



March 6, 2018 9:00 am

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilman Travis Chance
3. Recognitions/Public Presentations
 - A) Presentation of Employee of the Quarter Award
 - B) Recognition of the Finance Department for receiving the Government Finance Officers Association (GFOA) Distinguished Budget Award for the City of Statesboro's FY2018 Budget.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 02-20-2018 Council Minutes
 - B) Consideration of a Motion to Adopt **Resolution 2018-11**: A Resolution authorizing the waiver of any payment in lieu of taxes (PILOT) by the Statesboro Housing Authority to the City of Statesboro for the 2017 tax year in the amount of \$18,915.32.
6. Public Hearing and Consideration of a Motion to Approve: **APPLICATION # DSDA 18-03-001**: AgSouth Farm Credit requests the demolition of two structures addressed 4 East Vine Street, which are located within the boundaries of the Downtown District. Article XXX Section 3003 of the Statesboro Zoning Ordinance requires a finding of necessity for the demolition of structures deemed worthy of preservation by City Council (Tax Parcel S28 000071 000).
7. Public Hearing and Consideration of a Motion to Approve: **APPLICATION # DSDA 18-03-001**: The Downtown Statesboro Development Authority requests the demolition of a single-family structure addressed 14 West Inman Street, which is located within the boundaries of the Downtown District. Article XXX Section 3003 of the Statesboro Zoning Ordinance requires a finding of necessity for the demolition of structures deemed worthy of preservation by City Council (Tax Parcel S19 000043 000).
8. Consideration of a motion to approve the Statesboro Tree Board to place benches in Edgewood Park (aka Rockwell Park) in memory of the following former Statesboro Tree Board members: Mrs. Rachael Smith, Mrs. Runette Davis and Dr. John Karrh.
9. Consideration of a motion to approve the Bulloch Council of Garden Clubs to donate a bench to be placed in Edgewood Park (aka Rockwell Park).

10. Consideration of a Motion to appoint a Fire Chief Tim Grams as a board member to the Statesboro Convention Visitors Bureau (SCVB).
11. Other Business from City Council
12. City Managers Comments
13. Public Comments (General)
14. Consideration of a Motion to Adjourn



**CITY OF STATESBORO
Council Minutes
February 20, 2018**

A regular meeting of the Statesboro City Council was held on February 20, 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 Mayor Pro Tem John Riggs

Public Comments (Agenda Item): None

Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

- a) **02-06-2018 Council Minutes**
- b) **02-06-2018 Executive Session Minutes**

B) Consideration of a Motion to Approve Resolution 2018-06: A Resolution authorizing the closing of the bank account for the 2013 Community Development block grant.

C) Consideration of a Motion to Approve Resolution 2018-07: A Resolution authorizing the opening of a separate bank account for federal confiscated funds.

D) Consideration of a Motion to Approve Resolution 2018-08: A Resolution authorizing the opening of a separate bank account for state confiscated funds.

E) Consideration of a Motion to Approve Resolution 2018-09: A Resolution authorizing the closing of the bank account for America's Best Communities (ABC) grant.

Councilman Yawn made a motion, seconded by Councilman Jones to approve the consent agenda in its entirety. 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 Alcohol License Application:

- A) ZMC Hotels, LLC as agent for Zenith Asset Company II, LLC
DBA-Springfield Suites by Marriott
Manager: Melissa McDuffie
105 Springfield Drive
Statesboro Ga 30458**
- B) Walgreen Co.
DBA Rite Aid #11805
Manager: Jessica Lumpkin
556 Northside Dr. East
Statesboro, Ga. 30458**
- C) Bulloch Mexican Foods, LLC
DBA-El Jalapeno
Manager Rick Robins
711 South Main St.
Statesboro, Ga. 30458**

Councilman Yawn made a motion, seconded by Councilman Riggs to open the public hearing for item 5A, 5B and 5C. 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 requests

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

Councilman Riggs made a motion, seconded by Councilman Yawn to approve the alcohol application for Springfield Suites by Marriott. 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 the alcohol application for Walgreen Co. DBA: Rite Aid. 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 the alcohol application for Bulloch Mexican Foods, DBA El Jalapeno. 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 18-02-01**: Lindsay Martin requests a zoning map amendment of 58.97 acres of property addressed Highway 301 North from the R10 (Single-Family Residential) zoning district to the R4 (High Density Residential District) zoning district to permit the construction of single-family and multi-family dwelling units (Tax Parcel MS80 000013 000).

