



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

February 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. December 2, 2025

IV. New Business

1. **APPLICATION V 26 -01-01**: Melessia Wade-Smith requests a Variance to the permitted uses allowed in the O (Office and Business District), in order to establish a hair salon 57 Granade Street (Tax Parcel # S52 000042 000).

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), and 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

P.O. Box 348
Statesboro, Georgia 30458

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

V 26 01-01 ZONING VARIANCE REQUEST	
LOCATION:	57 Granade Street
PETITIONER/REPRESENTATIVE	Cage Holdings LLC/Melessia Wade-Smith
EXISTING ZONING:	O (Office and Business District)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Neighborhood Center
TOTAL ACRES:	0.31 acres (13503.6 sq ft)
PARCEL TAX MAP #:	S52 000042 000
COUNCIL DISTRICT:	District 3 Hendley
EXISTING USE:	Vacant/retail
VARIANCE REQUEST(S):	Variance to the permitted use in O (Office and Business District) Section 2.2.8-A.

Planning Commission: February 3, 2026

City Council: February 17, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

V 26 01-01 CONDITIONAL APPROVAL

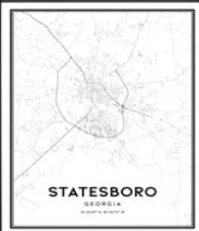
DETAILED DISCUSSION	
HISTORY	
<p>According to the Tax Assessor Website, the original building was constructed about 1960. It since then has been replaced with current building between 1982 and 1992, based on historic aerials. It was used as a pharmacy for some time until the building was sold in 2023 and converted into a retail space for a children’s boutique.</p>	
REQUEST	
<p>The petitioner is requesting a variance from Section 2.2.8-A of the permitted uses allowed in O (Office and Business District), to allow commercial and personal services, and retail space.</p>	

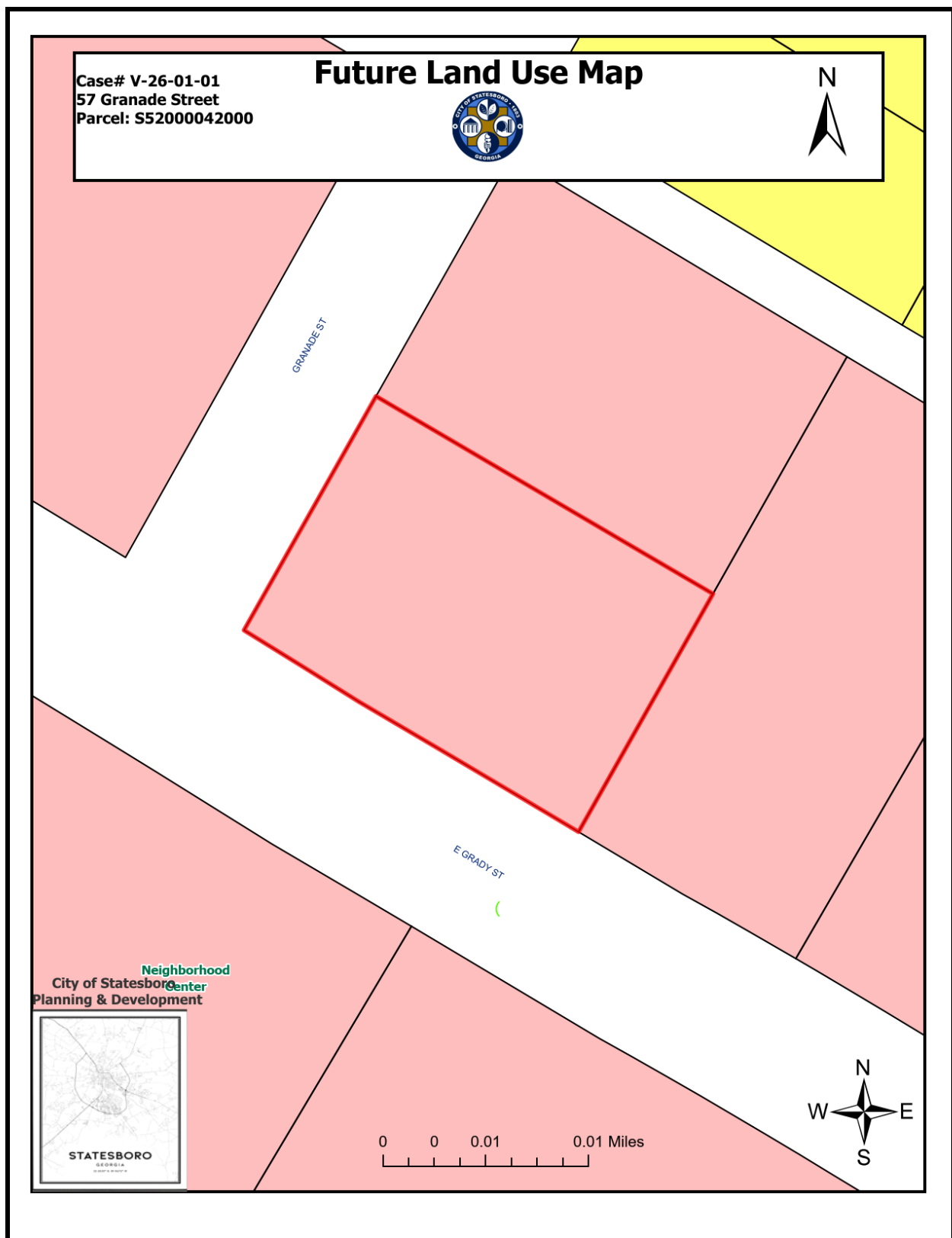
Case# V-26-01-01
57 Granade Street
Parcel: S52000042000

