City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission
October 6, 2026
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Commission Members Present: Cathy Dixon, Len Fatica, Savannah Beck, Logan Josey, Ronald Simmons, Jim Thibodeau, and Joseph Folsom. **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), Monica Gann (Senior Planner), andDavid Moyer (Assistant Engineer)

Call to Order

Commissioner Fatica called the meeting to order.

I. Invocation & Pledge of Allegiance

Commissioner Fatica led in the invocation & pledge.

II. Approval of Minutes

1. September 1, 2026 Meeting Minutes.

   Commissioner Fatica made a motion to approve the minutes of August 4, 2026 with a second from Commissioner Folsom. The motion was passed to approve the minutes of with 7-0 vote.

III. New Business

1. **APPLICATION RZ 26-08-01:** Zack Smith Properties is requesting a Zoning Map Amendment from R-15 (One-Household Residential)/HOC (Highway Oriented Commercial to R-4 (High Density Residential District. The Zoning Map Amendment requests is for one (1) parcel of 17.83-acres located along Zetterower Road (Tax Parcel # MS48000022 000).

   Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Thibodeau. The motion passed with a 7-0 vote. Troy Collins provided more info the project. Commissioner Fatica motioned to close the discussion with a second from Commissioner Simmons. The motion passed with a 7-0 vote.

   Commissioner Thibodeau motioned to Deny with a second from Commissioner Josey. The motion passed 7-0**.**

2. **APPLICATION SU 26-08-03:** Robert Fordham is a Special Use Permit to allow a sober living residence at 105 Peg Wen Boulevard. Applicants requests the property to be used as a residence for up to eight (8) women (Tax Parcel # MS84000087 000)

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Fatica. The motion passed with a 7-0 vote. Alexandrea Fordham provided more info the project. Commissioner Simmons motioned to close the discussion with a second from Commissioner Josey. The motion passed with a 7-0 vote.

Commissioner Thibodeau motioned to approve with amended conditions with a second from Commissioner Josey. The motion passed 7-0.

3. **APPLICATION V 26-08-04:** Techwood Lodging, LLC is requesting a Zoning Map Amendment from a PUD (Planned Unit Development) to MX (Mixed-Use District. The Zoning Map Amendment is for one (1) parcel along Tormenta Way for 3.80-acre portion of Tax Parcel # 076 000001 002.

   Justin Williams introduced the case. Commissioner Fatica motioned to open discussion with a second from Commissioner Josey. The motion passed with a 7-0 vote. The applicant spoke regarding the project. David Moyer provided information a possible about auxiliary lane. Commissioner Simmons motioned to close the discussion with a second from Commissioner Folsom. The motion passed with a 7-0 vote

   Commissioner Fatica motioned to approve with amended conditions with a second from Commissioner Folsom. The motion passed 7-0.

4. **Unified Development Ordinance Amendment**: Chapter 62: Staff recommends and amendment to the existing Chapter 62 – Subdivision Incentive Program, in order to adopt standards aligning with the OneGeorgia funded Workforce Housing Initiative.

   Justin William introduced new UDC ordinance amendment, chapter 62.
   Commissioner Fatica motioned to approve with a second from Commissioner Simmons. The motion passed with a 7-0 vote.

IV. Announcements

Special Use Permit application for the data center was received and are in review.

V. Adjourn

Commissioner Simmons made a motion to adjourn the meeting. Commissioner Fatica seconded, and the motion carried 7-0.

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Chair – Cathy Dixon

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Secretary – Justin Williams
Director of Planning & Development