No motion was made to open the public hearing.

Lindsey Martin spoke in favor of the request. Director of Planning and Zoning Frank Neal stated that a letter was received from a citizen who was against the request. The name of the citizen was not stated on record.

Councilman Riggs 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 Chance made a motion, seconded by Councilman Yawn to approve **APPLICATION # RZ 18-02-01**: Lindsay Martin requests a zoning map amendment of 58.97 acres of property addressed Highway 301 North from the R10 (Single-Family Residential) zoning district to the R4 (High Density Residential District) zoning district to permit the construction of single-family and multi-family dwelling units (Tax Parcel MS80 000013 000).

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 Resolution 2018-10: A Resolution to adopt revisions to the Personnel Policy and Procedures (Employee Handbook), and that any ordinances, resolutions, motions or informal policies conflict with any provision of these revisions are hereby repealed to the extent of any such conflict.

Councilman Yawn made a motion, seconded by Councilman Riggs to approve **Resolution 2018-10**: A Resolution to adopt revisions to the Personnel Policy and Procedures (Employee Handbook), and that any ordinances, resolutions, motions or informal policies conflict with any provision of these revisions are hereby repealed to the extent of any such conflict. 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

Councilman Boyum asked for a sidewalk ordinance to be presented to Council in the upcoming months. He also commented on the possibility of incentives to promote subdivisions within the City.

City Managers Comments

Director of Finance Cindy West asked Council to consider a date for the budget retreat. The available dates would be April 6th or April 12th. The decision will be voted on at the next Council meeting.

Director of utilities Steve Hotchkiss updated Council on the emergency purchase of an aerator for the waste water plant.

Public Comments (General): None

Mayor McCollar thanked Director of Human Resource Jeff Grant for his years of service, as he leaves the employment of the City.

Mayor McCollar also spoke of the shooting at the school in Florida.

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 6:00 pm.

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Sam Lee Jones
Jeff B. Yawn
John C. Riggs
Travis L. Chance



Jonathan McCollar, Mayor
Randy Wetmore, City Manager
Robert Cheshire, Deputy City Manager
Sue Starling, City Clerk
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: City Manager, Randy Wetmore, Mayor Jonathan McCollar

From: Sue Starling, City Clerk

Date: 02-26-2018

RE: March 6, 2018 City Council Agenda Item

Policy Issue: N/A

Recommendation: N/A

Background: This is a reoccurring event and has been waived for years by Mayor and Council

Budget Impact: taxes would be waived in the amount of \$18,915.32 for 2016 on Butler Homes, Groover Homes, Cone Homes and Braswell Homes. These low income housing projects are managed by the Statesboro Housing Authority.

Council Person and District: Butler Homes- Councilman Sam Lee Jones, District 2
Groover Homes, Cone Homes and Braswell Homes-Councilman Phil Boyum-
District 1

Attachments: Resolution 2018-11 attached

RESOLUTION 2018-11: A RESOLUTION AUTHORIZING THE WAIVER OF ANY PAYMENT IN LIEU OF TAXES (PILOT) BY THE STATESBORO HOUSING AUTHORITY TO THE CITY OF STATESBORO FOR THE 2017 TAX YEAR

THAT WHEREAS, the City of Statesboro has previously established the Statesboro Housing Authority to provide subsidized rental housing to low- and moderate-income citizens; and

WHEREAS, the Statesboro Housing Authority is exempt from property taxes but is required to make a payment in lieu of taxes (PILOT) based upon the amount of rental income during the fiscal year; and

WHEREAS, in previous years the Mayor and City Council have annually waived the requirement to make this payment in lieu of taxes in order for the Housing Authority to utilize that money on capital improvements and/or maintenance on its facilities; and

WHEREAS, the Statesboro Housing Authority has asked that the payment in lieu of taxes be waived again for the 2017 tax year, with the \$18,915.32 to be used for maintenance on the facilities; and

WHEREAS, the Statesboro Housing Authority has provided evidence that prior PILOT funds that were waived have been used for maintenance on the facilities; and

WHEREAS, the Statesboro Housing Authority and the City of Statesboro enjoy an excellent working relationship, and the Mayor and City Council wish to assist the Authority in its maintenance efforts;

NOW THEREFORE BE IT RESOLVED, by the Mayor and City Council of the City of Statesboro, Georgia as follows:

Section 1. That the "Payment in Lieu of Taxes" in the amount of \$18,915.32 due to the City for the 2017 Tax Year from the Statesboro Housing Authority is hereby waived so that the funds can be used for additional maintenance on the Authority's facilities.

