



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

May 5, 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. April 7, 2025

IV. New Business

1. **APPLICATION V 26-04-01:** Southeastern Development Associates 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 grocery store is requesting 675 feet setback, 215 feet setback for the smaller shops and 75 feet for the fuel canopy, in order to accompany all the parking which is required for this type of multi-use project at 6850 Cypress Lake Road and 7406 Veterans Memorial Parkway (Tax Parcel# MS330000023 002).
2. **APPLICATION V 26-04-02:** Southeastern Development Associates is requesting a variance from UDC Section 2.2.9 (H)(4) to allow parking in front of the store at 6850 Cypress Lake Road and 7406 Veterans Memorial Parkway (Tax Parcel# MS420000004A000).
3. **APPLICATION RZ 26-04-03:** Belair Estates requests a Zoning Map Amendment on the corner of Veterans Memorial Parkway and Highway 80 from R-15 (One-Household Residential) to MX (Mixed Use District. The Zoning Map Amendment requests is for two parcels for a total of 6.17-acres and is proposed for multi-use commercial development (Tax Parcels# MS84000004 002 and MS84000004 000).
4. **APPLICATION V 26-04-04:** Macon Signs requests a Variance to the UDC Section 2.5.3(H)(1) to allow an increase the height of the flagpole from the allowable forty (40) feet to fifty (50) feet at 581 Northside Drive East (University Commons) for Academy Sport & Outdoor (Tax Parcel# MS72000001 000).
5. **APPLICATION V 26-04-05:** Macon Signs requests a Variance to the UDC Section Sign 2 District-Dimensional Standards Table 2.5.3-C, to allow an increase of the building square footage from 222.6 sq feet to 537.70 square feet at 581 Northside Drive East (University Commons) for Academy Sport & Outdoor (Tax Parcel# MS72000001 000).

6. **Ordinance Amendment - Section 2.4.14:** An Ordinance amending the Unified Development Code to create zoning classifications and requirements for the development of Technological Facilities & Data Centers.

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

April 7, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Jim Thibodeau, Len Fatica, Ronald Simmons, Joseph Folsom 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. March 3, 2026 Meeting Minutes.

Commissioner Simmons made a motion to approve the minutes of March 3, 2026 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of with 6-0 vote.

III. 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 maximum to 85 feet for a new hotel fronting Woodford Lane (Tax Parcel # MS42000007 005).

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Josey. The motion passed with a 6-0 vote. Commissioner Fatica motioned to close the discussion with a second from Commissioner Josey. The motion passed with a 6-0 vote

Commissioner Simmons motioned to approve with conditions with a second from Commissioner Thibodeau. The motion passes 6-0.

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 the 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).

Justin Williams introduced the case. Commissioner Fatica motioned to open discussion with a second from Commissioner Simmons. The motion passed with a 6-0 vote. Chris Schneider from EMC Engineering was available to speak. Confirmed setback request. Commissioner Simmons motioned to close the discussion with a second from Commissioner Thibodeau. The motion passed with a 6-0 vote

Commissioner Fatica motioned to approve with conditions with a second from Commissioner Simmons. The motion passes 6-0.

IV. Announcements

Justin Williams announced the regional training info is available for those who like to participate.

V. Adjourn

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Thibodeau seconded, and the motion carried 6-0.

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
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V 26-04-01 and V 26-04-02 ZONING VARIANCE REQUEST	
LOCATION:	6850 Cypress Lake Road and 7406 Veterans Memorial Parkway
PETITIONER/REPRESENTATIVE	Southeastern Development Associates/Daniel Holloway
EXISTING ZONING:	MX (Mixed Use District)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Developing Neighborhood
TOTAL ACRES:	28.37-acres (1,235,797.2 sq ft)
PARCEL TAX MAP #:	MS330000023 002 (23.15-acres) MS420000004A000 (5.22-acres)
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 and from UDC Section 2.2.9 (H)(4).

Planning Commission: May 5, 2026

City Council: May 19, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-04-01 and V 26-04-02 APPROVAL

DETAILED DISCUSSION

HISTORY

According to the tax assessor website, 6850 Cypress Lake Road consists of a single-family house that was constructed in 1960 and wooded acreage. However, the house was part a large farm that can be seen on 1972 historic aerial maps. In September 2024, the property was annexed and rezoned (AN 24 08-07-05 and RZ 24 08-06).

According to the tax assessor website, 7406 Veterans Memorial Parkway, consists of a structure that is secondary to the landscaping business on the premises. Historic aerial map dated 1972 shows, this parcel was wooded, however it was cleared sometime between 1993 and 2007. Between 2013 and 2015 it was a small farm. By 2019 it was used for the landscaping business. More recently, the property was annexed and rezoned (AN 24 09-03 and RZ 24 09-04) in September 2024. The 2024 rezoning would have allowed for the construction of 173 units of multi-family residences or over 200 single-family homes.

On December 2, 2025, the parcels were both rezoned from R-3(Medium Density Multi-Household residential) to a MX (Mixed Use) to allow a new grocery store, accompanying parking lot, shops, fuel stations, and residential housing off of Whispering Pines Blvd.

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 grocery store is requesting 675 feet setback, 215 feet setback for the smaller shops and 75 feet for the fuel canopy, in order to accompany all the parking which is required for this type of multi-use project.

In addition, the petitioner is also requesting a variance from UDC Section 2.2.9 (H)(4) to allow parking in front of the store facing the Veterans Memorial Parkway and Cypress Lake Road.

Case # V-26-04-01, V-26-04-02RZ-25-03-01

Cypress Lake Rd & Veterans Mem Prkwy
Parcel: MS33000023 002, MS42000004A000

Location Map



1 inch equals 600 feet
Aerial: 2023 Eagleview



Legend

- Subject Property
- City Limits
- Tax Parcel Lines

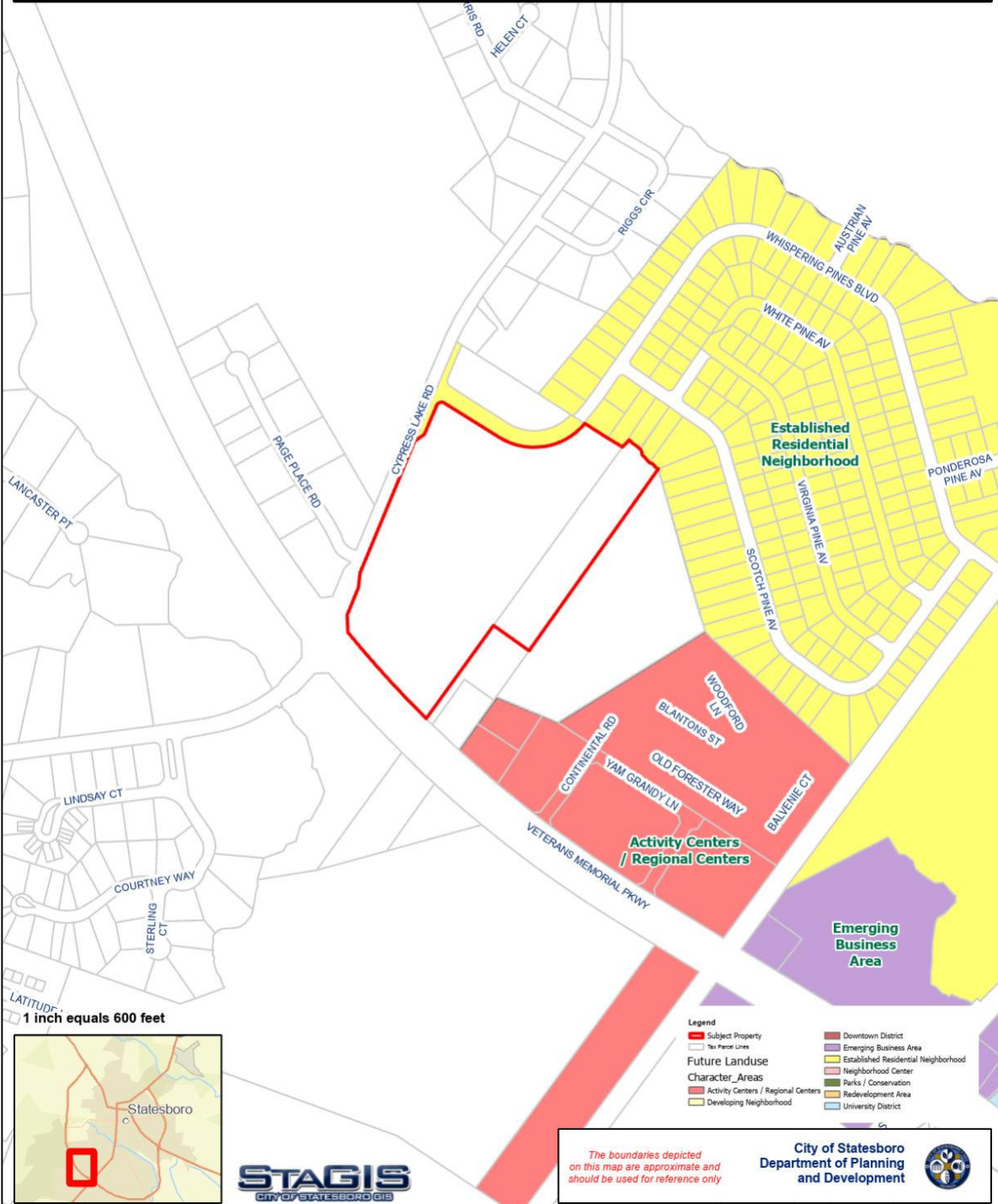
The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning and Development

