



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

March 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. February 3, 2025

IV. New Business

1. **APPLICATION V 26-02-01**: BPR Veterans Parkway LLC/ Roy Patel requests a Variance from UDC Section 2.2.9- MX Table – B Dimensional Standards for a property located at corner of Woodford Lane and Veterans Memorial Parkway, to allow for an increase of the setback from 25 feet to 85 feet for a new hotel fronting Woodford Lane (Tax Parcel # MS42000007 005).
2. **APPLICATION V 26-02-02**: Jay Patel (Town Center Statesboro LLC)/ Dan Fischer (EMC Engineering Services, INC) requests a Variance from UDC Section 2.2.9- MX Table – B Dimensional Standards for a property located at corner of Eddie Rushing Road and Veterans Memorial Parkway, to allow for an increase of the setback from 25 feet to 75 feet for a new hotel fronting Eddie Rushing Road (Tax Parcel # MS63000026 032).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

March 3, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Jim Thibodeau, Len Fatica, Ronald Simmons and Logan Josey; **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), and Monica Gann (Senior 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. February 3, 2026 Meeting Minutes.

Commissioner Thibodeau made a motion to approve the minutes of February 3, 2026 with a second from Commissioner Fatica. The motion was passed to approve the minutes of with 4-0 vote.

III. 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).

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Fatica. The motion passed with a 5-0 vote. Mrs. Wade-Smith was available to answer any questions. Commissioner Fatica motioned to close the discussion with a second from Commissioner Simmons. The motion passed with a 5-0 vote

Commissioner Simmons motioned to approve with conditions with a second from Commissioner Fatica. The motion passes 5-0.

IV. Announcements

V. Adjourn

Commissioner Simmons made a motion to adjourn the meeting. Commissioner Fatica seconded, and the motion carried 5-0.

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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V 26-02-01 ZONING VARIANCE REQUEST	
LOCATION:	Woodford Lane and Veterans Memorial Parkway
PETITIONER/REPRESENTATIVE	BPR Veterans Parkway LLC/ Roy Patel
EXISTING ZONING:	MX (Mixed-Use District)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Activity Centers/ Regional Centers
TOTAL ACRES:	4.36-acres (189,921.60sq ft)
PARCEL TAX MAP #:	MS42000007 005
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant
VARIANCE REQUEST(S):	Variance from the UDC Section 2.2.9-MX (Mixed Use District) Table-B- Dimensional Standards

Planning Commission: March 3, 2026

City Council: March 17, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-02-01 CONDITIONAL APPROVAL

DETAILED DISCUSSION

HISTORY

The property was once home to the Great Southern Sawmill which at one time occupied about 33-acres at this location. A 1972 historic map shows Great Southern Sawmill at its full expansion. Sometime between 1993 and 2007 the sawmill was no longer an active business according to historic maps and by 2019 the site was cleared of all buildings.

According to the Tax Assessor website, the property was purchased by BPR Veterans Parkway LLC in 2022. It was previously owned by Continental Land LLC, who 2019 had the property annexed to into the City (AN 19-04-02 and RZ 19-04-03).

REQUEST

The petitioner is requesting a variance from Section 2.2.9 – Table 2.2.9-B Dimensional Standards for MX (Mixed-Use District), which requires a twenty-five (25) foot maximum building setback. The proposed project for a new building, with eighty-five (85) feet setback, to allow parking to be accommodated in the front of the building.