Section 2. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Passed and adopted this ____ day of March, 2018.

CITY OF STATESBORO, GEORGIA

BY: _____
Jonathan McCollar, Mayor

ATTEST: _____
Sue Starling, City Clerk

The Housing Authority of the
City of Statesboro, Georgia

Thomas L. Armstrong
Albert M. Braswell III
W. R. Smith

Chairman
Commissioner
Commissioner

P.O. Box 552
Statesboro, Ga 30459
Phone: (912) 764-3512
Fax: (912) 489-5106

Clark Deloach
George Sabb Jr.

Commissioner
Commissioner

Robert J. Cason
Executive Director

February 20, 2018

Honorable Jonathan McCollar
City Councilmen
City of Statesboro
P.O. Box 348
Statesboro, GA 30458

Dear Honorable McCollar and City Councilmen:

Subject: Pilot (Payment in Lieu of Taxes)

The City of Statesboro Housing Authority would like to ask the City of Statesboro to waiver the Pilot tax for the Fiscal Year of 2017.

This has occurred due to the amount of repairs, improvement to the apartments, grounds and a cut in our subsidy money from HUD each year. Some cities waiver this tax each year. Thank you for considering this matter.

Thank you,

Robert J. Cason
Executive Director
Statesboro Housing Authority

**Computation of Payments
in Lieu of Taxes**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

3/31/2017

OMB Approval No. 2577-0026 (Exp. 10/31/2009)

Public reporting burden for the collection of information is estimated to average .4 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for HUD to ascertain compliance with requirements of Section 6(D) of the U.S. Housing Act, which provides for PHA exemptions from real and personal property taxes, and inclusion in the formula data used to determine public housing operating subsidies. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete form unless it displays a currently valid OMB control number.

Name of Local Agency: HOUSING AUTHORITY OF STATESBORO	Location: STATESBORO, GA	Contract Number: A-2832	Project Number: GA132
Part I - Computation of Shelter Rent Charged.			
1. Tenant Rental Revenue (FDS Line 703)		\$ 223,734.29	
2. Tenant Revenue Other (FDS Line 704)		<u>13,016.49</u>	
3. Total Rental Charged (Lines 1 & 2)			\$ 236,750.78
4. Utilities Expense (FDS Line 931 - 939)			\$ 25,489.72
5. Shelter Rent Charged (Line 3 minus Line 4)			\$ 211,261.06
Part II - Computation of Shelter Rent Collected.			
To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected.			
1. Shelter Rent Charged (Line 5 of Part I, above)			\$ 211,261.06
2. Add: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at beginning of fiscal year			\$ 24,264.08
3. Less: Tenant Bad Debt Expense (FDS Line 964)			\$ 13,988.17
4. Less: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at end of fiscal year			\$ 32,383.81
5. Shelter Rent Collected (Line 1 plus Line 2 minus Lines 3 & 4)			\$ 189,153.16
Part III - Computation of Approximate Full Real Property Taxes.			
(1) Taxing Districts	(2) Assessable Value	(3) Tax Rate	(4) Approximate Full Real Property Taxes
			\$ -
Total			\$ -
Part IV - Limitation Based on Annual Contribution.			
(To be completed if Cooperation Agreement limits PILOT to an amount by which real property taxes exceed 20% of annual contribution.)			
1. Approximate full real property taxes			\$ -
2. Accruing annual contribution for all projects under the contract			
3. Prorata share of accruing annual contribution*			
4. 20% of accruing annual contribution (20% of Line 3)			
5. Approximate full real property taxes less 20% of accruing annual contribution (Line 1 minus Line 4, if Line 4 exceeds Line 1, enter zero)			
Part V - Payments in Lieu of Taxes.			
1. 10% of shelter rent (10% of Line 6 of Part I or 10% of Line 5 of Part II, whichever is applicable)**			\$ 18,915.32
2. Payments in Lieu of Taxes (If Part IV is not applicable, enter the amount shown on Line 1, above, or the total in Part III, whichever is the lower. If Part IV is applicable, enter the amount shown on Line 1, above, or the amount shown on Line 5 of Part IV, whichever is lower.)			\$ -
* Same as Line 2 if the statement includes all projects under the Annual Contributions Contract. If this statement does not include all projects under the Annual Contributions Contract, enter prorata share based upon the development cost of each project.			
** If the percentage specified in the Cooperation Agreement or the Annual Contributions Contract with HUD is lower, such lower percentage shall be used.			
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012" 31 U.S.C. 3729, 3802).			
Prepared By: Phillip C. Jarrell, LLC	Approved By:		
PHILLIP JARRELL	Name:		
Title: Fee Accountant	Date:	Title:	Date:
Previous Editions are Obsolete		Page 1 of 1	Form HUD - 52267 (8/2005)