Case # V-26-04-01, V-26-04-02

Future Land Use Map

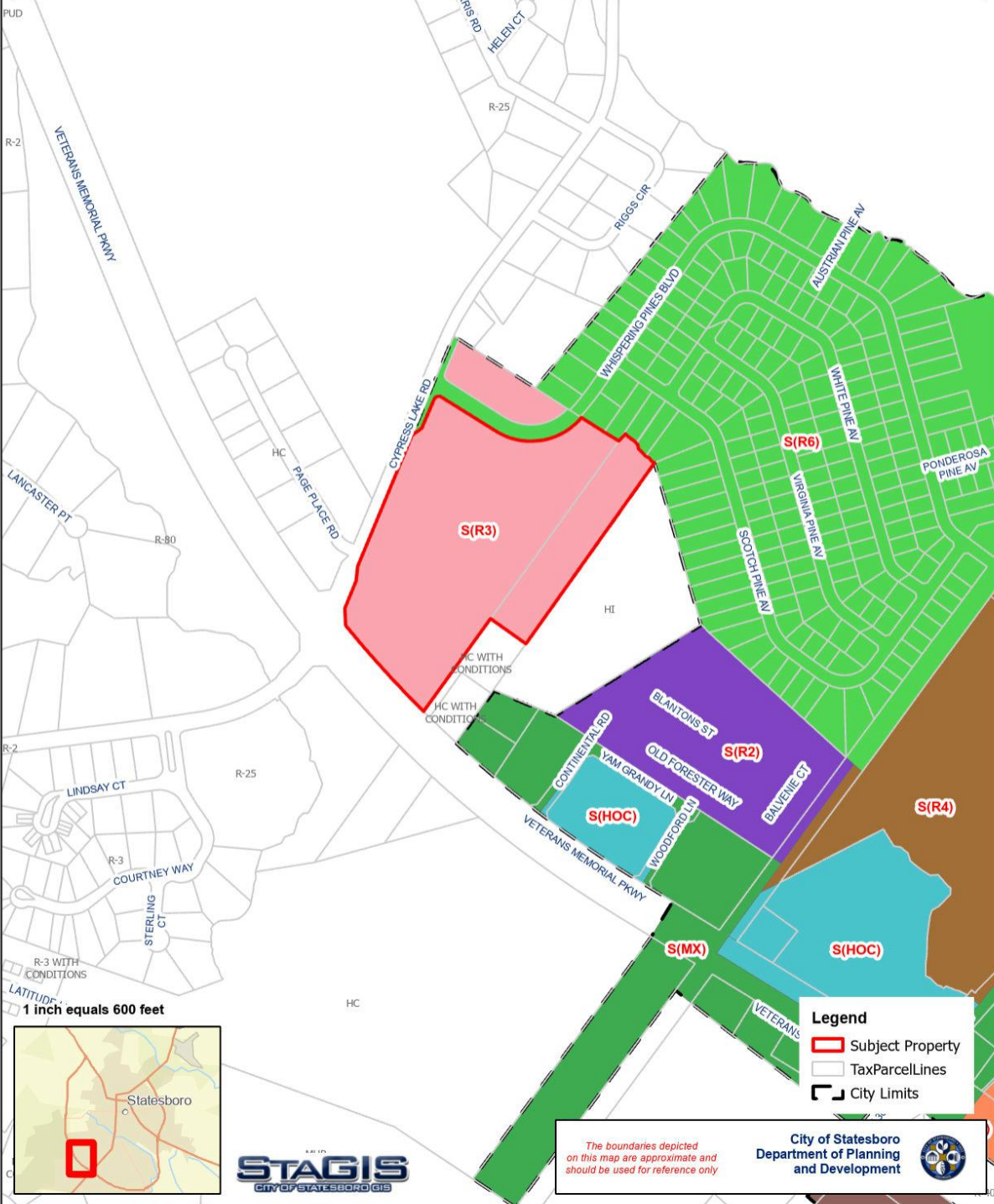
Cypress Lake Rd & Veterans Mem Prkwy
Parcel: MS33000023 002, MS4200004A000



Case # V-26-04-01, V-26-04-02

Zoning Map

Cypress Lake Rd & Veterans Mem Prkwy
Parcel: MS33000023 002, MS4200004A000



1 inch equals 600 feet



- Legend**
- Subject Property
 - TaxParcelLines
 - City Limits

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

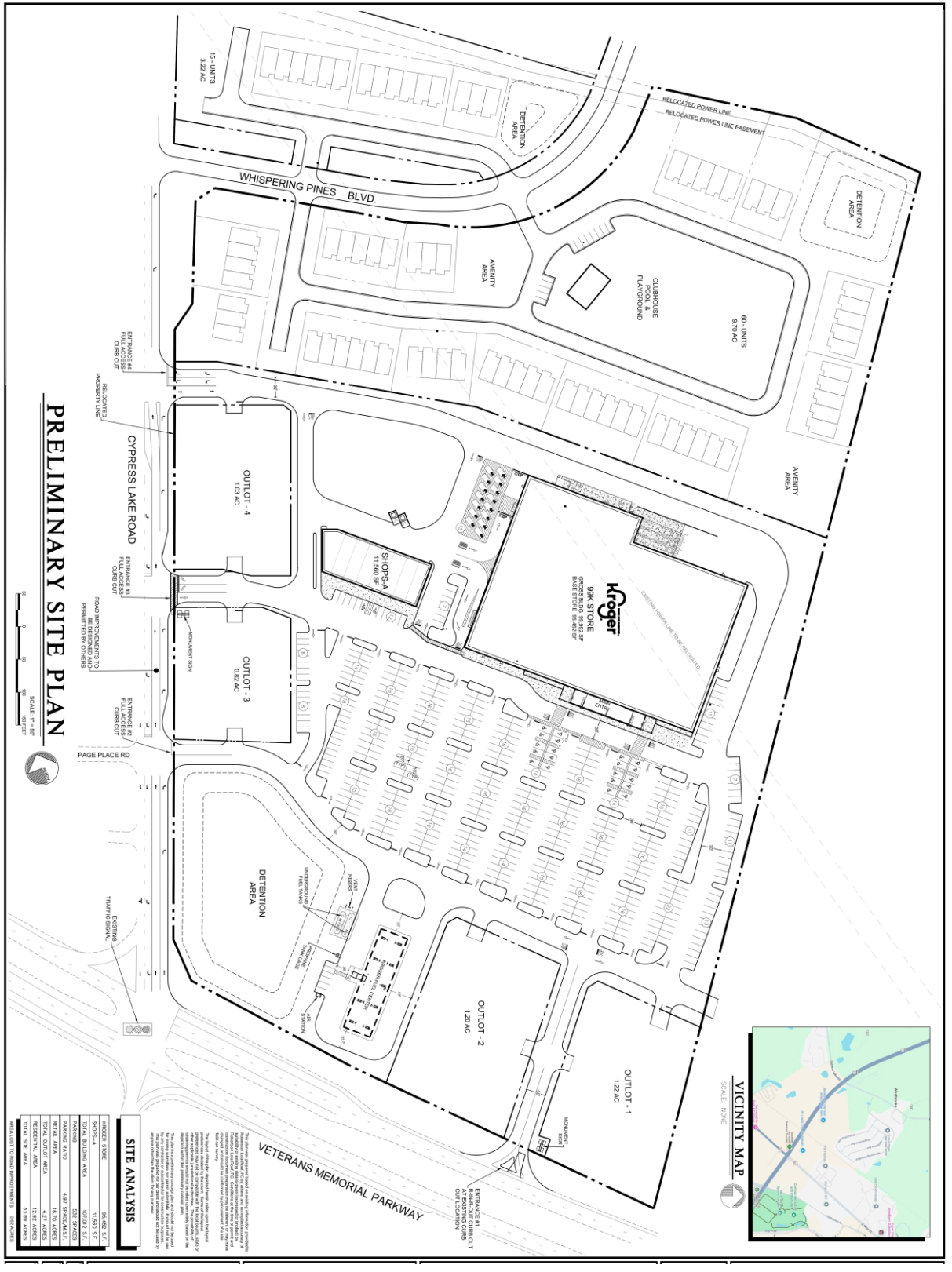
City of Statesboro
Department of Planning and Development

SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-6 (One-Household Residential) and Bulloch County R-25 (Single-Family Residential)	Single-family houses and vacant
Northeast	R-6 (One-Household Residential)	Single-family houses
East	Bulloch County R-25 (Single-Family Residential and HI (Heavy Industrial)	Vacant
Northwest	Bulloch County R-25 (Single-Family Residential)	Vacant
Southeast	Bulloch County R-25 (Single-Family Residential)	Single-family residence
South	Bulloch County R-25 (Single-Family Residential)	Vacant
Southwest	Bulloch County R-80 (Single-Family Residential)	Single-family residence
West	Bulloch County-HC (Highway Commercial)	Commercial

SITE CHARACTERISTICS	
Overlay/District	None.
Acreage	5.22-acres (Parcel A) and 23.15-acres (Parcel B). Total 28.37-acres.
Lot	Parcel A - 211.7 x 1,073 mostly cleared and industrial use. Parcel B - 560.6 x 1624 mostly wooded and a single-family house.
Flooding	No flooding on the parcels.
Wetlands	There are significant wetlands on both parcels. A wetland delineation has been completed.
Easements	None.

