



BULLOCH COUNTY
PLANNING AND ZONING COMMISSION

AGENDA • AUGUST 18, 2026

Regular Session	North Main Annex Community Room 115 North Main St, Statesboro, GA 30458	5:30 PM
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I. CALL TO ORDER

RESOURCE PERSON/FACILITATOR: Chairman Marsh

II. INVOCATION

RESOURCE PERSON/FACILITATOR: Mr. Chandler

III. APPROVAL OF MINUTES

RESOURCE PERSON/FACILITATOR: Chairman Marsh

1. Planning and Zoning Commission - Regular Meeting - July 21, 2026 5:30 PM

IV. ZONING ITEMS

RESOURCE PERSON/FACILITATOR: Chairman Marsh

1. Mac's Landing, LLC., has submitted an application for a condition modification to modify condition 3 - Roadway improvements: Alford Road shall be paved to the entrance of the development originating from Emit Grove Road and GA Hwy 67 requiring a minimum 50' right-of-way with design and materials approved by the County Engineer. The property is located on Alford Road, Tax Parcel No. 110 000034 000.
2. Ankurkumar Patel has submitted an application to rezone approximately 1 acre from NC (Neighborhood Commercial) to HC (Highway Commercial) for the purpose of operating a liquor store. The property is located at 5901 Highway 24, Tax Parcel No. 133 000060 001.
3. Ankurkumar Patel has submitted an application for a conditional use in order to permit a liquor store. The property is located at 5901 Highway 24, Tax Parcel No. 133 000060 001.
4. William and Connie Baran have submitted an application to rezone approximately 5.29 acres from R-40 (Residential 40,000 sq. ft.) to AG-5 (Agricultural 5 acres) for the purpose of permitting an accessory building for farming equipment. The property is located at 763 Elmer Phillips Road, Tax Parcel No. 093 000035C000.

5. Clay Conner has submitted an application to rezone approximately 7.58 acres from AG-5 (Agricultural 5 acres) to GC (General Commercial) for the purpose of operating a contractor's office. The property is located on Stilson Leefield Road, Tax Parcel No. 172 000038 001.
6. Clay Conner has submitted a conditional use application for the purpose of operating a contractor. The property is located on Stilson Leefield Road, Tax Parcel No. 172 000038 001.
7. River Bluff Properties, LLC., has submitted a streetlight special tax district application for a new development. The subdivision is located on P W Clifton Road, Tax Parcel No. 159 000016 000.
8. The Bulloch County Board of Commissioners has submitted an application to rezone approximately 3 acres from GC (General Commercial) with conditions to AG-5 (Agricultural 5 acres) for the purpose of rezoning the property to the previous zoning classification. The property is located at 1014 Iler Road, Parcel Tax No. 141 000063 000.

V. COMMISSION AND STAFF COMMENTS

RESOURCE PERSON/FACILITATOR: Chairman Marsh et al.

VI. ADJOURN

RESOURCE PERSON/FACILITATOR: Chairman Marsh