Case # V 26-02-01RZ-25-03-01

Location Map



Veterans Memorial Parkway
Parcel: MS42000007 005



1 inch equals 200 feet
Aerial: 2023 Eagleview



Legend

- Subject_Property
- City Limits
- Tax Parcel Lines

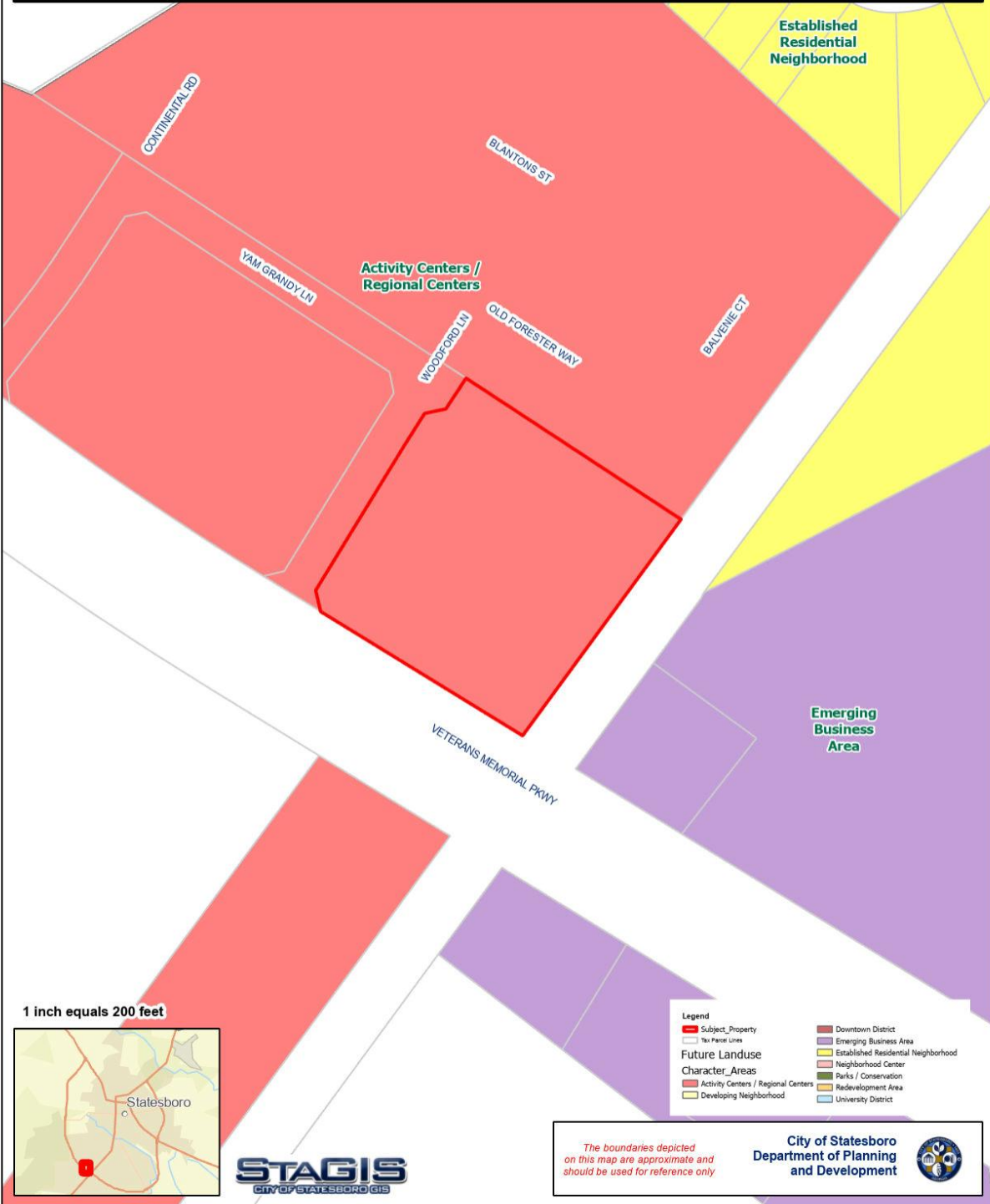
The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning and Development

