



CITY OF STATESBORO
Council Minutes
January 16, 2018

A regular meeting of the Statesboro City Council was held on January 16th, 2018 at 5:30p.m. in the Council Chambers at City Hall. Present were Mayor Jonathan McCollar, Council Members: Phil Boyum, Sam Lee Jones, Jeff Yawn, John Riggs and Travis Chance. Also present were City Manager Randy Wetmore, Deputy City Manager Robert Cheshire, City Clerk Sue Starling and City Attorney Cain Smith.

The Meeting was called to Order by Mayor Jonathan McCollar.

The Invocation and Pledge of Allegiance was led by Councilman Sam Lee Jones

Public Comments (Agenda Item): None

Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 01-02-2018 Council Minutes

Councilman Yawn made a motion, seconded by Councilman Jones to approve the consent agenda. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION # CUV 18-01-01: Niki H. Grant requests a conditional use variance from Article II Section 201 for .34 acres of property located at 402 Marvin Avenue to utilize the property as a youth group home for up to six (6) children in the R15 (Single-Family Residential) zoning district (Tax Parcel S44 000008 000).

Councilman Riggs made a motion, seconded by Councilman Yawn to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Sharon Hill, co-owner of the business, spoke in favor of the request.

Councilman Jones made a motion, seconded by Councilman Yawn to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Yawn made a motion with conditions from staff, seconded by Councilman Riggs to approve APPLICATION # CUV 18-01-01: Niki H. Grant requests a conditional use variance from Article II Section 201 for .34 acres of property located at 402 Marvin Avenue to utilize the property as a youth group home for up to six (6) children in the R15 (Single-Family Residential) zoning district (Tax Parcel S44 000008 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION # RZ 18-01-09: L&S Acquisitions and CFN Partners, LLC request a zoning map amendment of a proposed subdivision of 6.8 acres of a 60.92 acre parcel located at Josh Hagin Road from the R8 (Single-Family Residential) and R10 (Single-Family Residential) zoning districts to the CR (Commercial Retail) zoning district to permit new retail construction (Tax Parcel 107 000009 000).

Councilman Jones made a motion, seconded by Councilman Chance to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

No one was present to speak for or against the request.

Director of Planning and Development Frank Neal stated the applicant asked for the request to be tabled until a later date.

Councilman Travis made a motion, seconded by Councilman Yawn to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Chance made a motion, seconded by Councilman Yawn to table the item until a later date. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION # RZ 18-01-10: Mary J. Smith requests a zoning map amendment of .28 acres of property located at 220 South Zetterower Avenue from the R15 (Single-Family Residential) zoning district to the O (Office and Business Office District) zoning district to operate a professional office (Tax Parcel S30 000077 000).

Councilman Boyum made a motion, seconded by Councilman Riggs to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

No one spoke for or against the request.

Councilman Yawn made a motion, seconded by Councilman Jones to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Yawn made a motion, seconded by Councilman Boyum to deny APPLICATION # RZ 18-01-10: Mary J. Smith requests a zoning map amendment of .28 acres of property located at 220 South Zetterower Avenue from the R15 (Single-Family Residential) zoning district to the O (Office and Business Office District) zoning district to operate a professional office (Tax Parcel S30 000077 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-02: Pete Williams requests a variance from Article VII Section 703(B)(3) to reduce the required front yard setback to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-03: Pete Williams requests a variance from Article VII Section 703(B)(2) regarding the maximum number of dwelling units allowed to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000).

Councilman Jones made a motion, seconded by Councilman Boyum to open the public hearing for applications V-18-01-02 and V 18-01-03. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Pete Williams and Attorney Steve Rushing spoke in favor of the request.

Councilman Jones made a motion, seconded by Councilman Boyum to close the public hearing for applications V-18-01-02 and V 18-01-03. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Boyum made a motion, seconded by Councilman Yawn to approve APPLICATION # V 18-01-02: Pete Williams requests a variance from Article VII Section 703(B)(3) to reduce the required front yard setback to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Jones made a motion, seconded by Councilman Riggs to approve APPLICATION # V 18-01-03: Pete Williams requests a variance from Article VII Section 703(B)(2) regarding the maximum number of dwelling units allowed to construct a high-density residential development on a proposed combination of parcels located at 101 Broad Street and 105 Broad Street (Tax Parcels S29 000070 000 and S29 000071 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION # RZ 18-01-08: Josh Whitfield requests a zoning map amendment for a proposed combination of parcels addressed 91 South College Street and South College Street from the LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district to permit the construction of a mixed-use development (Tax Parcels S19 000002 000 and S19 000001 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-06: Josh Whitfield requests a variance from Article XII Section 1214 to reduce the minimum required building setback and parking lot setback when a LI (Light Industrial) parcel abuts a residential district (Tax Parcels S19 000002 000 and S19 000001 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-07: Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-04: Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000).

Councilman Riggs made a motion, seconded by Councilman Boyum to open the public hearing for applications RZ 18-01-08, V 18-01-06, V 18-01-07 and V 18-01-04. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote. Josh Whitfield and John Dotson spoke in favor of the motion.

