City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission
November 3, 2026
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Commission Members Present: Cathy Dixon, Len Fatica, Logan Josey, Ronald Simmons, Jim Thibodeau, and Joseph Folsom. **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), 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. October 6, 2026 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of September 1, 2026 with a second from Commissioner Folsom. The motion was passed to approve the minutes of with 6-0 vote.

III. New Business

1. **APPLICATION V 26-09-01:** Lindsay Martin requests a Variance to allow an unpermitted use in HOC (Highway Oriented Commercial District) UDC Section 2.2.10 for the property located 8 Roundtree Street (Tax Parcel # S17 000046 000).

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

2. **APPLICATION RZ 26-09-03:** John Davis requests a Zoning Map Amendment from the R-15 (One-Household) to MX (Mixed Use District). The Zoning Map Amendment requests is for one (1) parcel for 3.50-acre portion of the parcel on the corner of Fair Road and Veterans Memorial

Parkway in order to subdivide the parcel and construct an Express Oil (Tax Parcel # MS75000016 000).

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

3. **APPLICATION SUP 26-09-04:** John Coleman is requesting a Special Use Permit to allow the residence to be used as transitional housing for battered women at 201 West Maple Street (Tax Parcel # MS40000008 000).

   Justin Williams introduced the case. Commissioner Josey motioned to open discussion with a second from Commissioner Simmons. The motion passed with a 6-0 vote. The applicant spoke in favor of the project. Commissioner Fatica motioned to close the discussion with a second from Commissioner Thibodeau. The motion passed with a 6-0 vote.

   Commissioner Josey motioned to approve with a second from Commissioner Simmons. The motion passed 6-0.

4. **APPLICATION V 26-09-05:** Statesboro STEAM is requesting a Variance to Sign District 1-Dimensional Standards Table 2.5.3-B to exceed the total aggregated sign area from the allowable 80 square feet to the requested 299.90 square feet for the property located at 531 East Main Street (Tax Parcel # MS82000006 000).

   Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Fatica. The motion passed with a 6-0 vote. The applicant provided spoke in favor of the request. Commissioner Simmons motioned to close the discussion with a second from Commissioner Folsom. The motion passed with a 6-0 vote.

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

5. **APPLICATION V 26-09-06:** Alex Grace is requesting a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D to exceed the total aggregated sign area of the allowable 200 square feet to the requested 513 for the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax parcel # MS63000026 000).

   APPLICATION V 26-09-07: Alex Grace is requesting a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D sign area for the north and south elevations of the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax Parcel # MS63000026 000).

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

Commissioner Thibodeau motioned to approve with a second from Commissioner Folsom. The motion passed 6-0.

6. **APPLICATION RZ 26-09-08:** 55 East Main LLC requests a Zoning Map Amendment of existing HOC (Highway Oriented Commercial) to a R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel for 0.30-acres at 10 West Inman Street (Tax Parcel: S19 000022 000).

   APPLICATION SUP 26-09-09: 55 East Main LLC requests a Special Use Permit to UDC Section 2.2.3 B R-4 Dimensional Standards-maximum density of twelve (12) units per acre. The petitioner is requesting to increase density to sixteen (16) units per acre, to construct four (4) additional two-bedroom units behind the current single-family house with accompanying parking spaces at 10 West Inman Street (Tax Parcel: S19 000022 000).

   Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Fatica. The motion passed with a 6-0 vote. Robbie Bell spoke regarding the project. 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 the Zoning Map Amendment with a second from Commissioner Fatica. The motion passed 5-1.

   Commissioner Fatica motioned to approve the Special Use Permit, no second.
   Commissioner Josey motioned to Deny the Special Use Permit with a second from Commissioner Folsom. The motion passed 5-1.

IV. Announcements

Justin Williams announced Commissioner Beck is resigning and her last meeting will be November. Reappoints are coming up in January.

V. Adjourn

Commissioner Simmons motion to close the meeting second by Commissioner Josey. Motion passed 6-0.

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Chair – Cathy Dixon

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Secretary – Justin Williams
Director of Planning & Development