Case # V 26-02-01

Veterans Memorial Parkway
Parcel: MS42000007 005

Future Land Use Map



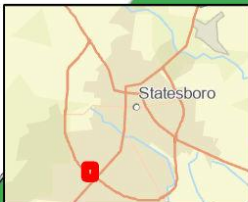
Case # V 26-02-01

Veterans Memorial Parkway
Parcel: MS42000007 005

Zoning Map



1 inch equals 200 feet



Legend

- Subject_Property
- TaxParcelLines
- City Limits

The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning and Development



SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-2 (Townhouse Residential District)	Townhouses
Northeast	R-4 (High Density Residential District)	Apartments
East	HOC (Highway Oriented Commercial District)	Vacant/ Car Dealership
Northwest	R-2 (Townhouse Residential District)	Townhouses
Southeast	MX (Mixed-Use District)	Various businesses
South	MX (Mixed-Use District)	Storage Facility
Southwest	Bulloch County - Highway Commercial	Bulloch County
West	HOC (Highway Oriented Commercial District)	Car Dealership

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	4.36-acres (189,921.60sq ft)
Lot	423 X 435 vacant lot fronting Woodford Lane.
Flooding	There are no flood plains or flood way on the lot or nearby.
Wetlands	There are no wetlands on the lot. However, to the northeast there are wetlands.
Easements	There is a utility easement on Veteran Memorial Parkway ROW. Additionally, there is a sewer and utility easement on the eastside of the property along the Norfolk-Southern Railroad ROW.

SITE DESIGN DETAILS	
UDC Section 2.2.9-MX (Mixed Use District) Table-B- Dimensional Standards	
Required:	Proposed:
Max building setback twenty-five (25) feet	85 Feet building setback

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.9 – Table 2.2.9-B Dimensional Standards of the max building setback of twenty-five (25) feet to a 85-foot building setback, to allow a parking to be accommodated in the front of the new hotel and restaurant that are proposed on the project site.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Activity Centers/ Regional Centers,” which is an area where primarily dominated by auto-oriented and large surface parking lots. The area may evolve overtime into pedestrian oriented shopping, office, and entertainment places.

The request is consistent with the comprehensive plan and the City of Statesboro development patterns. This specific area is dominated by businesses to service motorists and is aligned with the character of the area.

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 to be 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.

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

Analysis: There are no special conditions or circumstances that resulted from the actions of the applicant.

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 setback as stated in the UDC. However, the applicant would have to redesign which may cause issue with parent company design standards.

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 allowing the increase in the max setback allowed by the UDC, would allow the proposed project and site to remain consistent with Comprehensive Plan and City's Zoning Ordinance. There are other commercial and retail businesses in the immediate surrounding area that has an increased setback.

Based upon the review of the current conditions of the parcel, including existing restrictions, it is the opinion of Staff that the provided analysis demonstrates the request does meet the review criteria of the Standards of Review. In addition, the variance request is consistent with UDC and the Comprehensive Plan. It would allow the property owner to use the property to its fullest potential and avoid unnecessary delays of the proposed project.



Subject property: view of the property from ROW on Veterans Memorial Parkway, facing north.



Subject property: view of the property from ROW on Veterans Memorial Parkway, facing northeast.



Subject property: view of the property from ROW on Woodford Lane, facing south.



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



View of the property to southeast of the subject property, facing southeast.



View of the property to the south of the subject property, facing south.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** for **V 26 02-01**. 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.
2. Upon subdivision of the property, the allotted setback may apply to southern parcel.



ZONING SERVICES REPORT

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V 26-02-02 ZONING VARIANCE REQUEST	
LOCATION:	Eddie Rushing Road
PETITIONER/REPRESENTATIVE	Jay Patel (Town Center Statesboro LLC)/ Dan Fischer (EMC Engineering Services, INC)
EXISTING ZONING:	MX (Mixed-Use District)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Activity Centers/Regional Centers
TOTAL ACRES:	1.75-acres (76,230 sq ft)
PARCEL TAX MAP #:	MS63000026 032
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Vacant
VARIANCE REQUEST(S):	Variance from the UDC Section 2.2.9-MX (Mixed Use District) Table-B- Dimensional Standards

Planning Commission: March 3, 2026

City Council: March 17, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-02-02 CONDITIONAL APPROVAL

DETAILED DISCUSSION

HISTORY

Based on historic maps this parcel and the surrounding area was a farm. With the construction of Veterans Memorial Parkway, the surrounding area has maintained its rural look. Starting from the late 1990s and into the early 2000s the area began its transition from rural to an urban, commercial district.