Councilman Yawn made a motion, seconded by Councilman Boyum to close the public hearing for applications RZ 18-01-08, V 18-01-06, V 18-01-07 and V 18-01-04. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Chance made a motion to include staff recommendations, seconded by Councilman Yawn to approve APPLICATION # RZ 18-01-08: Josh Whitfield requests a zoning map amendment for a proposed combination of parcels addressed 91 South College Street and South College Street from the LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district to permit the construction of a mixed-use development (Tax Parcels S19 000002 000 and S19 000001 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Boyum made a motion to include staff recommendations, seconded by Councilman Chance to approve APPLICATION # V 18-01-06: Josh Whitfield requests a variance from Article XII Section 1214 to reduce the minimum required building setback and parking lot setback when a LI (Light Industrial) parcel abuts a residential district (Tax Parcels S19 000002 000 and S19 000001 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Boyum made a motion to include staff recommendations, seconded by Councilman Chance to approve APPLICATION # V 18-01-07: Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Chance made a motion to include staff recommendations, seconded by Councilman Boyum to approve APPLICATION # V 18-01-04: Josh Whitfield requests a variance from Article XV Section 1509(C) regarding the maximum height and square footage allowed for a freestanding sign (Tax Parcels S19 000002 000 and S19 000001 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-13: Alan Gross requests a variance from Article VI Section 603(C)(1) to reduce the minimum required lot area from 36,000 square feet to 19,130 square feet to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-11: Alan Gross requests a variance from Article VI Section 603(C)(2) to reduce the minimum required front yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-15: Alan Gross requests a variance from Article VI Section 603(C)(3)(a) to reduce the minimum required side yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-12: Alan Gross requests a variance from Article VI Section 603(C)(4) to reduce the minimum required rear yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION # V 18-01-14: Alan Gross requests a variance from Article XXII Section 2203.1(B)(1) to reduce the minimum required dwelling size from 1,500 square feet to 1,355 square feet per building for three (3) two-family duplexes (Tax Parcel S19 000109 000).

Councilman Riggs made a motion, seconded by Councilman Yawn to open the public hearing for applications V 18-01-13, V 18-01-11, V18-01-15, V18-01-12 and V 18-01-14. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Alan Gross spoke in favor of the motion.

Councilman Yawn made a motion, seconded by Councilman Chance to close the public hearing for applications V 18-01-13, V 18-01-11, V18-01-15, V18-01-12, and V 18-01-14. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Chance made a motion to include sidewalks, seconded by Councilman Jones to approve APPLICATION # V 18-01-13: Alan Gross requests a variance from Article VI Section 603(C)(1) to reduce the minimum required lot area from 36,000 square feet to 19,130 square feet to construct three (3) two-family duplexes (Tax Parcel S19 000109 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote

Councilman Chance made a motion, seconded by Councilman Yawn to approve APPLICATION # V 18-01-11: Alan Gross requests a variance from Article VI Section 603(C)(2) to reduce the minimum required front yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Chance made a motion, seconded by Councilman Yawn to approve **APPLICATION # V 18-01-15**: Alan Gross requests a variance from Article VI Section 603(C)(3)(a) to reduce the minimum required side yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Chance made a motion, seconded by Councilman Riggs to approve **APPLICATION # V 18-01-12**: Alan Gross requests a variance from Article VI Section 603(C)(4) to reduce the minimum required rear yard setback for .46 acres of property located at 127 Institute Street to construct three (3) two-family duplexes (Tax Parcel S19 000109 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote

Councilman Chance made a motion, seconded by Councilman Yawn to approve **APPLICATION # V 18-01-14**: Alan Gross requests a variance from Article XXII Section 2203.1(B)(1) to reduce the minimum required dwelling size from 1,500 square feet to 1,355 square feet per building for three (3) two-family duplexes (Tax Parcel S19 000109 000). Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote

Consideration of a motion to nominate and appoint one member to the TAD Advisory Committee.

Councilman Boyum made a motion, seconded by Councilman Chance to appoint Scott Marchbanks as a member of the TAD Advisory Committee. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Consideration of a motion to approve the TSPLOST Intergovernmental Agreement between Bulloch County and the City of Statesboro.

Councilman Chance made a motion, seconded by Councilman Riggs to approve the TSPLOST Intergovernmental Agreement between Bulloch County and the City of Statesboro. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Consideration of a Motion to adopt Resolution 2018-03: A Resolution appointing the Director of Public Utilities, Steve Hotchkiss, as the Project Superintendent for the 2010 Water and Sewer Revenue Bonds.

Councilman Yawn made a motion, seconded by Councilman Boyum to adopt **Resolution 2018-03**: A Resolution appointing the Director of Public Utilities, Steve Hotchkiss, as the Project Superintendent for the 2010 Water and Sewer Revenue Bonds. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Other Business from City Council

Mayor McCollar commended Mr. Whitfield on his project. He also stated that Council members would have the opportunity to appoint one member each to the commissions that he is creating for the City.

City Managers Comments: None

Public Comments (General): None

Consideration of a Motion to Adjourn

Councilman Chance made a motion, seconded by Councilman Yawn to adjourn the meeting. Councilman Boyum, Jones, Yawn, Riggs, and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

The meeting was adjourned at 6:50 pm.