



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

December 2, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. November 4, 2025

IV. New Business

1. **APPLICATION SUB 25 -11-01:** EMC Engineering/Cody Rogers is requesting a Preliminary Subdivision for approximately 3.89-acres. The property is zoned R-3 (Medium Density Multi-Family Residential) located on Cindy Lane and Beasley Road (Tax Parcels # MS92000013 000, MS92000016 000, MS92000017 000, and MS92000019 000).
2. **Nomination of Chair and Vice Chair:** Those elected as Chair and Vice Chair will be seated accordingly at the upcoming January meeting.

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

December 2, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Savannah Beck, Joseph Folsom, Jim Thibodeau, Len Fatica Logan Josey and Ronald Simmons: **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), Monica Gann (Senior Planner) and Brad Deal (Director of Public Utilities and Public Works).

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. November 4, 2025 Meeting Minutes.

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

III. New Business

1. **APPLICATION SU 25-10-06:** Brenda Neal requests a special use permit for the property at 9041 Whispering Pines Boulevard. Applicant requests the property to be used has a residency and foster care residency for children between five and ten years old. (Tax Parcel # MS42 000008 216).

Justin Williams introduced the case. Motion to open public discussion. Commissioner Simmons motioned to open discussion with a second from Commissioner Fatica. The petitioner spoke more in detail about the project and the organization's mission. Motion to close public discussion, Commissioner Beck motioned to close with a second from Commissioner Simmons.

Commissioner Simmons motioned to approve with conditions with a second from Commissioner Fatica. The motion passes 7-0.

2. **APPLICATION RZ 25-10-07 and RZ 25-10-08:** Southeastern Property Acquisitions is requesting a Zoning Map Amendment of approximately 5.22-acres from R-6 (One Household Residential) to MX (Mixed Used District of properties located 6850 Cypress Lake Road and 7406 Veterans Memorial Parkway (Tax Parcels # MS33 000023 002, MS42000004A000).

Justin Williams introduced the case. Motion to open public discussion. Commissioner Fatica motioned to open discussion with a second from Commissioner Beck. Petitioner's representative Stephen Rushing spoke about the project in detail. Commissioner Thibodeau asks about the impacts of the traffic study. Brad Deal answers Commissioner Thibodeau concerns regarding concerns the implication of the amount of traffic the grocery might bring on to Cypress Lake Road. Motion to close public discussion, Commissioner Beck motioned to close with a second from Commissioner Simmons.

Commissioner Fatica motioned to approve with conditions with a second from Commissioner Thibodeau. The motion passes 7-0.

3. **APPLICATION RZ 25-10-09:** Boro Land Consultants, LLC & CE, Investments, LLC is requesting a Zoning Map Amendment from HOC (Highway Oriented Commercial District) to R-4 (High Density Residential District) of approximately .49-acres of property located at 201 North College Street (Tax Parcel # S17 000047 000).

Justin Williams introduced the case. Motion to open public discussion. Commissioner Simmons motioned to open discussion with a second from Commissioner Beck. The petitioner Nathan Brown speaks about the project. Motion to close, Commissioner Fatica motioned to close with a second from Commissioner Josey.

Commissioner Simmons motioned to approve with conditions with a second from Commissioner Josey. The motion passes 7-0.

IV. Announcements

Justin Williams announced the vote for Chairperson will be in December.

V. Adjourn

Commissioner Fatica 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



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

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SUB 25-11-01 PRELIMINARY SUBDIVISION REQUEST	
LOCATION:	Cindy Lane and Beasley Road
PETITIONER/REPRESENTATIVE	EMC Engineering Services, INC/Cody Rogers
EXISTING ZONING:	R-3 Medium Density Multi-Household Residential
PROPOSED ZONING:	R-3 Medium Density Multi-Household Residential
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Established Residential Neighborhood
TOTAL ACRES:	3.89-acres (169448.4 sq ft)
PARCEL TAX MAP #:	MS92000013 000 (0.81-acres) MS92000016 000 (0.64-acres) MS92000017 000 (2.04-acres) MS92000019 000 (0.83-acres)
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant and partially cleared
PROPOSED USE:	Eleven (11) Duplexes: twenty-two (22) units