Town Center Statesboro LLC purchased the property in March of 2025.

REQUEST

The petitioner is requesting a variance from Section 2.2.9 – Table 2.2.9-B Dimensional Standards for MX (Mixed-Use District), which requires a twenty-five (25) foot maximum building setback. The proposed project is for a new building, with a seventy-five (75) foot setback, to allow parking to be accommodated in the front of the building.

Case # V 26-02-02RZ-25-03-01

Location Map



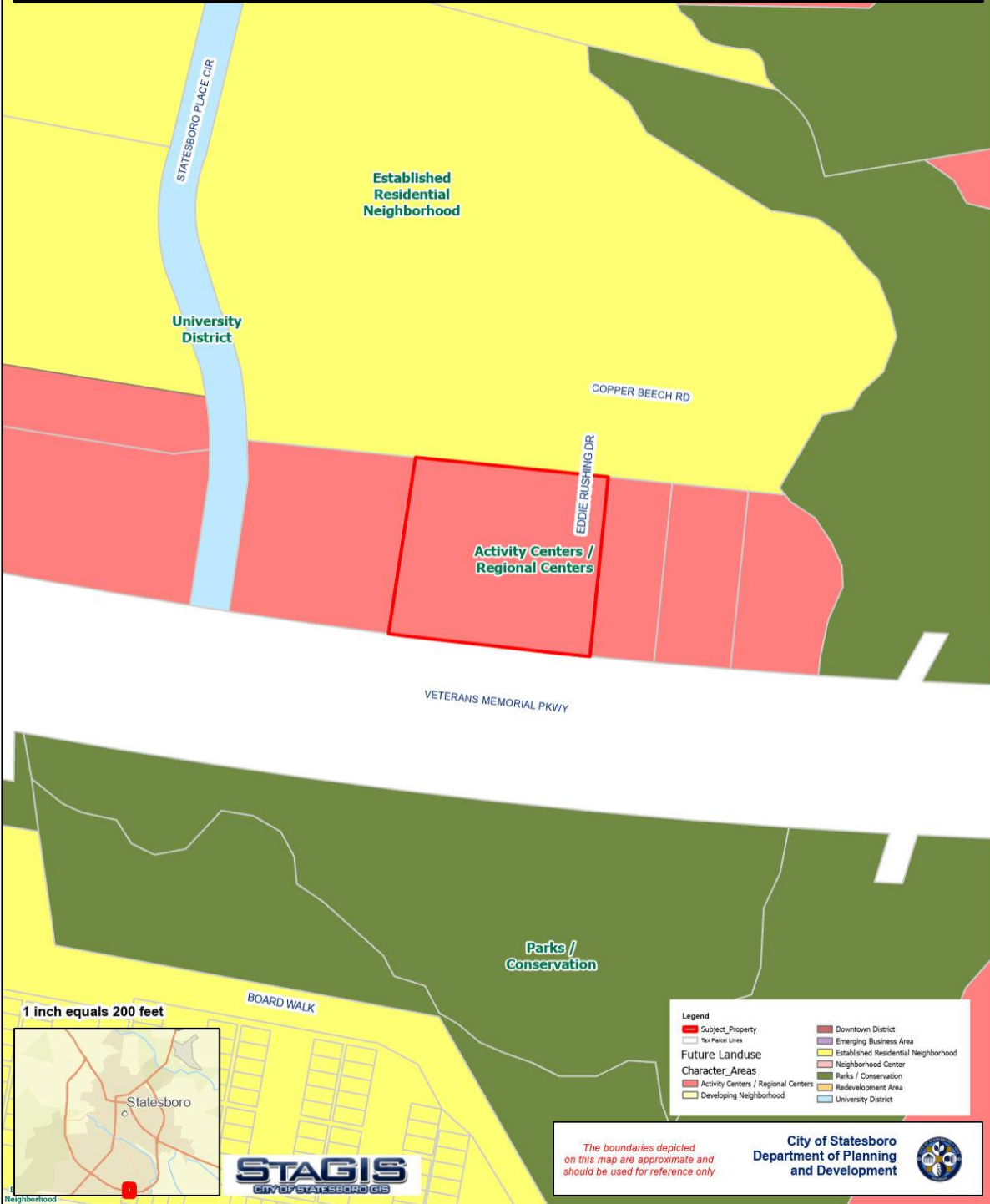
Eddie Rushing Drive
Parcel: MS63000026 032



