**

1. **APPLICATION RZ 24-03-01:** Nikira Boggs requests a Zoning Map Amendment from the LI (Light Industrial) zoning district to the MX (Mixed-Use) zoning district on approximately 0.31 acres of property in order develop a walk-up restaurant at 193 West Main Street (Tax Parcel # S18 000178 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 7-0. Commissioner Simmons motioned to close the hearing with a second from Commissioner Folsom. The motion passed 7-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Folsom. The motion passed 6-1.

2. **APPLICATION SUB 24-03-02:** Simcoe Investment Group, LLC requests a Preliminary Subdivision PLAT on approximately 26.32 acres of property in order to construct 152 townhome units on Jones Mill Road (Tax Parcel # MS84000002 001).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Beck. The motion passed 7-0. Keith Stevens spoke in favor of the application. John Almgison spoke against the application. Commissioner Simmons motioned to close the hearing with a second from Commissioner Fatica. The motion passed 7-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 7-0.

3. **APPLICATION RZ 24-03-03 & V 24-03-03:** Ogeechee Area Hospice requests a Zoning Map Amendment from the O/R-15 (Office and Business/Single-Family Residential) zoning district to the O (Office & Business) Zoning District on approximately 0.49 acres of property in order develop an expansion to the existing hospice business at 1001 East Inman Street (Tax Parcel # S18 000178 000).

Kathy Field introduced the case. Commissioner Folsom motioned to open the public hearing with a second from Commissioner Simmons. The motion passed 7-0. Doug Lambert spoke in favor of the application. John Stevens also spoke in favor of the application. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 7-0.

After discussion, Commissioner Folsom motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 7-0.

4. **APPLICATION RZ 24-03-05:** Burbank Pointe, LLC requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district on approximately 0.32 acres of property in order develop an infill cottage court 231 East Main Street (Tax Parcel # S39 000054 000).

Kathy Field introduced the case. Commissioner Simmons motioned to open the public hearing with a second from Commissioner Fatica. The motion passed 7-0. Mitchell Ball spoke in favor of this project. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 7-0.

After discussion, Commissioner Simmons motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 7-0.

## V. **Announcements**

Kathy Field reminded the Planning Commissioners about their attendance and the days they could miss per year.

## VI. **Adjourn**

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Simmons seconded, and the motion carried 7-0.



Chair – Cathy Dixon



Secretary – Kathleen Field  
Director of Planning & Development