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
December 1, 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. November 3, 2026

IV. New Business

1. **APPLICATION V 26-11-01:** Nesmith Construction Co. requests a Variance from UDC Section 2.2.9- MX Table – B Dimensional Standards for a property located at 1206 Merchants Way, to allow for an increase of the setback from 25 feet maximum to 102 feet for a new office building (Tax Parcel # MS74000198A007).

V. Announcements

VI. Adjourn

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Statesboro Planning Commission
December 1, 2026
5:00 P.M.
City Hall Council Chamber
Meeting Minutes

Commission Members Present: Cathy Dixon, Len Fatica, Logan Josey, Ronald Simmons, and Savannah Beck. **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), Brad Deal (Director of Public Utilities & Public Works), 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. November 3, 2026 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of October, 2026 with a second from Commissioner Josey. The motion was passed to approve the minutes of with 5-0 vote.

III. New Business

1. **APPLICATION RZ 26-10-02:** KRA Architects is requesting a Zoning Map Amendment from PUD/MX (planned Unit Development/Mixed Use District) to a MX (Mixed Use District). The Zoning Map Amendment request is for one (1) parcel of 18.14 acres located at 2802 Old Register Road for a proposed town center development (Tax parcel# 076 000001 002).

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Josey. The motion passed with a 5-0 vote. Commissioner Beck motioned to close the discussion with a second from Commissioner Fatica The motion passed with a 5-0 vote.

Commissioner Beck motioned to Approve with a second from Commissioner Simmons. The motion passed 5-0**.**

IV. Announcements

V. Adjourn

Commissioner Fatica motion to close the meeting second by Commissioner Josey. Motion passed 5-0.

_____

Chair – Cathy Dixon

_____

Secretary – Justin Williams
Director of Planning & Development

City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458
(912) 764-0630
(912) 764-0664 (Fax)

V 26-11-01 **ZONING VARIANCE REQUEST**	
LOCATION:	1206 Merchants Way
PETITIONER/REPRESENTATIVE	Nesmith Construction CO./ Nick McCall-Pape-Dawson
EXISTING ZONING:	MX (Mixed-Use District)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Activity Centers/Regional Centers
TOTAL ACRES:	1.00-acres (43,560 sq ft)
PARCEL TAX MAP #:	MS63000026 032
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant
VARIANCE REQUEST(S):	Variance from the UDC Section 2.2.9-MX (Mixed Use District) Table-B- Dimensional Standards

Planning Commission: December 1, 2026

City Council: December 15, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
V 26-11-01 CONDITIONAL APPROVAL