Case # V 26-02-02

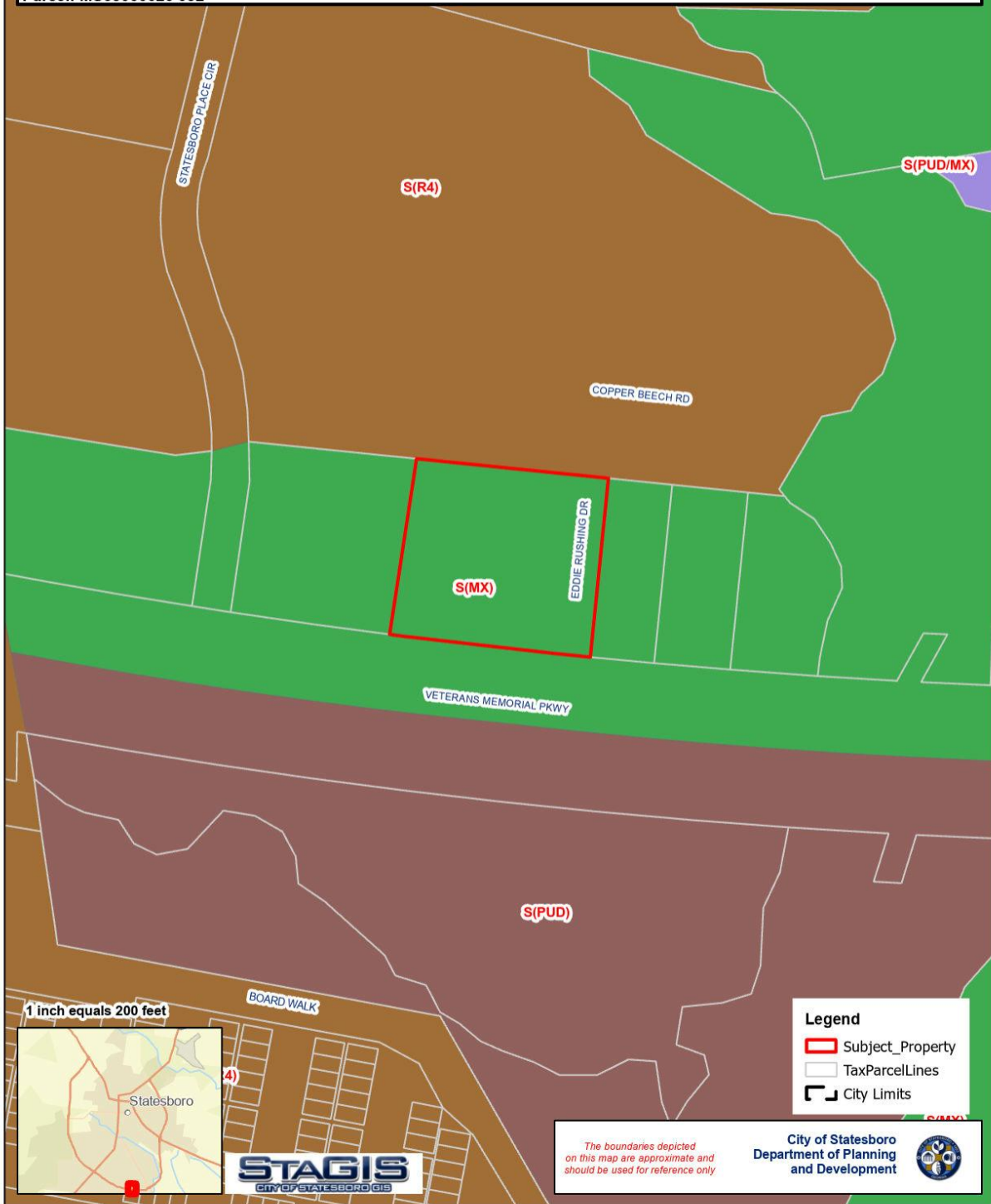
Eddie Rushing Drive
Parcel: MS63000026 032

