



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

September 2, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Savannah Beck, Joseph Folsom, Jim Thibodeau, Ronald Simmons, Matthew Lovett and Len Fatica: **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), and Jermaine Foster (City 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. August 5, 2025 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of July 1, 2025 with a second from Commissioner Simmons. The motion was passed to approve the minutes of with 7-0 vote.

III. New Business

1. **APPLICATION RZ 25 05-08:** VSB Development LLC requests a Zoning Map Amendment of an existing PUD of approximately 138.06 to add 99.53-acres an addition of four (4) parcels along Old Register Road and Highway 301 South (Tax Parcels # 077 000059 000, 077 000053 000, 076 000001 005, 076 000001 003).

Justin Williams introduced the case. Gohagen spoke regarding how the proposed project meets the City's Comprehensive Plan and the current PUD is a Tax Allocation District. Additionally, Clark O'Barr the engineer for the project answers question about the traffic study. Commissioner Simmons motion to close public discussion with a second from Commissioner Fatica. The Motion passes 7-0.

Commissioner Fatica makes a motion to approve with stated conditions for the case Commissioner Simmons seconds. The motion passed 7-0.

2. **APPLICATION RZ 25-07-01:** Bobby Vangiller requests a Zoning Map Amendment of 0.95-acres from the R-15 (One-Household Residential) and HOC (Highway Oriented Commercial) to HOC (Highway Oriented Commercial) along East Parrish Street (Tax Parcel# S26 0000051 000).

Justin Williams introduced the case. Motion to open public discussion. Commissioner Beck to open discussion with a second from Folsom. No discussion. Motion to close, Commissioner Simmons motion to close with a second from Folsom. Commissioner Simmons motion to approve with states conditions with a second from Commissioner Fatica. Motion passes 7-0.

3. **APPLICATION RZ 25-07-02:** Hussey Gay Bell requests a Zoning Map Amendment of 1.72-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential District) on the corner of Northbridge Drive and Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C3). **APPLICATION RZ 25-07-03:** Hussey Gay Bell requests a Zoning Map Amendment of 1.65-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential District) on Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C4).

Justin Williams introduced the case. Motion to open public discussion. Commissioner Fatica to open discussion with a second from Commissioner Folsom. Hayden Rollins speaks about the project. Commissioner Beck motion to close public discussion with a second from Commissioner Folsom. The Motion passes 7-0.

Commissioner Fatica motions to approve with stated conditions for the case with a second from Commissioner Simmons. Motion passes 7-0 vote.

IV. Announcements

V. Adjourn

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

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development