Location Map



City of Statesboro
Planning & Development





Case# V-26-01-01
57 Granade Street
Parcel: S52000042000

Zoning Map

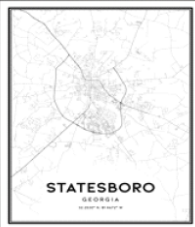


GRANADE ST

S(O)

E GRADY ST

City of Statesboro
Planning & Development



0 0 0.01 0.01 Miles



SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	O (Office and Business Offices District)	Medical Office
Northeast	O (Office and Business Offices District)	Vacant lot
East	O (Office and Business Offices District)	Vacant lot
Northwest	O (Office and Business Offices District)	Parking lot
Southeast	O (Office and Business Offices District)	Vacant lot
South	O (Office and Business Offices District)	Parking lot
Southwest	O (Office and Business Offices District)	Medical facility
West	O (Office and Business Offices District)	Parking lot

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	0.31 acres (13503.6 sq ft)
Lot	133 X 100 with existing commercial/retail building
Flooding	None on the parcel or nearby.
Wetlands	None on the parcel or nearby.
Easements	None on the parcel or nearby.

SITE DESIGN DETAILS
UDC Section 2.2.8 – O (Office and Business Office District)
<u>Other Business or Professional Offices:</u> Parking requirements: 1 per 1,000 square feet of total floor area.

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.8 for a change of use allowed. The petitioner is requesting to be allowed to use the existing building for retail and as a personal services facility for educational hair care. The building previously was used as a pharmacy then later as a retail space. The site has accompanying parking spaces and it is close local businesses and the intersection of Granade Street and East Grady Street.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Neighborhood Center," which are primarily characterized by a blend of low and medium density neighborhood scale development that may be commercial office or mixed -use with some residential. The purpose of the O district is to provide for orderly development of office and business uses, permitting and protecting desirable benefits of developments and appropriate associated uses.

The request to allow retail space and personal services is consistent with the comprehensive plan and remains consistent with the character of surrounding area. The building historically has been used as a business establishment. The request aligns with the benefits of such development and the proposed associated use.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**

Analysis: No, there are no special conditions pertaining to the land. However, the building is approaching historic status with almost 50 years since it was constructed. The proposed use would allow the building to be used with little exterior work and serve the neighborhood.

2. The special conditions and circumstances do not result from the actions of the applicant;

Analysis: The applications and request for the variance to allow permitted uses under the UDC is not a result of the applicant's actions. The requested use consists of an educational facility and which would be allowed by right.

3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

Analysis: No, petitioner may use the property with allowed permitted uses according to the UDC.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

5. In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

Analysis: The proposed variance of an unpermitted use (personal services) in the O district remains aligned with the Comprehensive Plan's goal for this specific area of the city allowing different types of businesses to utilize the existing structure. The allowance of the proposed use, would continue the usage of a building the supports the character of the surrounding area and connected neighborhood.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis demonstrates the existing building may be used as a retail space and provide personal services. Allowing the said use, will continue the existing building to service the neighborhood and surrounding area. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: Northwest view of the property from the ROW on Granade Street, facing northwest.



Subject property: North view of the property from the ROW on Granade Street, facing southeast.



Subject property: South view of the property from the ROW on West Grady Street, facing north.



View of the property northwest of the subject property, facing northwest.



View of the property north of the subject property, facing northeast.



View of the property southwest from the subject property from the ROW on West Grady Street, facing southwest.



View of the property farther north from the subject property.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** for **V 26 01-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. Approval of the variance does not grant the right to alter the building without appropriate permitting.