Future Land Use Map



Case # V 26-02-02
Eddie Rushing Drive
Parcel: MS63000026 032

Zoning Map

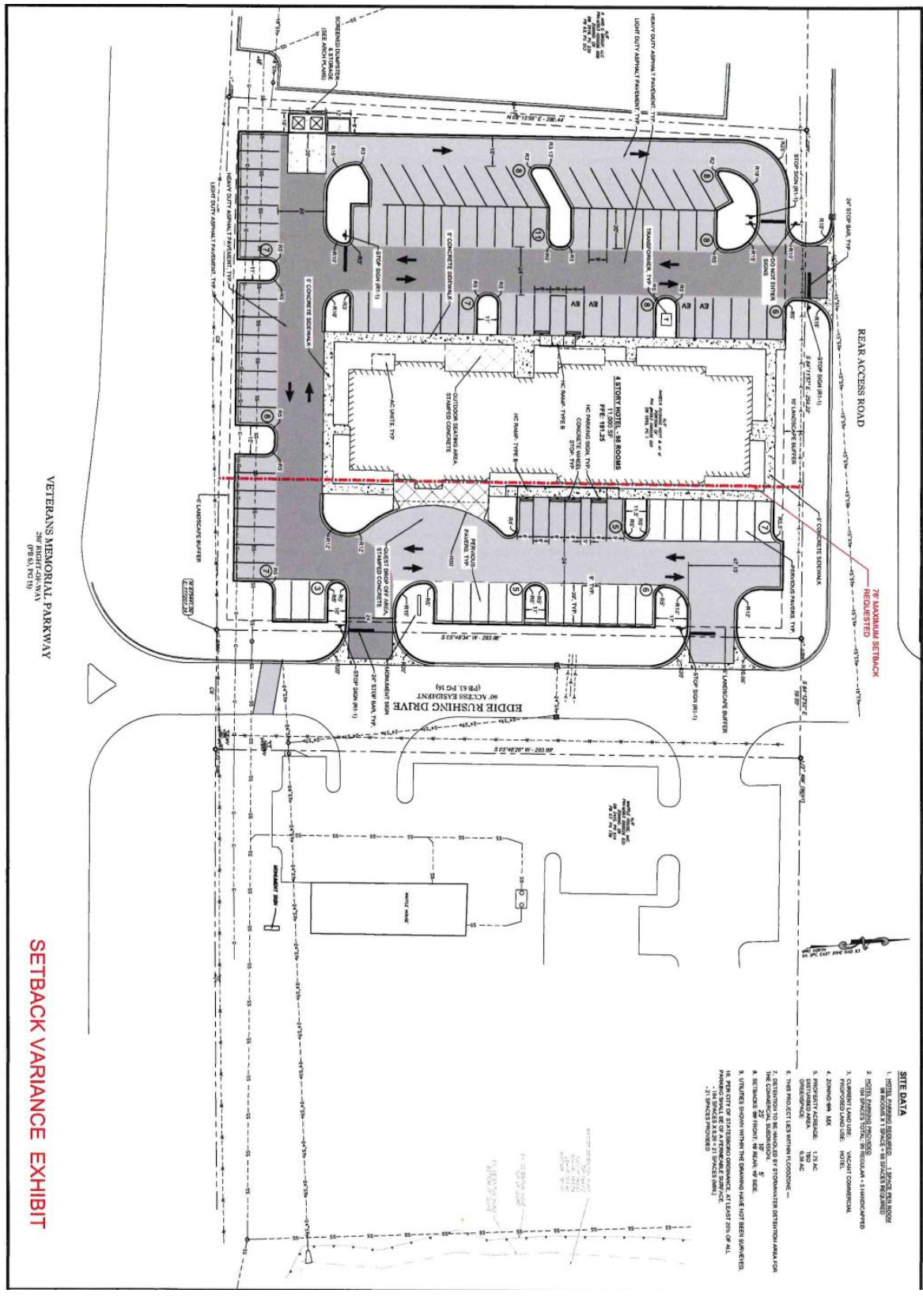


SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-4 (High Density Residential District)	Apartments
Northeast	R-4 (High Density Residential District)	Apartments
East	MX (Mixed-Use District)	Restaurant
Northwest	R-4 (High Density Residential District)	Apartments
Southeast	PUD (Planned Unit Development)	Vacant
South	PUD (Planned Unit Development)	Vacant
Southwest	PUD (Planned Unit Development)/R-4 (High Density Residential District)	Vacant/ Apartments
West	MX (Mixed-Use District)	Restaurant

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	1.75-acres (76,230 sq ft)
Lot	283 x 284.5 vacant lot fronting Eddie Rushing Lane
Flooding	There are no flood plains or floodway on the lot or nearby.
Wetlands	There are wetlands on the lot.
Easements	There are no easements on the property.

SITE DESIGN DETAILS	
UDC Section 2.2.9 -MX (Mixed Use District) Table B- Dimensional Standards	
Required:	Proposed:
Max building setback twenty-five (25) feet	75 feet building setback

Concept Plan



STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.9 – Table 2.2.9-B Dimensional Standards of the max building setback of twenty-five (25) feet to a 75-foot building setback, to allow a parking lot to be accommodated in the front of the new hotel and restaurant that are proposed on the project site.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Activity Centers/ Regional Centers,” which is an area where primarily dominated by auto-oriented and large surface parking lots. The area may evolve overtime into pedestrian oriented shopping, office, and entertainment places.

The request is consistent with the comprehensive plan and the City of Statesboro development patterns. This specific area is dominated by businesses to service motorists and is aligned with the character of the area.

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.

