



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

September 6, 2022

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. August 2, 2022

IV. New Business

1. **APPLICATION RZ 22-08-01:** Simcoe Investment Group, LLC requests a Zoning Map Amendment from the R-20 (Single-Family Residential) zoning district to the R-2 (Townhouse Dwelling) zoning district in order to construct a 151 unit townhome development on 26.3 acres of property on Jones Mill Road (Tax Parcel # MS84000002 001).
2. **APPLICATION SE 22-08-02:** Cody Ward requests a special exception from Article VIII, Section 801 of the *Statesboro Zoning Ordinance* in order to locate a Men's Health Clinic on a 0.06 acre parcel in the multi-tenant building located at 22 South Main Street (Tax Parcel# S28 000068 000).
3. **APPLICATION RZ 22-08-03:** Horizon Home Builders requests a Zoning Map Amendment from the R-4/HOC (High-Density Residential/Highway Oriented Commercial) to the R-2 (Townhouse Residential) zoning district for the development of a 245 unit townhome development on a portion of a 42.87 acre property at 538 East Main Street (Tax Parcel # MS82000035 000).
4. **APPLICATION RZ 22-08-04:** L&S Acquisitions requests a Zoning Map Amendment from the R8 and R10 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to develop a 140 unit single-family detached subdivision on 34.88 acres of property located at 1263 S&S Railroad Bed Road (Tax Parcel # 107 000009 000).
5. **AMENDMENT TO TOWNHOUSE DWELLING STANDARDS:** Request to amend Article XXV-A: Section 2506-A: OPEN SPACE

6. **RECOMMENDATION FOR PUD APPLICATIONS:** Requests to provide recommendation to City Council on PUD (Planned Unit Development) existing standards.

V. Announcements

1. Commissioner Jim Thibideau will replace Commissioner Michelle Babot after her resignation from the Planning Commission. He will complete her term.

VI. Adjourn