CONCEPT PLAN

File Path: \\server\05_2025\1210\Draw Project
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 Date: 12/10/2025 10:00:00 AM
 User: \\server\05_2025\1210\Draw Project\Drawings\Site Plan\1210.dwg



PRELIMINARY SITE PLAN

SCALE: 1" = 40'
 0 10 20 30 40 50 FEET



SITE ANALYSIS

ROOFTOP STORAGE	36,543 SF
TOTAL BUILDING AREA	1,070,012 SF
PAVING AREA	523,500 SF
TOTAL PAVED AREA	4,977,000 SF
TOTAL SITE AREA	18,750 ACRES
RESIDENTIAL AREA	15,528 ACRES
TOTAL SITE AREA	23,299 ACRES

MINIMUM LOT TOTAL IMPROVEMENTS: 1,500 SQUARE FEET

SITE DESIGN DETAILS		
UDC Section 2.2.9-MX (Mixed Use District) Table B-Dimensional Standards		
<u>Required</u>		<u>Proposed</u>
Maximum Front Yard Setback:	25 feet	675 feet setback, 215 feet setback for the smaller shops, and 75 feet for the fuel canopy
UDC Section 2.2.9-MX (Mixed Use District) (H)(4)		
Parking lot in the front yard:	Not allowed	Requesting to be allowed

STAFF SUMMARY AND ANALYSIS
<p>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 store and shops.</p> <p>The City of Statesboro 2024 Comprehensive Master Plan shows this area as a part of the “Developing Neighborhood,” which is characterized by a mix of single-family homes, townhomes, or other low to medium density residential developments. Neighborhood-serving commercial development may also be located within this area. These areas may be currently undeveloped or in the process of developing. Some of these possible new neighborhoods may develop in a more urban manner, with small-lot housing likely with clustered densities, green space, and a higher level of resident amenities. New development should strive to increase connectivity and walkability within developments to existing streets, and to adjacent undeveloped properties. Large new developments should be planned to include mixed uses. These developments should blend residential uses with retail businesses, and services linked together in a compact pattern that encourages walking and minimizes the need for auto trips.</p> <p>The request is consistent with the development patterns of the southwest area of the City as there are already multiple commercial developments of various densities on the bypass. The proposed project site offers commercial, retail and future residential development units that help establish trending patterns of growth in the area. In review of the proposed development, its Staff’s opinion the proposed project aligns with Comprehensive Plan.</p>

ENVIRONMENTAL SITE ANALYSIS

The subject property does have wetlands, and the proposed project could have significant impacts on existing wetlands. The project site does propose a detention pond on the southwest corner of the parcel. Additionally, there are two (2) more detention ponds proposed for the multi-family residential development straddling Whispering Pines Blvd. All wetland disturbances would require Army Corp of Engineers approvals and must retain the 35% tree canopy as outlined in the UDC.

COMMUNITY FACILITIES AND TRANSPORTATION

There is 8" water main and sewer manhole at the start of Whispering Pines Subdivision. There is a 12" water main and sewer manhole on Cypress Lake Road that would be looped into Whispering Pines Subdivision. Moreover, any existing manhole should be extended for gravity before tying into any new force main. A lift station is required per City standards. In addition, Natural Gas is available for this development.

Veterans Memorial Parkway is considered a Principal Urban Arterial and Cypress Lake Road is considered an Urban Collector Road. The proposed access point from Veterans Memorial Parkway would require GDOT approval. Inter-parcel vehicular access will be reviewed at future residential development phases.

Cypress Lake Road currently has a 60' ROW, however an Urban Collector Road is required 70' ROW. However, Cypress Lake Road is a county road and will not be maintained by the City of Statesboro. Moreover, it will require county permitting for access. Sidewalks are required on all Principal Urban Arterial and Urban Collector Road.

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.



Subject property: view from the ROW on Cypress Lake Road, facing southwest.



Subject property: view from the ROW on Cypress Lake Road, facing east.



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



Subject property: view from the corner of Cypress Lake Rd and Veterans Memorial Parkway, facing east.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **APPROVAL for V 26 04-01 and V 26-04-02**. If this petition is approved, 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 build without appropriate permitting.
2. All conditions outlined in the Zoning Map Amendment RZ 25-10-07 and RZ 25-10-08 shall apply.



ZONING SERVICES REPORT

P.O. Box 348
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RZ 26-04-03 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Highway 80 and Veterans Memorial Parkway
PETITIONER/REPRESENTATIVE	Belair Estates/ Hussey Gay Bell (Nathan Brown)
EXISTING ZONING:	R-15 (One-Household District)
PROPOSED ZONING:	MX (Mixed Use)
OVERLAYS/DISTRICTS:	None
FUTURE LAND USE CLASSIFICATION	Parks/Conservation
TOTAL ACRES:	6.17-acres (268,765.2 sq ft)
PARCEL TAX MAP #:	MS84000004 002 MS84000004 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant
PROPOSED USE:	Restaurant/Gas Station

Planning Commission: May 5, 2026

City Council: May 19, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 26 04-03 CONDITIONAL APPROVAL

DETAILED DISCUSSION

HISTORY

Based on historic aerial maps, this area was farmland until about late 1980s, early 1990s. Veterans Memorial Parkway was constructed about the same time. The entrance to Belair Drive subdivision was constructed circa 1959. In addition, historic aerials show Northside Drive was a two-lane highway. What we see today occurred with the construction of Veterans Memorial Parkway.

REQUEST

The petitioner requests a Zoning Map Amendment on the corner of Veterans Memorial Parkway and Highway 80 from R-15 (One-Household Residential) to MX (Mixed Use District). The Zoning Map Amendment requests is for two parcels for a total of 6.17-acres and is proposed for multi-use commercial development.