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

Analysis: There are no special conditions or circumstances that resulted from the actions of the applicant.

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. However, the redesign of the parking lot could be considered.

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 allowing the increase in the max setback allowed by the UDC, would allow the proposed project and site to remain consistent with Comprehensive Plan and City's Zoning Ordinance. There are other commercial and retail businesses in the immediate surrounding area that has an increased setback.

Based upon the review of the current conditions of the parcel, including existing restrictions, it is the opinion of Staff that the provided analysis demonstrates the request does meet the review criteria of the Standards of Review. In addition, the variance request is consistent with UDC and the Comprehensive Plan. It would allow the property owner to use the property to its fullest potential and avoid unnecessary delays of the proposed project.



Subject property: view of the property from ROW on the corner of Eddie Rushing Road and Veterans Memorial Parkway, facing northwest.



Subject property: view of the property from ROW on Eddie Rushing Road, facing west.



Subject property: view of the property looking north from ROW on Eddie Rushing Road, facing north.



Subject property: view of the property looking southwest from ROW on Eddie Rushing Road, facing southwest.



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



View of the property to the east of the subject property, facing east.



View of the property south of the subject property from the ROW on Veterans Memorial Parkway, facing south.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** for **V 26 02-02**. 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.
2. Eddie Rushing Road may be subdivided to allow for dedication to the City as a public road.