CITY OF STATESBORO



COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Travis L. Chance, District 5

Jonathan M. McCollar, Mayor
Randy Wetmore, City Manager
Robert Cheshire, Deputy City Manager
Sue Starling, City Clerk
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348 • STATESBORO, GEORGIA 30459-0348

To: Randy Wetmore, City Manager and Sue Starling, City Clerk

From: Candra Teshome, Planning & Development Specialist

Date: February 27, 2018

RE: March 6, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Demolition Requests*

Recommendation: Staff does not have a recommendation for the demolition requested by application DSDA 18-03-001.

Background: AgSouth Farm Credit requests the demolition of two structures addressed 4 East Vine Street, which are located within the boundaries of the Downtown District. Article XXX Section 3003 of the Statesboro Zoning Ordinance requires a finding of necessity for the demolition of structures deemed worthy of preservation by City Council (Tax Parcel S28 000071 000).

Budget Impact: None

Council Person and District: District 2 (Sam Jones)

Attachments: Development Services Report DSDA 18-03-001



City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

(912) 764-0630
 (912) 764-0664 (Fax)

**DSDA 18-03-001
 DEMOLITION REQUEST
 4 EAST VINE STREET**

LOCATION: 4 East Vine Street

REQUEST: Request for a finding of necessity for the demolition of two (2) structures zoned CBD (Commercial Business District) within the Downtown Statesboro Development Authority Design Standards District.

APPLICANT: Agsouth Farm Credit

OWNER(S): Agsouth Farm Credit ACA

ACRES: .28 acres

PARCEL TAX MAP #: S28 000071 000

COUNCIL DISTRICT: District 2 (Sam Jones)



PROPOSAL:

The applicant would like to demolish two (2) structures addressed 4 East Vine Street (see **Exhibit D—Demolition Phase II Site Plan**) and contains two (2) structures. The property lies within the boundaries of the Downtown Statesboro Development Authority, and in September 2015, City Council adopted Article XXX: Design Standards: Downtown District of the Statesboro Zoning Ordinance, which requires a finding of necessity for proposed demolitions where the structure does not exceed 35 percent in structural damage and meets one of the criteria contained in Section 3003(D) (See **Exhibit A—Location Map**, **Exhibit B—Aerial View of Subject Site** and **Exhibit C—Photos of Subject Site**).

SURROUNDING ZONING/LAND USES:

	ZONING:	LAND USE:
NORTH:	CBD (Central Business District)	Personal service facilities
SOUTH:	CBD (Central Business District)	Personal service facilities
EAST:	CBD (Central Business District)	Personal service facilities
WEST:	CBD (Central Business District)	Personal service facilities

The subject site is adjacent to AgSouth Farm Credit's existing offices and is a contributing portion of the company's proposed expansion. Properties to the north, south, east and west are predominantly personal service facilities, including Synovus/Sea Island Bank.

COMPREHENSIVE PLAN:

The subject site lies within the “Urban Core/Downtown” character area as identified by the City of Statesboro 2014 Future Development Map (See **EXHIBIT E**—2014 Future Development Map) within the *City of Statesboro Updated 2014 Comprehensive Plan* – which calls for the protection of “historic buildings from demolition or inappropriate restoration” while encouraging the “street-level uses should be reserved for retail, entertainment, or similar high-activity uses.”

Vision:

Downtown is the historic core of the city and should remain the activity and cultural hub of the region. In the Urban Core, traditional development patterns of buildings along the sidewalk and a lively streetscape should be respected and promoted. Historic buildings should be protected from demolition or inappropriate restoration which can degrade the architectural details of the structures. Additional residential opportunities, especially in the form of lofts or other residential over retail, should be promoted. Street-level uses should be reserved for retail, entertainment, or similar high activity uses.