Case # RZ 26-04-03RZ-25-03-01

Location Map

HWY 80 & Veterans Nen Prkwy

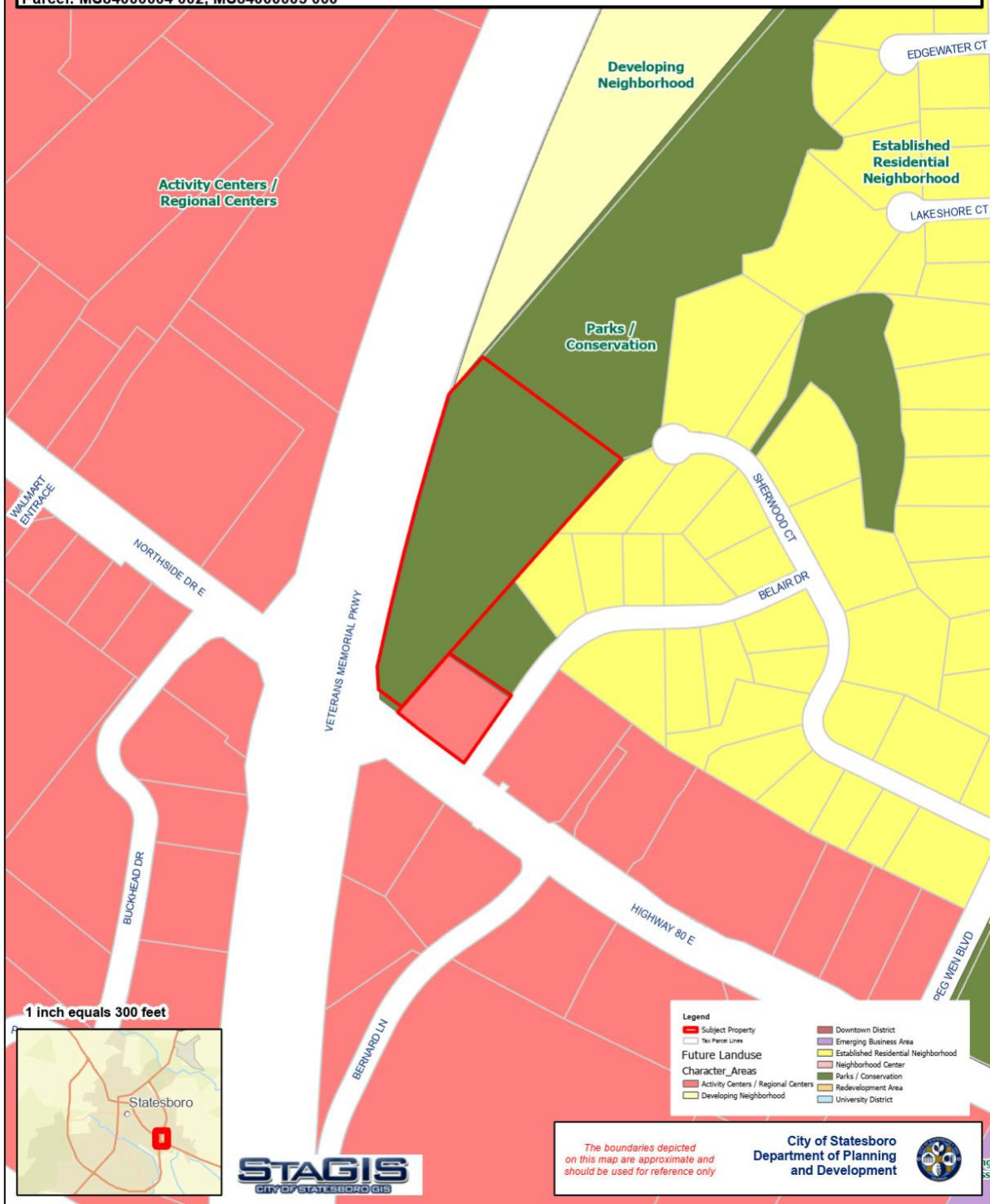
Parcel: MS84000004 002, MS84000005 000



Case # RZ 26-04-03

HWY 80 & Veterans Mem Prkwy
Parcel: MS84000004 002, MS84000005 000

Future Land Use Map



Legend	
Subject Property	Downtown District
Tax Parcel Lines	Emerging Business Area
Future Landuse	Established Residential Neighborhood
Character_Areas	Neighborhood Center
Activity Centers / Regional Centers	Parks / Conservation
Developing Neighborhood	Redevelopment Area
	University District

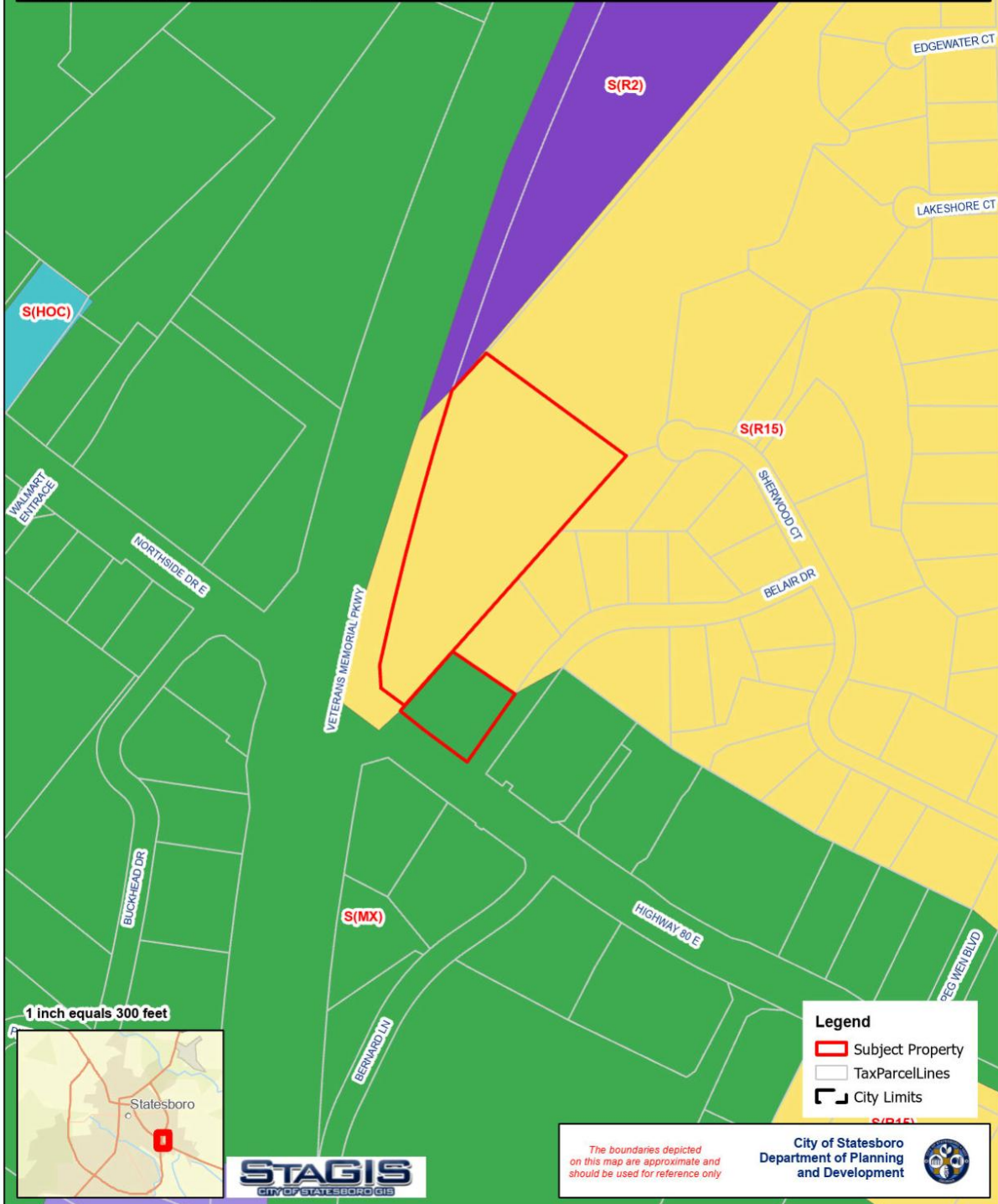
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City of Statesboro
Department of Planning and Development

Case # RZ 26-04-03

Zoning Map

HWY 80 & Veterans Mem Prkwy
Parcel: MS84000004 002, MS84000005 000



1 inch equals 300 feet



Legend

- Subject Property
- TaxParcelLines
- City Limits

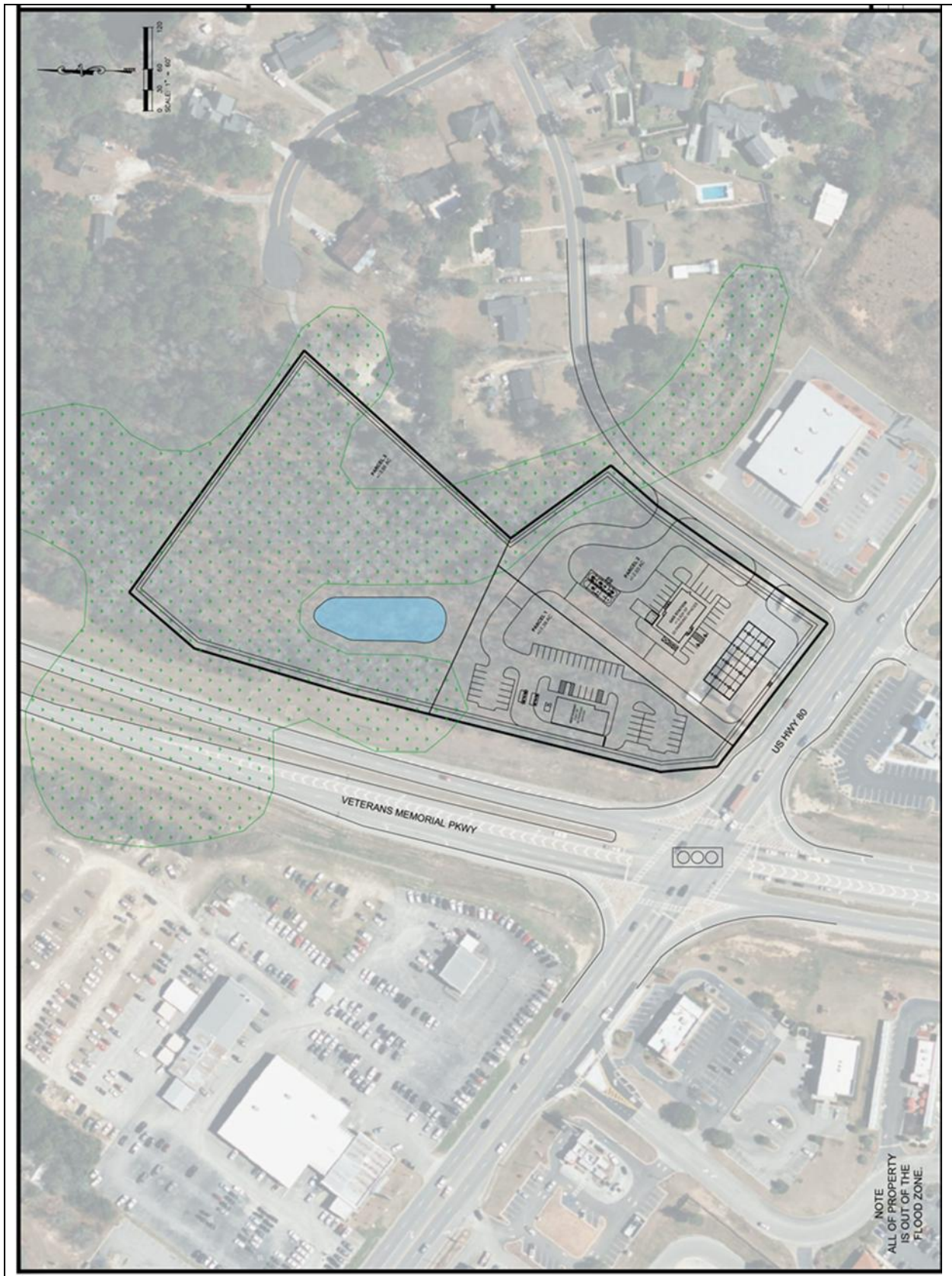
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City of Statesboro
Department of Planning
and Development

SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-15 (One-Household)	Residences
Northeast	R-15 (One-Household)	Residences
East	R-15 (One-Household) and MX (Mixed Use District)	Residences/commercial
Northwest	MX (Mixed Use) and R-2 (Townhouse Residential District)	Commercial
Southeast	MX (Mixed Use District)	Commercial
South	MX (Mixed Use District)	Commercial
Southwest	MX (Mixed Use District)	Commercial
West	MX (Mixed Use District)	Commercial

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	6.17-acres
Lot	Parcel one along the northside of Belair Drive and Parcel two along Veterans Memorial Parkway.
Flooding	The parcels are not in a flood zone.
Wetlands	There are wetlands on the north end of parcel two.



SITE DETAILS

Site Design and Layout

The proposed project site sits at the corner of Veterans Memorial Parkway and Highway 80 with a north/south orientation. Currently it is proposed to have two entrances along Belair Drive. The proposed detention pond would be just south of the wetlands area. The project is proposed to have little or no impact to the area’s wetlands.

SITE DESIGN DETAILS

UDC Section 2.2.9 Mixed Use District

<u>Required</u>		<u>Proposed</u>
Minimum Lot Area:	N/A	N/A
Maximum Building Height:	65 feet (1)	65 feet
Maximum Building Coverage:	N/A	N/A
Setbacks:		
front yard:	Maximum 25 feet	Maximum 25 feet
side yard:	Minimum 5 feet	Minimum 5 feet
rear yard:	Minimum 5 feet	Minimum 5 feet
Buffer:	Whenever any nonresidential use abuts a residential zoned area, a buffer must be installed	Using the wetland area as a buffer.
Parking:		
Eating Establishments:	With seating: 1 per 1000 square feet of customer service area.	48 parking spaces
Fuel Sales:	1 per 1,000 square feet of customer service area.	20 parking spaces

Table Notes:

- (1) Buildings where the entire ground story is occupied by commercial and office uses may have an increased height of 75 feet.
- (2) To encourage outdoor dining, it may be counted towards amenity space requirements.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant lot that the petitioner is requesting to rezone from R-15 (One-Household) to MX (Mixed Used District).

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Parks/Conservation,” and are areas that include natural lands and environmentally sensitive areas. However, the said parcel is along Veterans Memorial Parkway, which is in a high traffic and visible area and abuts directly with the *Developing Neighborhood and Activity Centers/Regional Centers* areas. This would allow continuity in the vicinity.

The request would allow ensures direct contiguity with the existing commercial area. Despite the inconsistency with the character of the area, it does remain consistent with surrounding growth patterns at the highway intersection.

ENVIRONMENTAL SITE ANALYSIS

The subject property does have wetlands. However, the wetlands are not to be affected by the proposed project.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water. However, there are water and sewage lines available nearby. There is currently a sewer easement in the middle of this property, no permanent structures are allowed over this sewer main. Any existing manhole tops where elevation changes are made, the manholes must be adjusted properly to new grade.

Natural gas would be available from Belair Drive. We would require an easement for the natural gas to be installed from Belair Drive to the parcels in this project.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The Unified Development Code permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Analysis: Yes, the proposed project site abuts directly with a MX (Mixed Used) parcel. In addition, it would align with the existing Mixed-Use District.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the zoning would be continuous. Additionally, study would be required to safeguard traffic service does not degrade.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Analysis: Yes, however the proposed project is better aligned with current growth patterns for this area.

4. The relative gain to the public, as compared to the hardship imposed upon the property owner.

Analysis: The site is within the Parks/Conservation as categorized in the Comprehensive Plan. Rezoning the parcel would allow the property owner to develop the parcel in accordance with the Unified Development Code and better continuity with the abutting Activity Center/ Regionals Centers nodes of the Comprehensive Plan.

5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

Analysis: No, it's the opinion of the Staff that the proposed rezone would be beneficial to the city.

6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

Analysis: It is Staff's opinion that the project conforms to the Comprehensive Plan in order to meet the existing development patterns and allow re-alignment of the area with current Activity Centers/Regionals Centers of the Comprehensive Plan.



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



Subject property: view of the property from ROW on Highway 80, facing west.



View of the property west of the subject property, facing south



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

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-04-03**. If this petition is approved the following enumerated condition(s) shall apply:

- (1) The applicant may not receive a land disturbance permit prior to the submission of a traffic study.
- (2) The applicant must provide a wetland protection plan outlining traffic calming measures and any potential wetland disturbances.



ZONING SERVICES REPORT

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V 26-04-05 and V 26-04-06 ZONING VARIANCE REQUEST	
LOCATION:	581 Northside Drive East
PETITIONER/REPRESENTATIVE	Macon Signs Inc/Scott Tisdale
EXISTING ZONING:	MX (Mixed Use District)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Activity Centers/Regional Centers
TOTAL ACRES:	5.86-acres (255,261.6 sq ft)
PARCEL TAX MAP #:	MS72000001 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Retail
VARIANCE REQUEST(S):	Variances to the height of the flagpole UDC Section 2.5.3 (H)(1) and increase square footage of building sign. Sign 2 District Dimensional Standards Table 2.5.3-C

Planning Commission: May 5, 2026

City Council: May 19, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-04-05 and V 26-04-06 APPROVAL

DETAILED DISCUSSION

HISTORY

According to historic aerials and topographic maps, the area was once farmland circa 1920. By 1958, the property had transitioned into a commercial space. In 1992, the property was once again transformed and the University Commons shopping plaza was constructed, and a Publix was located here from 1994-1999.

REQUEST

The petitioner is requesting two (2) variance requests. First, is to allow an increase of ten (10) feet of the height of the flagpole from forty (40) to fifty (50) feet, as per UDC Section 2.5.3 (H)(1). Second, is to allow the increase of the square footage of the building sign -as per Sign 2 District Dimensional Standards Table 2.5.3-C, from 222.6 sq feet to 537.70 square feet.

Case # V26-04-05, V26-04-06RZ-25-03-01

Location Map

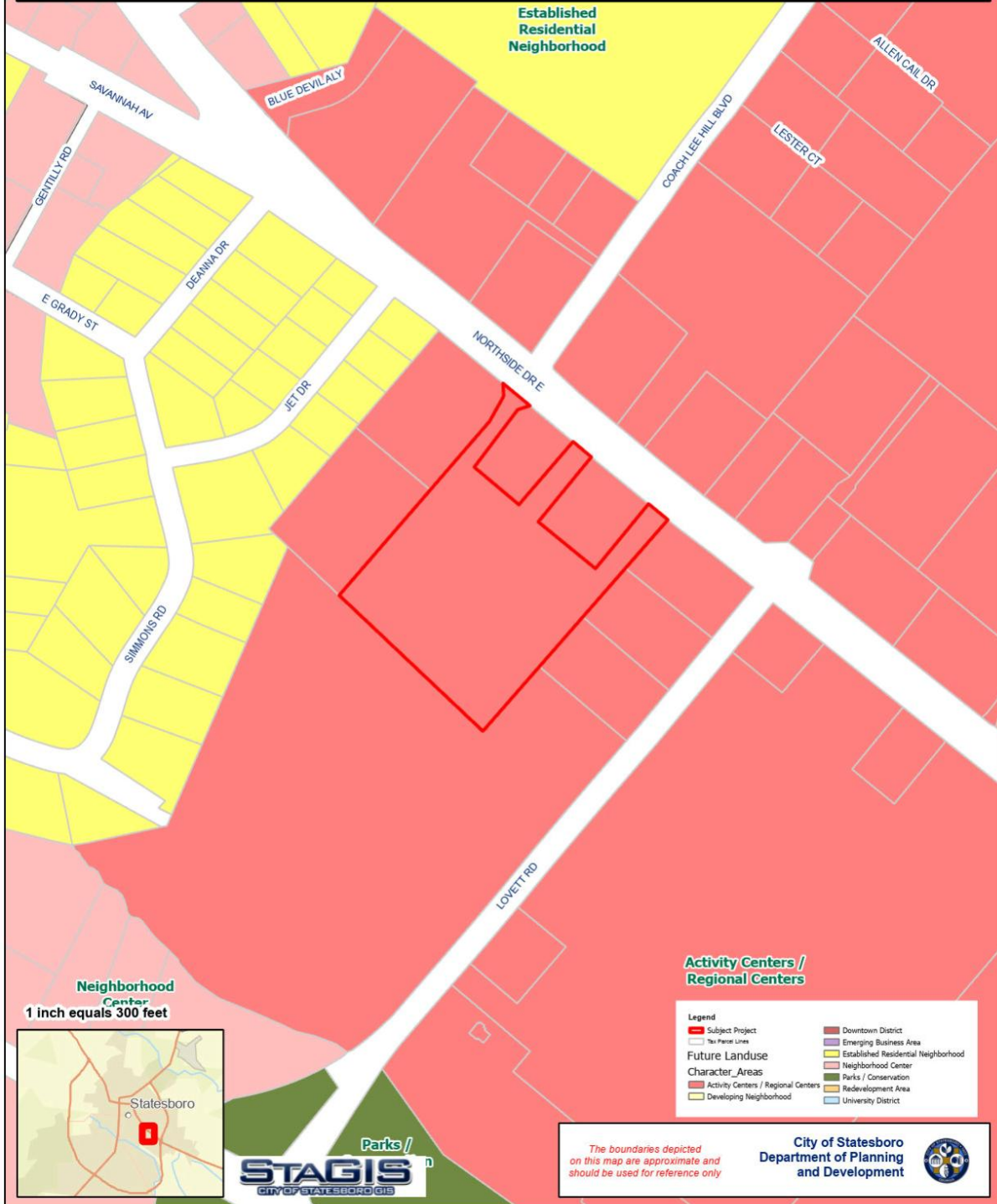
581 Northside Dr East
Parcel: MS72000001 000



