



*City of Statesboro*  
*Department of Planning and Development Memorandum*

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**Statesboro Planning Commission**  
**December 3, 2024**  
**5:00 P.M.**  
**City Hall Council Chamber**  
**Meeting Minutes**

**Commission Members Present:** Cathy Dixon, Savannah Beck, Matthew Lovett, Ron Simmons, Jim Thibodeau and Len Fatica: **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Planning & Housing Administrator), Jermaine Foster (City Planner) **Absent:** Joseph Folsom

**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. November 5, 2024 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of November 5, 2024 with a second from Commissioner Simmons. The motion was passed to approve the minutes of with a 5-0 vote.

**IV. New Business**

1. **APPLICATION V 24-11-01:** Luis Gonzalez requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-3 (Medium Density Multi-Household Residential) zoning district in order to develop additional units on a 0.87-acre property located at 509 East Main Street (Tax Parcel# MS57000008 000).

Kathy Field introduced the case. Commissioner Fatica made a motion to open the public hearing with a second from Commissioner Thibodeau. The Motion passed on a 6-0 vote. There was no applicant present to be on behalf of this item. Commissioner Simmons made a motion to close the public hearing with a second from Commissioner Beck. The Motion passed 6-0.

After discussion, Commissioner Fatica motioned to deny the request a second from Commissioner Thibodeau. The motion passed 6-0.

2. **APPLICATION V 24-11-02:** Cody Rogers requests a Variance from Table 2.2.9-B of the Unified Development Code in order to increase the setback allowance for a commercial

development on approximately 0.5 acres located on Highway 67 & Independence Way (Tax Parcel MS88000026 004).

Kathy Field introduced the case. Commissioner Fatica motioned to open the public hearing with a second from Commissioner Thibodeau. The motion passed 6-0. Aldrich Alvarez from EMC Engineering spoke in favor of the request. Commissioner Simmons made a motion to close the public hearing with a second by Commissioner Fatica.

After discussion, Commissioner Beck motioned to approve the request and staff conditions with a second from Commissioner Simmons. The motion passed with a 6-0 vote.

3. **APPLICATION SUB 24-11-03:** Burbank Point LLC requests a Preliminary Subdivision PLAT on approximately 0.95 acres of property located at 227 & 231 East Main Street (Tax Parcels # S39 000054 000)

Kathy Field introduced the case. There was no required public hearing for this matter.

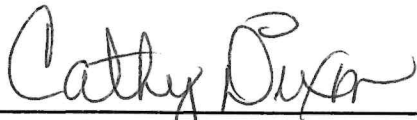
After discussion, Commissioner Simmons motioned to approve the request and staff conditions with a second from Commissioner Thibodeau. The motion passed with a 6-0 vote.

#### V. **Announcements**

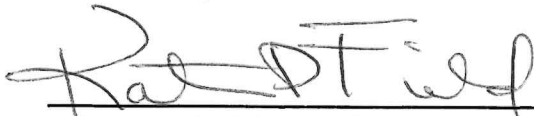
Commissioner Jim Thibodeau and Commissioner Len Fatica have agreed to continue serving as Planning Commissioners. City Council will affirm appointments at the December 17, 2024 Council Meeting.

#### VI. **Adjourn**

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Beck seconded, and the motion carried 6-0.



Chair – Cathy Dixon



Secretary – Kathleen Field  
Director of Planning & Development