DETAILED DISCUSSION

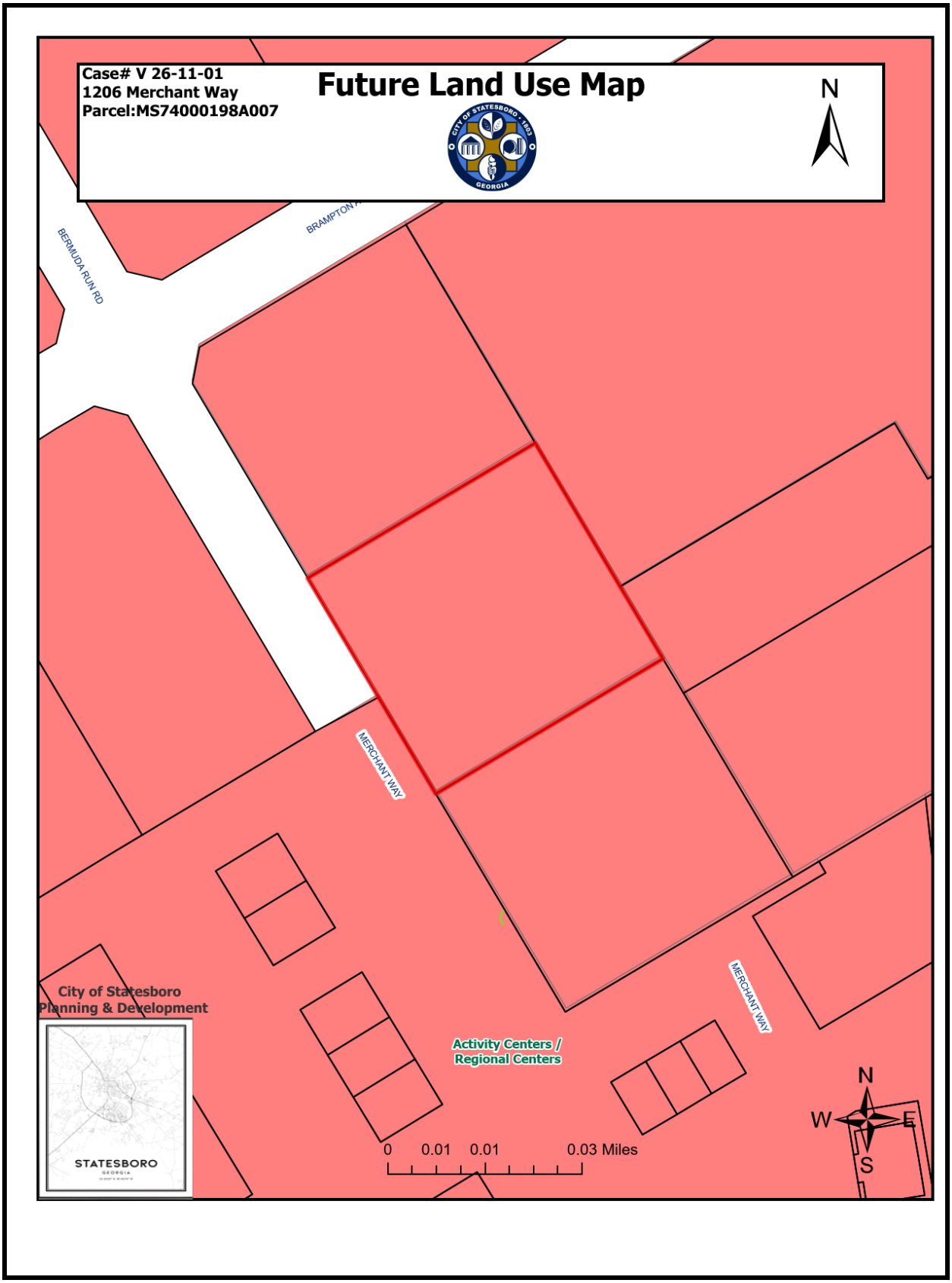
HISTORY

Based on historic maps this parcel and the surrounding area was a farm. With the construction of Veterans Memorial Parkway, the surrounding area has maintained its rural look. Slowing from the late 1990s and into the early 2000s the area began its transition from rural to an urban, commercial district. This area is a part of the Market District and must adhere to the area's architectural committee requirements.

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 is for a new building, with a one hundred-two (102) foot setback, to allow parking to be accommodated in the front of the building.


Case# V 26-11-01
1206 Merchant Way
Parcel:MS74000198A007
Location Map
N
BERMUDA RUN RD
BRAMPTON AV
THE GROVE
MERCHANT WAY
MERCHANT WAY
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0 0.01 0.03 0.05 Miles
N
W
E
S
GARY LN


Case# V 26-11-01
1206 Merchant Way
Parcel:MS74000198A007
Future Land Use Map
N
BERMUDA RUN RD
MERCHANT WAY
MERCHANT WAY
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
Activity Centers /
Regional Centers
0 0.01 0.01 0.03 Miles
N
W
E
S