Case # V26-04-05, V26-04-06

581 Northside Dr East
Parcel: MS7200001 000

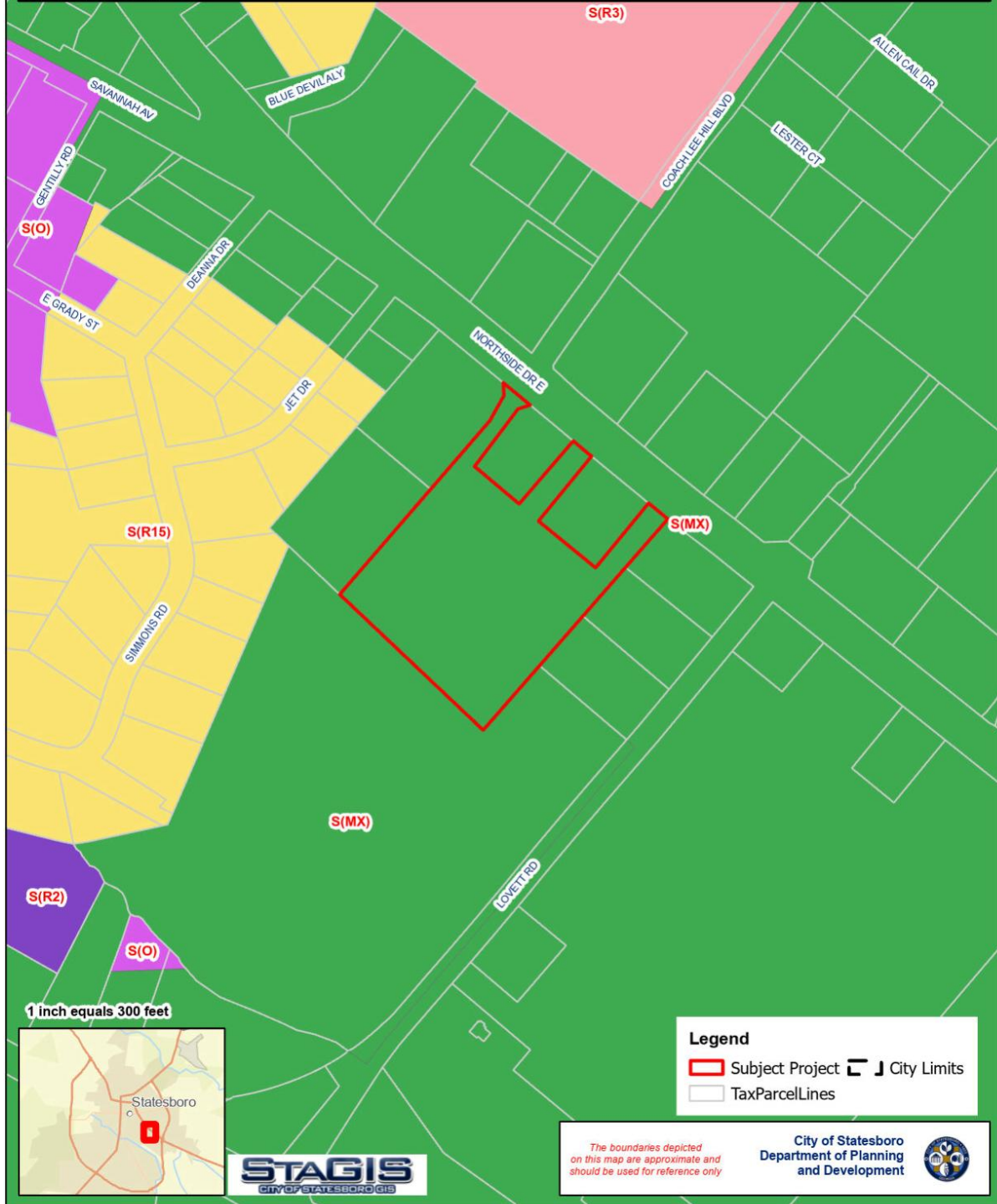
Future Land Use Map



Case # V26-04-05, V26-04-06

Zoning Map

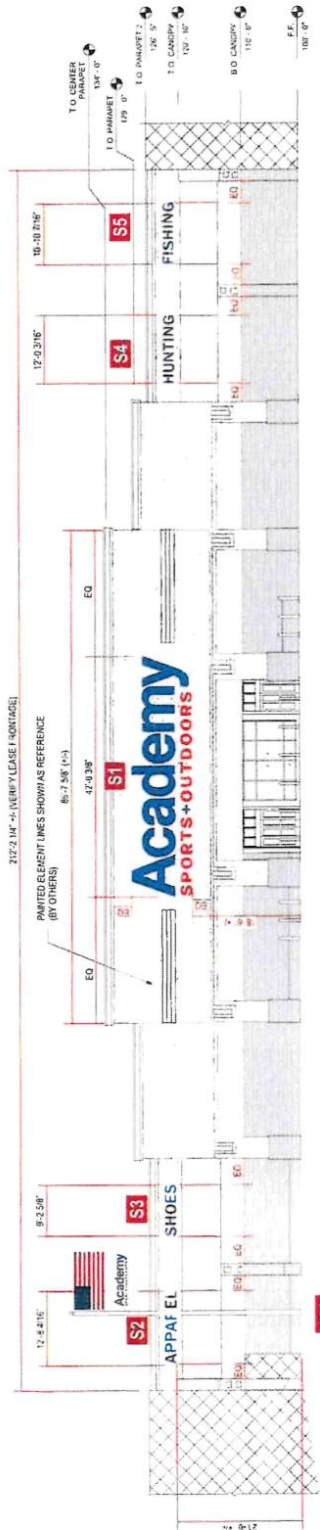
581 Northside Dr East
Parcel: MS72000001 000



SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	MX (Mixed Use District)	Commercial/Retail
Northeast	MX (Mixed Use District)	Commercial/Retail
East	MX (Mixed Use District)	Commercial/Retail
Northwest	MX (Mixed Use District)	Commercial/Retail
Southeast	MX (Mixed Use District)	Commercial/Retail
South	MX (Mixed Use District)	Commercial/Retail
Southwest	MX (Mixed Use District)	Commercial/Retail
West	MX (Mixed Use District)	Commercial/Retail

SITE CHARACTERISTICS	
Overlay/District	N/A
Acreage	5.86-acres
Lot	249.71 X 658.78 feet. Building sits back 382.96 feet from the street.
Flooding	None
Wetlands	None
Easements	None

ELEVATIONS - SIGN LOCATIONS | INSTALL DIMENSIONS



F1
NORTHEAST ELEVATION | STOREFRONT ENTRANCE... FOR REFERENCE ONLY
SCALE: 1/16" = 1'-0"

A200 **S2** A200-24
DEPARTMENT SIGN
FLUSH MOUNT
CHANNEL LETTERS

12'-8 7/16"
APPAREL
25.4 SF

A201 **S4** A201-24
DEPARTMENT SIGN
FLUSH MOUNT
CHANNEL LETTERS

9'-2 3/8"
SHOES
18.4 SF

A100 **S1** A100-90
DEPARTMENT SIGN
FLUSH MOUNT
CHANNEL LETTERS

42'-9 3/4"
Academy
SPORTS + OUTDOORS
442.20 SF

A204 **S5** A204-24
DEPARTMENT SIGN
FLUSH MOUNT
CHANNEL LETTERS

12'-0 3/16"
HUNTING
24 SF

A205 **S7** A205-24
DEPARTMENT SIGN
FLUSH MOUNT
CHANNEL LETTERS

10'-10 7/16"
FISHING
22.7 SF



JONES SIGN
1000 N. W. 10th St., Suite 100
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www.jones-sign.com

