



City of Statesboro
Department of Planning and Development Memorandum

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Statesboro Planning Commission

September 3, 2024

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 6, 2024

IV. New Business

1. **APPLICATION RZ 24-08-02:** Nesmith Properties, LLLP requests a Zoning Map Amendment from the R-40 (Single-Family Detached) zoning district to the R-6 (Single-Family Detached) zoning district in order to construct an approximately 253-unit subdivision on Lakeview Road (Tax Parcel # MS57000012 000).
2. **APPLICATION SUB 24-08-03:** Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a portion of a 111-acre parcel, in order to develop the phase 3 townhome subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).
3. **APPLICATION SUB 24-08-04:** Horizon Home Builders requests a Preliminary Subdivision PLAT in order to develop a 220-unit townhome subdivision on approximately 39.97 acres of property on East Main Street & Abbey Road (Tax Parcel # MS82000035 000).
4. **APPLICATION RZ 24-08-06:** Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).
5. **APPLICATION RZ 24-08-08:** Dennis Rhodes requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-6 (Single-Density Residential) zoning district on approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 000).

6. **APPLICATION RZ 24-08-09:** Mitchell Ball requests a Zoning Map Amendment from the R-15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning district to the R-6 (Single-Family Residential) zoning district on a portion of an approximately 3.69 acres of property in order to develop a residential subdivision on Zetterower Road (Tax Parcel # S06 000002 000).

V. Announcements

VI. Adjourn