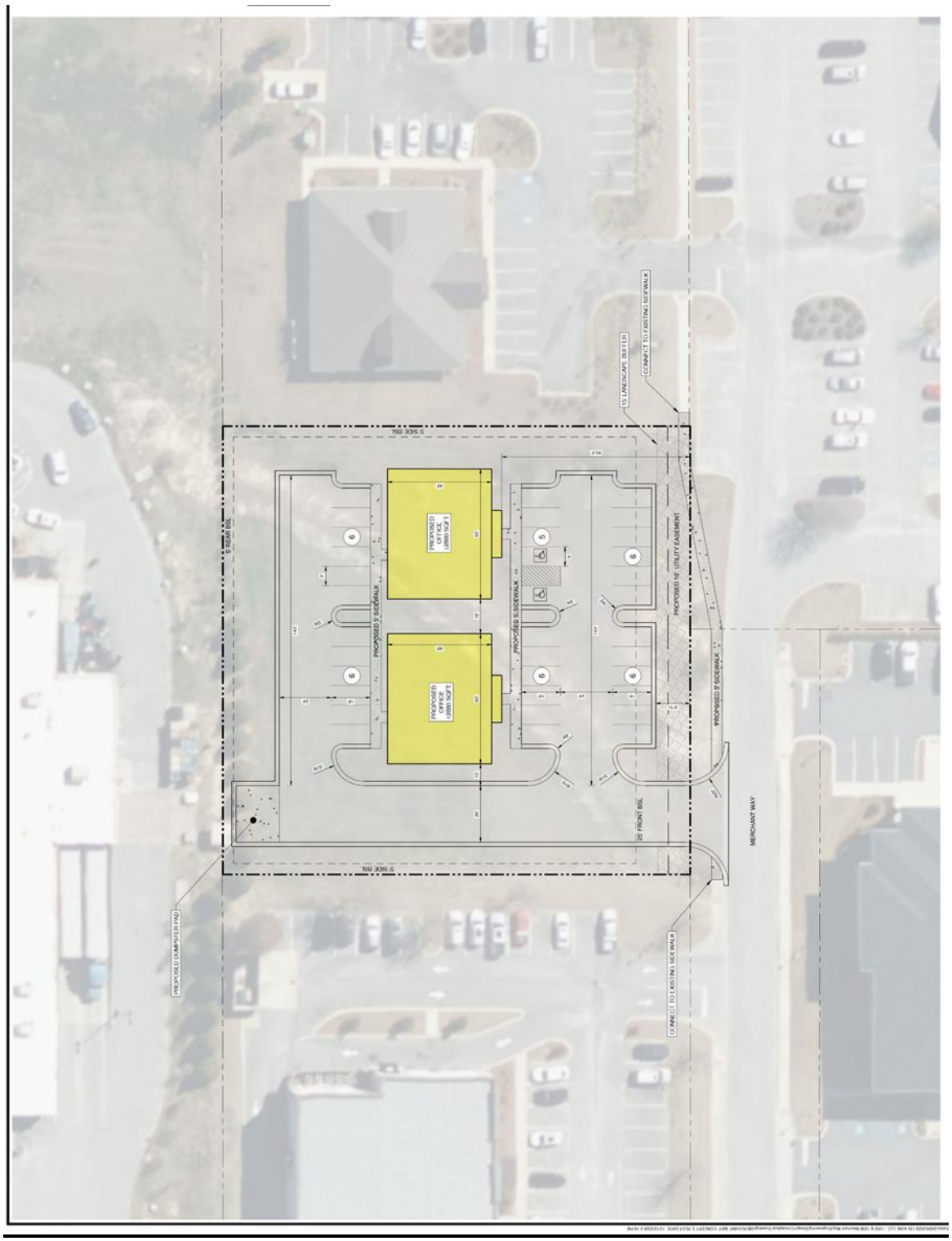

Case# V 26-11-01
1206 Merchant Way
Parcel:MS74000198A007
Zoning Map
N
BERMUDA RUN RD
S(MX)
MERCHANT WAY
MERCHANT WAY
S(PUD/MX)
City of Statesboro
Planning & Development
STATESBORO
0 0.01 0.01 0.03 Miles
N
W
E
S

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	MX (Mixed Use District)	Commercial
Northeast	MX (Mixed Use District)	Offices
East	PUD (Planned Unit Development PUD/MX (Planned Unit Development/Mixed Use District))	Offices
Northwest	MX (Mixed Use District)	Commercial
Southeast	PUD (Planned Unit Development PUD/MX (Planned Unit Development/Mixed Use District))	Offices
South	PUD/MX (Planned Unit Development/Mixed Use District)	Offices
Southwest	PUD (Planned Unit Development)/R-4 (High Density Residential District) PUD/MX (Planned Unit Development/Mixed Use District)	Offices
West	MX (Mixed-Use District)	Offices

SITE CHARACTERISTISCS	
Overlay/District	None
Acreage	1.75-acres (76,230 sq ft)
Lot	283 x 284.5 vacant lot fronting Eddie Rushing Lane
Flooding	There are no flood plains or floodway on the lot or nearby.
Wetlands	There are wetlands on the lot.
Easements	There are no easements on the property.

SITE DESIGN DETAILS	
UDC Section 2.2.9 -MX (Mixed Use District) Table B- Dimensional Standards	
Required:	**Proposed:**
Max building setback twenty-five (25) feet	102 feet building setback

Concept Plan



STAFF SUMMARY AND ANALYSIS

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 the new hotel and restaurant that are proposed on the project site.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Activity Centers/ Regional Centers," which is an area where primarily dominated by auto-oriented and large surface parking lots. The area may evolve overtime into pedestrian oriented shopping, office, and entertainment places.

The request is consistent with the comprehensive plan and the City of Statesboro development patterns. This specific area is dominated by businesses to service motorists and is aligned with the character of the area.

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: 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 would be required***.***

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 and avoid unnecessary delays of the proposed project.



Subject property: view of the property from the ROW on Merchants Way, facing east.



View of the property to the north of the subject property from the ROW on Merchants Way, facing north.



View of the property to the south of the subject property from the ROW on Merchants Way, facing southeast.



View of the property southwest of the subject property on the ROW on Merchants Way, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** for **V 26 11 - 01.** 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 begin construction of the building without appropriate permitting.