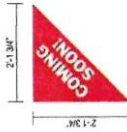
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SHEET NUMBER
SS-04

M-1 TENANT PANELS | ACADEMY LOGO
 QUANTITY (1 SIGN = 2 FACES)
 SURVEY PHOTOS



FRONT VIEW
 SCALE: 1/2" = 1'-0"



REMOVABLE CORNER SNIPE SCALE: 1/2" = 1'-0"

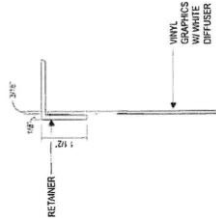
NOTE: SNIPE MUST BE INCLUDED FOR EACH SIGN FACE AND WILL NEED TO BE REMOVED 24HRS PRIOR TO SOFT OPENING



PHOTO OF PROPOSED
 SCALED PROPORTIONATELY

PROPOSED PYLON TENANT PANEL DETAILS:

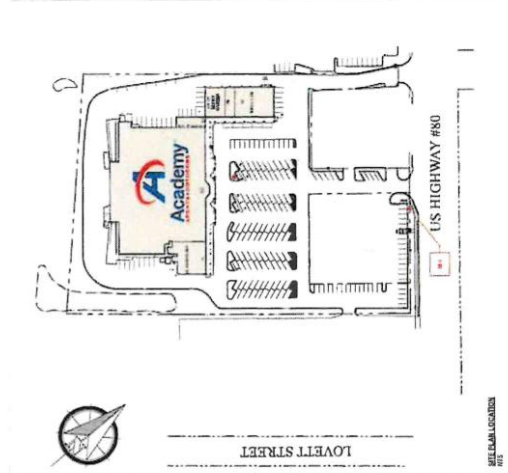
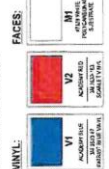
NUMBER OF PANELS:	2
FACE MATERIAL:	POLYCARBONATE
FACE SIZE:	120" X 60"
RETAINER SIZE:	1 1/8"
TOTAL SQ FEET:	52.5



PANEL FACE DETAILS
 SCALED PROPORTIONATELY

#	DESCRIPTION
1	#238 WHITE POLYCARBONATE

- NOTES:
- A. VINYL APPLIED 1ST SURFACE
 - B. VINYL APPLIED 2ND SURFACE
 - C. PANELS OPTIONAL-TALE
 - D. PANEL FACE
 - E. USE EXISTING 2 RETAINERS



SEE OTHER LOCATIONS
 101

SHEET NUMBER
SS-012

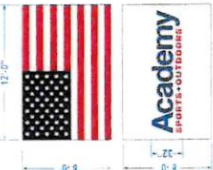
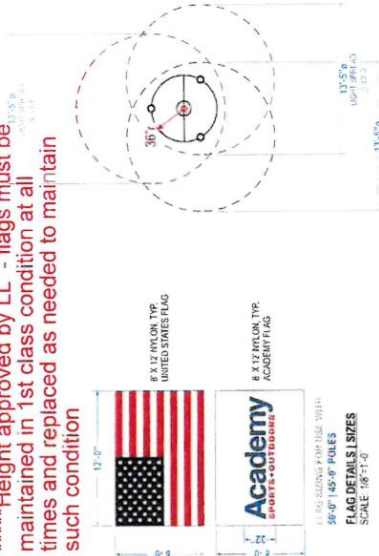
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 www.jones-sign.com

PROJECT SCREEN
 ADDRESS: 1600 SAN JOSE AVENUE, SUITE 100, SAN JOSE, CA 95128
 CLIENT: UNIVERSITY COMMONS
 DATE: 08/14/2014
 DRAWN BY: J. WILSON
 CHECKED BY: J. WILSON

F1 FLAGPOLE FP103 - DOUBLE FLAG | USA & ACADEMY LOGO FLAG (QTY 1)

****Height approved by LL - flags must be maintained in 1st class condition at all times and replaced as needed to maintain such condition



US FLAG: 12'-0"
 8' X 12' NYLON TYP. UNITED STATES FLAG
 8' X 12' NYLON TYP. ACADEMY FLAG
 13'-5 1/2" x 13'-5 1/2" x 13'-5 1/2"
 55'-0" 148'-0" PALES
 FLAG DETAIL SIZES
 SCALE: 1/8"=1'-0"

COLOR TO MATCH HORIZONTAL FLAG

V1	RED
V2	WHITE
V3	BLUE

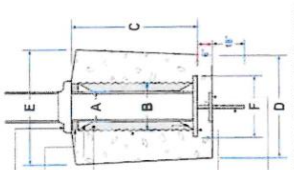
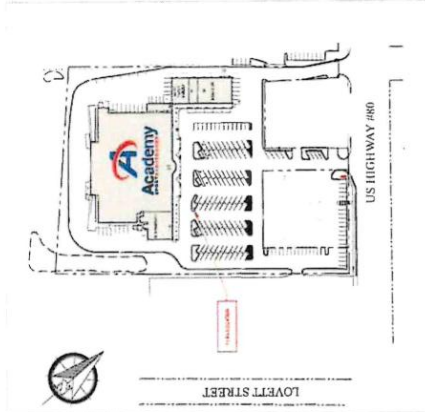
8" X 12" NYLON TYP. WALL
 FLAGPOLE CONE (HORIZONTAL)
 INTERNAL HANDRAILS
 ALL STAINLESS STEEL
 AND GALVANIZED HANGARWARE



PLAN DETAIL | FIXTURE SPACING
 SEE TABLE FOR MEASUREMENTS
 SEE SHEET 24 FOR FIXTURE DETAILS

FOUNDATION DETAILS

FLAGPOLE	POLE	SLEEVE	FOUNDATION	FOUNDATION	SLEEVE	FOUNDATION	SLEEVE
HEIGHT ABOVE GRADE	OVERALL	D.I.D.	BASE	BASE	LEGTH	BASE	BASE PLATE
A	B	C	D	E	F		F
55'-0" (60')	55'-0"	8"	12"	60"	42"	48"	16" 18"



FLAGPOLE FOUNDATION DETAILS
 SEE TABLE FOR MEASUREMENTS

SP FLAGPOLE ELEVATION 13 FIXTURE
 SCALE: 1/8"=1'-0"

JONES SIGN
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 (619) 444-1111
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SHEET NUMBER

SS-013

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SITE DESIGN DETAILS	
UDC Section 2.5.3 (H)(1)-Flagpole	
<u>Required</u>	<u>Proposed</u>
Flags in Sign District 2 shall not exceed 60 square feet in size nor be flown on poles higher than 40 feet.	50 feet in height

SITE DESIGN DETAILS	
Sign 2 District Dimensional Standards Table 2.5.3-C	
<u>Required</u>	<u>Proposed</u>
Aggregate Sign Area; Total Sign Area:	300 square feet if total floor area of development is 50,000 square feet or less
Building Signs: Sign Area: Sign Height (max):	90 Square feet Building Elevation Height
	537.70 sq ft

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance to the height of the flagpole) and increase the square footage of the building sign.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “*Activity Centers/ regional Centers,*” is dominated by auto oriented design and large surface parking lots.

The requests for the variances align with Comprehensive Plan for the area. The location of the building on the parcel creates a difficult sight line for the flagpole and building sign to be seen from East Northside drive.

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: Yes, size of the lot is large and the existing building sits far back off the North side Drive, which makes it difficult to be seen from the street by onlookers.

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

Analysis: No, the conditions of the property including the location of the building are not the result 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 visibility of the store is limited from the street.

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. However, the business occupant might be affected by a lack visibility.

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 variances of the height the flagpole and square footage of the building sign are in align with Comprehensive Plan and development trends of the area.

Based upon review of the variance requests and the distance of the existing building from the street, it's the opinion of Staff that the provided analysis demonstrates the proposed height of the flagpole and building sign square footage are in aligned with the UDC and the City's Comprehensive Plan. Therefore, the proposed variances do meet the review criteria on the Standards of Review.



Subject Property: view of the property from the parking lot along the ROW on East Northside Drive, facing west.



View of the distance from the parking lot looking on to the ROW on East Northside Drive.



Subject property: view of the building and take note of significant size of the building.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **APPROVAL for V 26-04-05 and V 26-04-06**. If this petition is approved, 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 install signage without appropriate permitting.

Section 2.4.14 - Technological Facilities and Data Centers

A. Purposes. The purpose of the UDC, from which this Section is derived, is to establish a comprehensive regulatory framework for the siting, development, and operation of **Data Centers**. Recognizing that Data Centers are a unique land use characterized by high utility demands, continuous operational cycles, and specific architectural requirements, these regulations are intended to ensure the following:

1. Infrastructure Stewardship: Ensure that the extraordinary electrical and water demands of Data Centers do not compromise the reliability, capacity, or cost-stability of municipal and regional utility systems for existing residents and businesses.

