



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street

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Statesboro Planning Commission

March 5, 2024

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Cathy Dixon, Joseph Folsom, Len Fatica and James Thibodeau; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Planning & Housing Administrator) Jermaine Foster (Planner) David Moyer (Assistant City engineer) **Absent:** Ronald Simmons, Savannah Beck, Matthew Lovett

I. Call to Order

Commissioner Dixon called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

III. Approval of Minutes

1. February 6, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of February 6, 2024 with a second from Commissioner Thibodeau. The motion was passed to approve the minutes of February 6, 2024 on a 3-0 vote.

IV. New Business

1. **APPLICATION RZ 24-02-01:** Simcoe Investment Group, LLC requests a Zoning Map Amendment to an existing PUD (Planned Unit Development) on approximately 65.43 acres of property in order develop a mixed multi-family and single-family detached subdivision on Cawana Road (Tax Parcel # 092 000012 001).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 3-0. Cody Rodgers spoke in favor of this application and provided feedback regarding the project. Commissioner Thibodeau motioned to close the hearing with a second from Commissioner Fatica. The motion passed 3-0.

After discussion, Commissioner Fatica motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 3-0.

2. **APPLICATION SE 24-02-03:** Kristie Hendrix requests a Special Exception from Article 2.3.2 (Comprehensive Principal Use Permissions) of the Unified Development Code on a 0.52 acre

property in order to expand the existing auto detailing business into a used auto sale business at 121-A East Main Street (Tax Parcel # S39 000012 000).

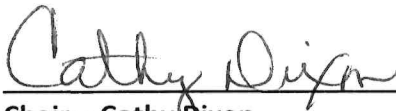
Kathy Field introduced the case. Commissioner Thibodeau motioned to open the public hearing with a second from Commissioner Folsom. The motion passed 4-0. Kristie Hendrix spoke in favor of the application and provided feedback regarding the project. Commissioner Fatica motioned to close the hearing with a second from Commissioner Folsom. The motion passed 4-0.

After discussion, Commissioner Folsom motioned to approve the request with a second from Commissioner Thibodeau. The motion passed 4-0.

V. Announcements

VI. Adjourn

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Folsom seconded, and the motion carried 4-0.



Chair – Cathy Dixon



Secretary – Kathleen Field
Director of Planning & Development