Planning Commission: December 2, 2025
City Council: December 16, 2025

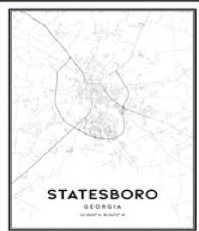
STAFF/PLANNING COMMISSION RECOMMENDATION

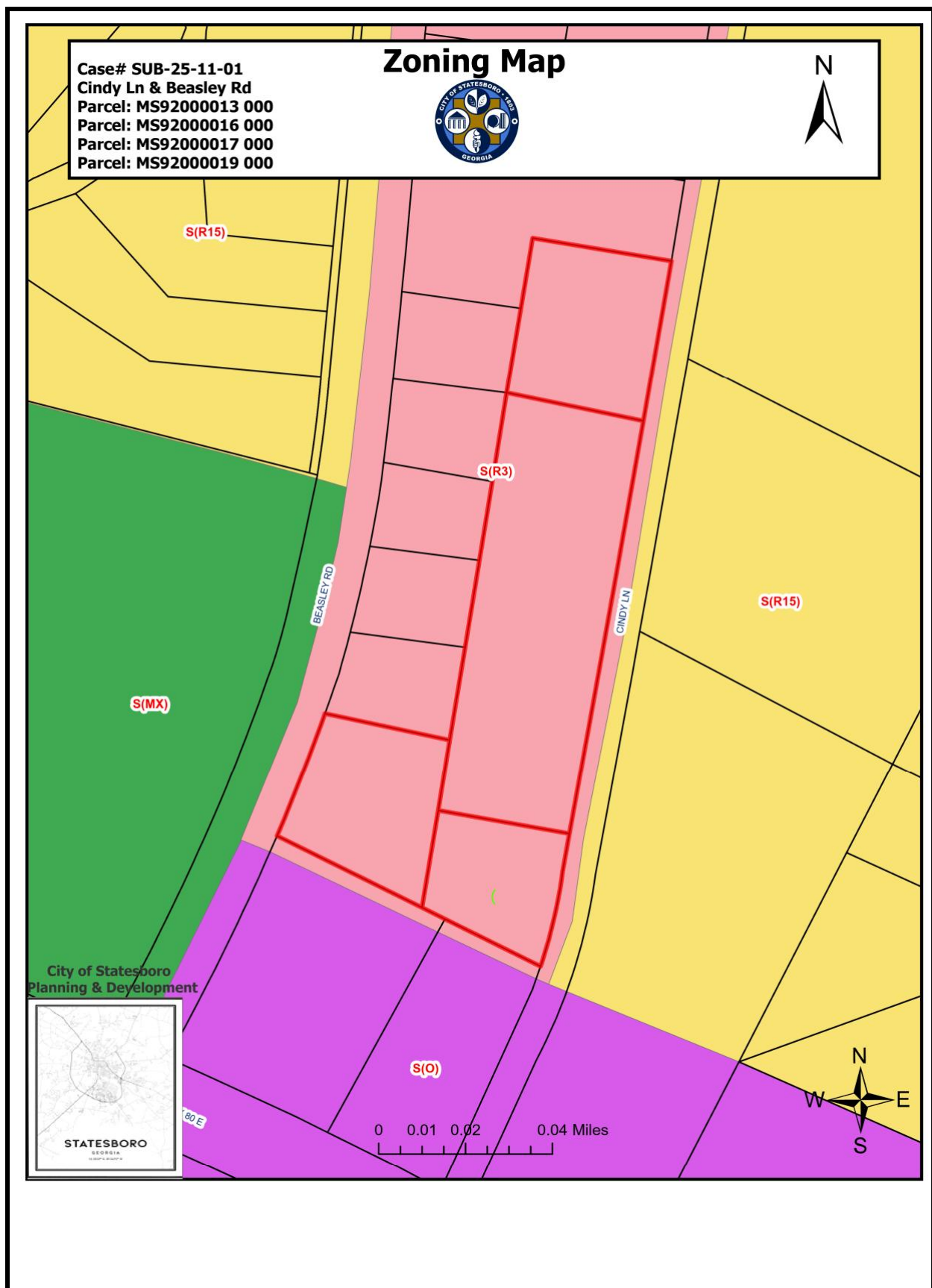
SUB 25-11-01 CONDITIONAL APPROVAL

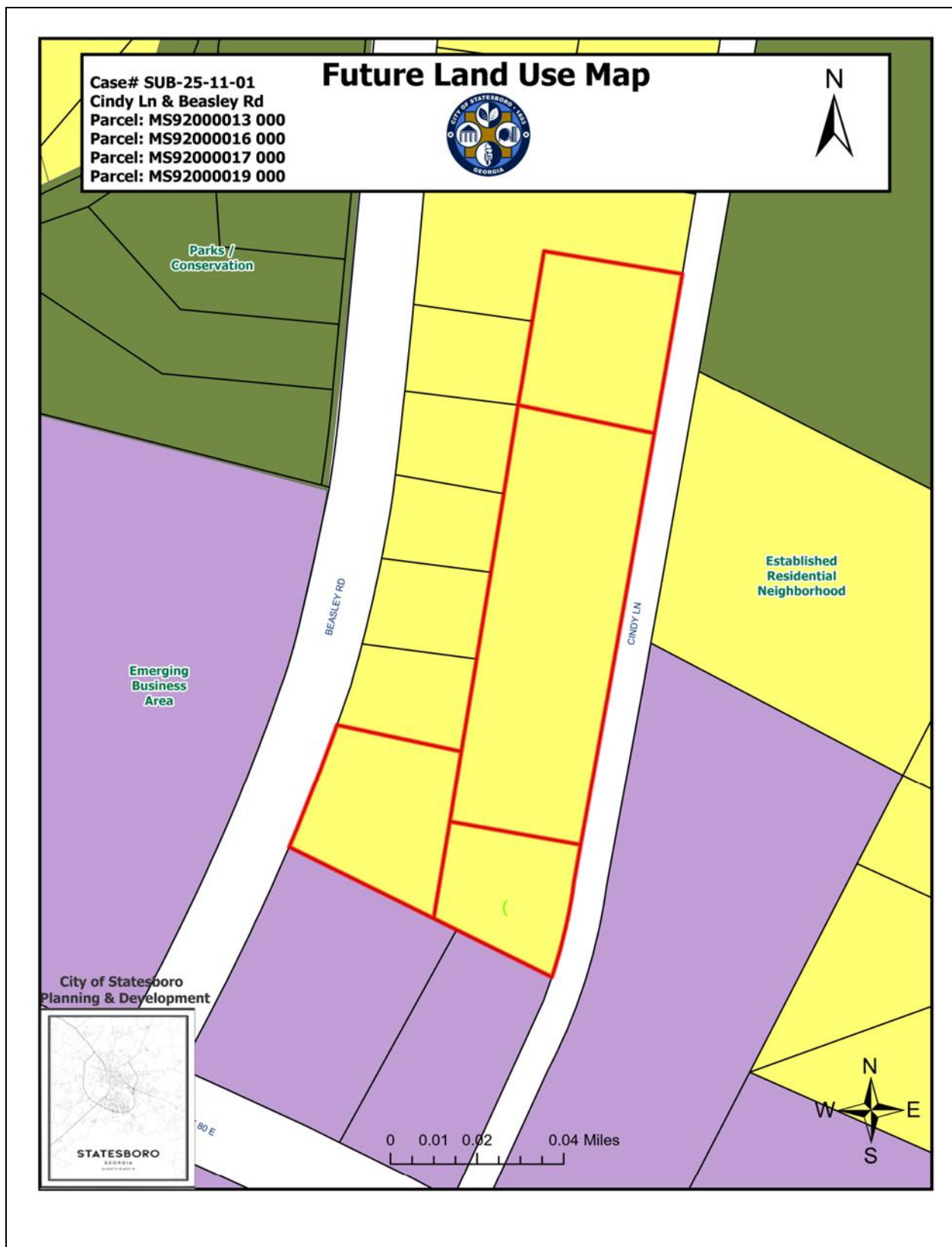
DETAILED DISCUSSION
HISTORY
<p>According to the tax assessor website, three (3) parcels on Cindy Lane were part of a mobile home park that was established in 1980. The other parcel off of Beasley Road consist of a single-family home that was constructed in 1960. Prior the property was most likely part of a farm which was later subdivided into single family homes, according to historical topographical maps (1943 and 1978).</p>
REQUEST
<p>The applicant is requesting a Preliminary Subdivision on approximately 3.89-acres of property located on the west side of Cindy Lane off Highway 80 East. The property is zoned R-3 (Medium Density Multi-Household Residential). The proposed plan consists of eleven (11) duplexes; 22 units with accompanying parking spaces.</p>