2. Impact Mitigation: Protect the quality of life in surrounding neighborhoods by establishing rigorous standards for noise attenuation, particularly regarding the 24-hour operation of mechanical cooling systems and emergency backup generators.

3. Aesthetic and Character Integration: Prevent the proliferation of "windowless boxes" by requiring high-quality architectural design, screening of mechanical equipment, and landscaping that ensures compatibility with Statesboro's community character.

4. Resource Conservation: Encourage the use of sustainable development practices, including closed-loop cooling systems, waste-heat recapture, and on-site renewable energy integration to minimize the environmental footprint of large-scale digital infrastructure.

5. Fiscal and Economic Balance: Align the high-value private investment of Data Centers with the City's long-term economic goals, ensuring that such developments provide a net positive fiscal impact while minimizing the demand for traditional municipal services such as schools and daily traffic capacity.

B. Definitions. As used in this Section, the following terms have the meaning indicated:

1. Data Center Campus: A principal use facility primarily dedicated to housing electronic data processing equipment, such as computers, servers, network components, and related infrastructure, and requiring significant mechanical equipment for cooling, ventilation, and emergency power supply. Excludes facilities where data processing is merely an accessory use to the primary

function (e.g., a bank's internal server room), and facilities where the primary use is cryptocurrency mining.

- **Edge Facility**: A facility generally located close to the end user to reduce latency, that houses significant equipment, but shall not exceed 50 acres of property for the campus. These may vary in size, and may be developed in existing structures. If a building is considered for adaptive reuse, the lot size, setbacks and buffering requirements may be waived if within adherence to all sound and water requirements.
- **Hyperscale Facility**: A facility providing extreme scalability capabilities that is engineered for large-scale workloads with an optimized network infrastructure. Generally consisting of campuses greater than 50 acres and building structures over 10,000 square feet, but no greater than 500,000 square feet.

2. Sensitive Receptor: Any existing building or use on an adjacent or nearby property, including but not limited to residential dwellings, schools, hospitals, public parks, and places of worship.

3. Server Room: one or more designated areas within a principal use, except a data center, housing computer and network equipment, systems, servers, appliances, and other associated hardware components related to digital data operations for its own use.

C. Permitted Districts and Lot Requirements

1. **Primary Permitted Districts**: Data Center Campuses shall only be permitted as a **Special Use Permit (SUP)** in the following zoning districts:
 - i. **Office and Business (O)***
 - ii. **Highway Oriented Commercial (HOC)**
 - iii. **Light Industrial (LI)**
 - iv. **Mixed-Use (MX)***

*Hyperscale Facilities are not allowed in associated zoning district.

2. **Accessory Use**: Small-scale Data Centers (server rooms, small modular centers) that are accessory and secondary to a primary office or institutional use shall be permitted by-right, provided the accessory area does not exceed

- 15% of the primary building's Gross Floor Area (GFA)** and all equipment is fully contained within the principal building.
3. **Minimum Lot Area:** The minimum lot size for a Data Center Campus shall be **Ten (10) Acres**.
 4. **Maximum Lot Area:** The Maximum lot size for a Data Center Campus shall be **Two Hundred (200) acres**.
 5. **Setbacks and Buffers:** All principal buildings, accessory structures, and exterior equipment must adhere to the following minimum setbacks, regardless of the underlying zoning:
 - i. Edge Facilities
 - 1) **From Residential Zoning Districts or Sensitive Receptors: 75 feet.**
 - 2) **From all other Property Lines (Non-Residential/Public Roads): 60 feet.**
 - 3) **Buffer Width:** A continuous, undisturbed 50-foot-wide transitional buffer is required along all property lines adjoining a residential zoning district or Sensitive Receptor. This buffer may overlap building setback requirement and may be counted towards the 35% tree canopy requirements as outlined in the UDC. The preservation of wetlands may also be counted towards canopy requirements at a 50% rate.
 - ii. Hyperscale Facilities
 - 1) **From Residential Zoning Districts or Sensitive Receptors: 300 feet.**
 - 2) **From all other Property Lines (Non-Residential/Public Roads): 250 feet**
 - 3) **Buffer Width:** A continuous, undisturbed **200-foot-wide** transitional buffer is required along all property lines adjoining a residential zoning district or Sensitive Receptor. This buffer may overlap the building setback requirement and may be counted towards the 35% tree canopy requirement. The preservation of wetlands may also be counted towards canopy requirements at a 50% rate.

D. Utility Use and Allowances

1. **Water Source:** All Data Center Campuses must connect to the **public water and sewer systems**.
2. **Water-Efficiency:** Any water-based cooling system must utilize a **closed-loop system** or employ **recycled/non-potable water systems** for cooling demand to minimize the use of municipal potable water supply. The use of potable water for primary cooling is prohibited for Hyperscale Facilities if reclaimed water or dry-cooling technology is feasible.
3. **Water Management Plan:** The applicant must submit a **Water Feasibility and Management Plan**, detailing:
 - i. Projected monthly average and peak water consumption (gallons per day).
 - ii. Project guidelines to not endanger or adversely affect the quantity or quality of local groundwater or surface water supplies.
 - iii. Plans for the reuse, recycling, and disposal of wastewater.
4. **Natural Gas Availability:** The natural gas made available for all developments are subject to the current capacity of the area, and required draws of natural gas must be noted by a “will serve letter” from the Director of Public Utilities.
5. **Electrical Impact:** A letter of preliminary acceptance may be issued to allow for the study of a project, prior to the final acceptance of zoning. A preliminary acceptance does not guarantee approval of the associated zoning or special use. All substations related to Data Center Campuses must provide fencing in accordance with the associated electrical distributor and buffer requirements therein.

E. Sound Generation and Reduction

1. **Maximum Noise Limits:** Developer must provide a detailed noise study by a qualified consultant which accounts for existing outdoor conditions as well as project growth and surrounding land uses. Sound generated by the Data Center and all accessory equipment (excluding verified emergencies) shall not exceed existing ambient condition or 50 dBa at the property line of a Sensitive Receptor, whichever is greater.

2. **Targeted Noise Management:** All Data Centers must implement noise reduction or sound masking based on the recommendations of the noise study.
3. **Emergency Generator Testing:** Routine testing and maintenance of emergency generators shall be limited to weekdays only, between the hours of **10:00 AM and 5:00 PM**, and shall not exceed **60 minutes** in duration.

F. General Environmental Requirements

1. **Site Development:** All stormwater retention and site development must follow Article 4.2 of the Unified Development Code, which under the discretion of the UDC Administrator, may require engineering using the latest edition of the GSMM (Georgia Stormwater Management Manual) to ensure water quality and runoff.
 2. **Runoff Infiltration:** All facilities should be designed to increase water infiltration through the use of permeable pavers or similar permeable surfaces on at least 20% of all parking spaces on the lot. Alternative penetration measures may be allowed via Administrative Variance.
-

E. Screening, and Aesthetic Standards

1. **Planting and Screening:** The buffer shall utilize **approved trees** as outlined by the Article 4.1 of the Unified Development Code and dense, native shrubs to provide a **visual screen** year-round. An opaque masonry wall or fence (minimum 8 feet in height) shall be required within the buffer on all sides facing a Sensitive Receptor, unless an existing structure does not allow for the placement of screening.
2. All ground-mounted and roof-mounted mechanical equipment, including chillers, cooling towers, and HVAC units, must be **fully enclosed within the principal building** or completely obscured from view from all public roads and Sensitive Receptors by architectural features, parapet walls, or louvers.
3. Building façades visible from public roadways or Sensitive Receptors must utilize design measures that are consistent with similarly zoned uses in the City of Statesboro. Architectural designs shall not be required with the submission of the Special Use Permit.
4. Building height shall not exceed 65 feet for all primary structures, regardless of the underlying zoning for each property. This height does not include roof

mounted structures and enclosed pop-ups for roof access from internal stairs and structures such as freight elevators, which may exceed the 65-foot height if allowing accessibility by Fire Department personnel

H. Community Investment and Infrastructure

1. **Proportional Infrastructure Contribution:** as a condition of Special Use Permit approval, the applicant/owner shall be required to demonstrate positive economic impacts to the City of Statesboro. Otherwise, the applicant/owner shall contribute funds or construct neighborhood improvements directly related to the Data Center's impact as determined by the project scale and location.
2. The applicant shall submit a **Decommissioning Plan** or financial surety (bond or escrow) to guarantee the dismantling and removal of all IT infrastructure and MEP infrastructure upon cessation of data center use.
3. The Special Use Permit for a Data Center facility shall expire in 24 months from approval if there has been no issuance of a Land Disturbance Permit or Building Permit within that time frame. Zoning for the property must remain in place for a minimum of 1 year. If the applicant/owner seeks to amend the zoning of the property, the special use permit shall expire upon a change of the zoning classification of the site. Special Use Permits shall expire 12 months after cessation, as determined by the lack of use (i.e., utility consumption).

First Reading:

Second Reading:

MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

Attest: Leah Harden, City Clerk