



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

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50 East Main Street

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**Statesboro Planning Commission**

**January 3, 2023**

**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 6, 2022

**IV. New Business**

1. **APPLICATION RZ 22-10-03:** Domenic Spencer requests a Zoning Map Amendment from the R15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning districts to the R-4 (High-Density Residential) zoning district in order to develop a 180 unit apartment complex at 506 W Miller Street (Tax Parcels# MS49000004 000, MS49000004B000).

2. **APPLICATION AN 22-12-01:** Lehman Franklin requests Annexation of a property adjacent to Beasley Road in order to develop a single-family attached subdivision on approximately 41 acres (Tax Parcel # MS91000013 000)

3. **APPLICATION RZ 22-12-02:** Lehman Franklin requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-2 (Townhouse Residential) zoning district in order to develop approximately 212 townhome units on 41 acres of property (Tax Parcel# MS91000013 000).

4. **APPLICATION SE 22-12-03:** Branchwater Statesboro LLC, requests a Special Exception in order to allow for an automobile service operator on property zoned CR (Commercial Retail) on US Highway 80 East (Tax Parcel # MS84000099 000).

5. **APPLICATION RZ 22-12-04:** CFN Rentals requests a Zoning Map Amendment in order to amend a PUD (Planned Unit Development), and add an additional unit on a property located at Grove Circle/Stockyard Road (Tax Parcel # MS30000025001).

**V. Announcements**

**VI. Adjourn**