Case# SUB-25-11-01
Cindy Ln & Beasley Rd
Parcel: MS92000013 000
Parcel: MS92000016 000
Parcel: MS92000017 000
Parcel: MS92000019 000

Location Map



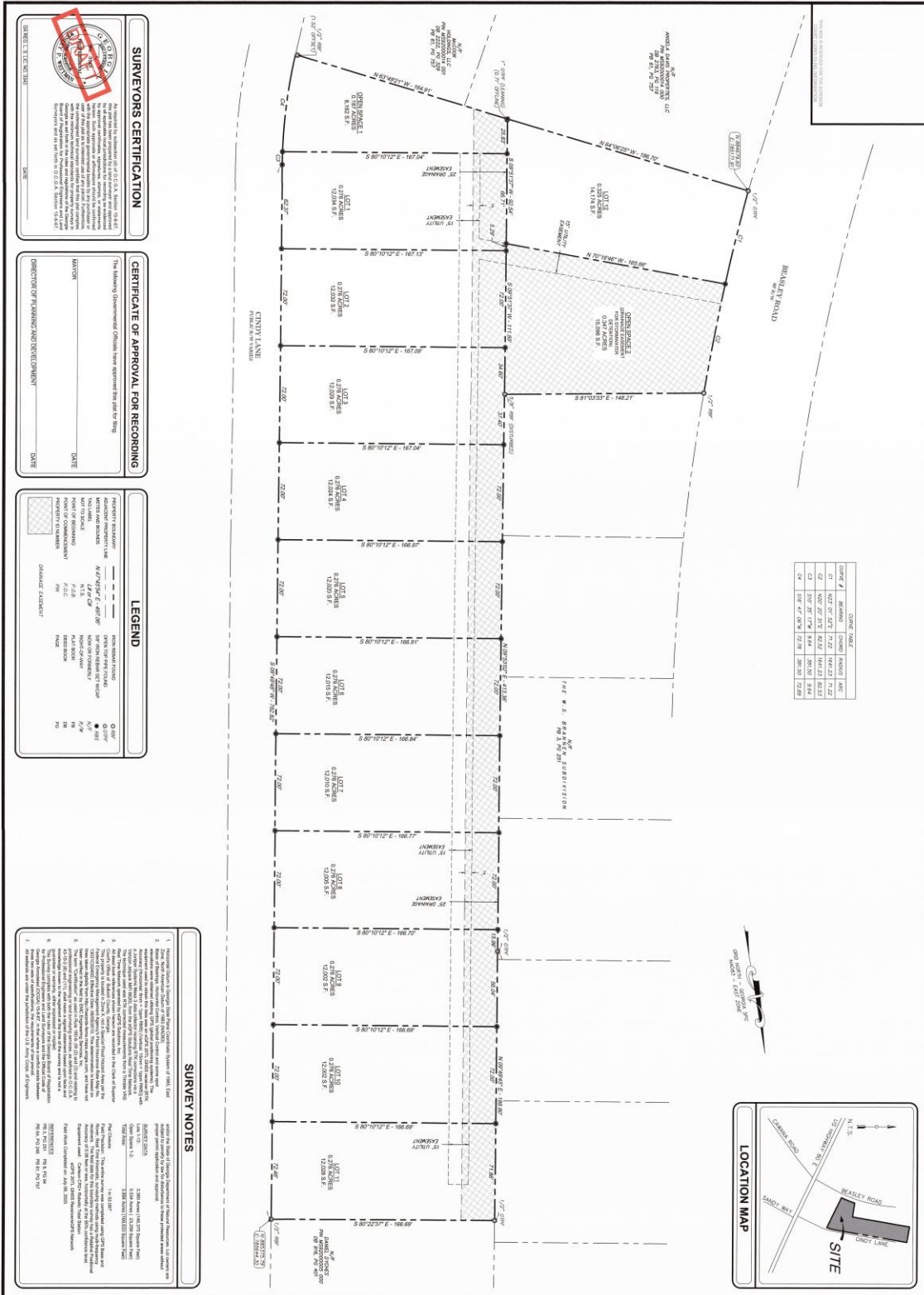




SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-3 (Medium Density Multi-Household Residential)	Residential
Northeast	R-15 (One-Household Residential)	Residential
East	R-15 (One-Household Residential)	Residential
Northwest	R-15 (One-Household Residential)	Residential
Southeast	O (Office)	Offices
South	O (Office)	Offices
Southwest	MX (Mixed Use)	Commercial
West	R-3 (Medium Density Multi-Household Residential) and MX (Mixed Use)	Commercial

SITE CHARACTERISTICS	
Overlay/District	N/A
Acreage	3.89-total acres
Lot	Four (4) separate lots are being combined. Mostly cleared.
Flooding	No flooding on the parcels.
Wetlands	No wetlands associated with the parcels.

C:\2025\25-2072 CINDY LANE\DWG\25-2072V_S02 CINDY LANE RESIDENTIAL (MAJOR SUB).DWG 10/8/2025 9:02 AM



SITE DETAILS

Site Design and Layout

Preliminary Subdivision plat consists of eleven (11) lots facing Cindy Lane.

SITE DESIGN DETAILS

R-3 Medium Density Multi-Household Residential

<u>Required</u>		<u>Proposed</u>
Minimum Lot Area:	6000 square feet	12,000+/- square feet
Maximum Building Height:	35 feet	
Maximum Building Coverage:	50%	
Setbacks:		
front yard:	20 feet unless Section 2.3.3.-D applies	20 feet
side yard:	6 feet for each side	6 feet for each side
rear yard:	20 feet	20 feet
Parking per dwelling:	Lesser of 1 per bedroom or 2 per dwelling unit	Two (2) per dwelling

Section 2.3.3-D – Comprehensive Dimensional Standards

D. Modification of certain residential front yard setback requirements. The following applies in the R-3, R-4, R-6 and R-15 districts:

- 1) Where 40% or more of the lots on the same side of a street between two intersecting streets are developed with buildings that have (with a variation of 10 feet or less) a front yard greater or lesser in depth than required, new buildings may not be erected closer to the street than the average front yard established by the existing buildings.
- 2) (2) Where 40% or more of the lots on one side of a street between two intersecting streets are developed but do not have a front yard as described above, then:

(i) Where a building is to be erected on a parcel of land that is within 100 feet of existing buildings on both sides, the minimum front yard shall be a line drawn between the two closest front corners of the adjacent buildings;

or

(ii) Where a building is to be erected on a parcel of land that is within 100 feet of an existing building on one side only, the building may be erected as close to the street as the existing adjacent building.

Section 2.4.9 - Residential Uses

B. Minimum dwelling sizes:

(1) One-household detached dwelling: at least 750 square feet.

F. Porch or Stoop required: For all ground story dwellings in the **R-3**, R-4, R-6, and MX districts, each separate building with residential uses facing a non-alley right-of-way must provide at least one pedestrian entrance facing the non-alley right-of-way with a porch or a stoop.

STAFF SUMMARY AND ANALYSIS

The subject site is four (4) parcels approximately 3.89-acres on Cindy Lane and Beasley Road and is zoned R-3 (Medium Density Multi-Household Residential). The proposed project consists of eleven (11) lots with twenty-two units facing Cindy Lane with accompanying parking lot.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “*Established Residential Neighborhood*,” is an area where neighborhoods have been developed and may contain non-residential uses. These areas are typically low to medium density development. Newer neighborhoods may be more suburban and auto oriented in form. Any new structures should blend into the existing fabric of the neighborhood, through similar heights and setbacks.

The request is consistent with development pattern in this part of the city. The proposed project offers residential units that help establish trending patterns of growth in the city. In review of the proposed development, it's the opinion of the Staff the proposed project aligns with the Comprehensive Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not have wetlands. The proposed project does have a detention pond on the western property off Beasley Road.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently serviced by City water is available on Cindy Lane. Sewer will have to be extended from a manhole at the intersection of Cindy Lane and Beasley Road.



Subject property: view of the northern end of subject property from the ROW on Cindy Lane, facing west.



Subject property; view from the ROW on Cindy Lane, facing directly west.



Subject property: view from the ROW on Cindy Lane, facing northwest.



View of the property east of the subject property from ROW on Cindy Lane.



View of the property to the south of the subject property from the ROW on Cindy Lane.



View of the properties from ROW on Beasley Road, facing east.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of SUB 25-11-01**. If this petition is approved the following enumerated condition(s) shall apply:

1. Approval of this Preliminary Subdivision PLAT does not grant the right to develop on the property. All construction must be approved by the City.