Appropriate Land Uses

- Neighborhood-scale retail and commercial, especially niche market stores which serve as a destination
- Arts and entertainment venues
- Civic uses
- Office
- Neighborhood services
- Range of housing styles & price points
- Multifamily Residential
- Loft, mixed use, and urban residential, including small lot single-family residential along secondary streets
- Multi-story buildings with retail on the street and office/residential above
- Government offices & services

Suggested Development & Implementation Strategies

- Historic structures should be preserved or adaptively reused wherever possible.
- Create local historic districts.
- Economic development strategies should continue to nurture thriving commercial activity.
- New development should respect historic context of building mass, height and setbacks.
- New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations should be encouraged.
- Encourage mixed-use infill and redevelopment. Uses should typically transition across the rear of properties instead of across the street to soften the transition and maintain appropriate streetscapes.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 14.

STATESBORO DOWNTOWN MASTER PLAN:

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcel in Zone 4: Mixed Use (including loft housing), Parks and Attractions. The plan establishes this zone of primary importance and calls for emphasis on catalyst and specialty projects (See **Exhibit F**—Locational Guidance/Zone Implementation Table).

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject properties are currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject properties do not contain wetlands and are not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any environmental issues associated with the proper demolition of the structures and/or removal and disposal of debris are the responsibility of the applicant.

ANALYSIS:

Given that Bulloch County Tax Records indicate that the structure is greater than fifty (50) years in age, staff is not authorized to administratively approve a demolition permit (See **Exhibit G**—Bulloch County Tax Assessor Parcel

Information Card). Rather, council must determine whether the structures are considered to be a “Historical Building” as defined by Article XXX of the Statesboro Zoning Ordinance, and if so, may authorize a demolition only upon a showing of necessity. In order to designate the structure as a “Historical Building” meriting preservation, Council must find the building to be greater than fifty years in age and that at least one of the following criteria or the criteria of the National Register of Historic Places are met. Ordinance considerations, and relevant known factors, are as follows:

(1) The structure is an outstanding example representative of its era:

a. See **EXHIBIT C**—Photos of Subject Site

(2) The structure is one of few remaining examples of a past architectural style:

There is no indication that the structure is one of few remaining examples of a past architectural style.

(3) The property or structure place or structure is associated with an event or person of historic or cultural significance to the City of Statesboro, Bulloch County, the State of Georgia, or the region:

No evidence of association with an event or person of historic or cultural significance to the City of Statesboro, Bulloch County, Georgia or the region was found.

(4) The property or structure is a site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the City of Statesboro, Bulloch County, the State of Georgia, or the region;

The subject property is not a site of natural or aesthetic interest that contributes to the cultural or historical development of the City of Statesboro.

(5) It is within an existing historic district or is listed with the National Register of Historic Places; or

The parcel lies adjacent to the boundary of the East Vine Warehouse and Depot District. The applicant has already demolished three (3) contributing buildings to the district. In addition, the structures are adjacent to the United States Post Office—Statesboro (as listed on the National Register of Historic Places), which was listed September 6, 1989 (See **Exhibit H**—Historic Resources of Statesboro).

Generally, the Department of Interior evaluates the following criteria in consideration of whether a structure is historical in significance and therefore possibly deemed worthy of preservation:

(1) Age

The structure exceeds 50 years of age (See **Exhibit G**—Bulloch County Tax Assessor Parcel Information Card).

(2) Integrity

STAFF RECOMMENDATION:

Staff does not have a recommendation regarding the requested demolition.

EXHIBIT A: LOCATION MAP



EXHIBIT B: PHOTOS OF SUBJECT SITE

Picture 1: Subject Site Aerial View



EXHIBIT C: PHOTOS OF SUBJECT SITE

Picture 2: Subject site depicting front elevation along East Vine Street facing west



Picture 3: Subject site depicting front elevation along East Vine Street facing east



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONT.)

Picture 4: Subject site depicting rear elevation in Parking Lot facing east



Picture 5: Subject site depicting side elevation adjacent to abandoned alley facing west



EXHIBIT C: PHOTOS OF SUBJECT SITE (CONT.)

Picture 6: Subject site depicting front elevation and adjacent new AgSouth Construction along East Vine Street facing east



EXHIBIT E: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

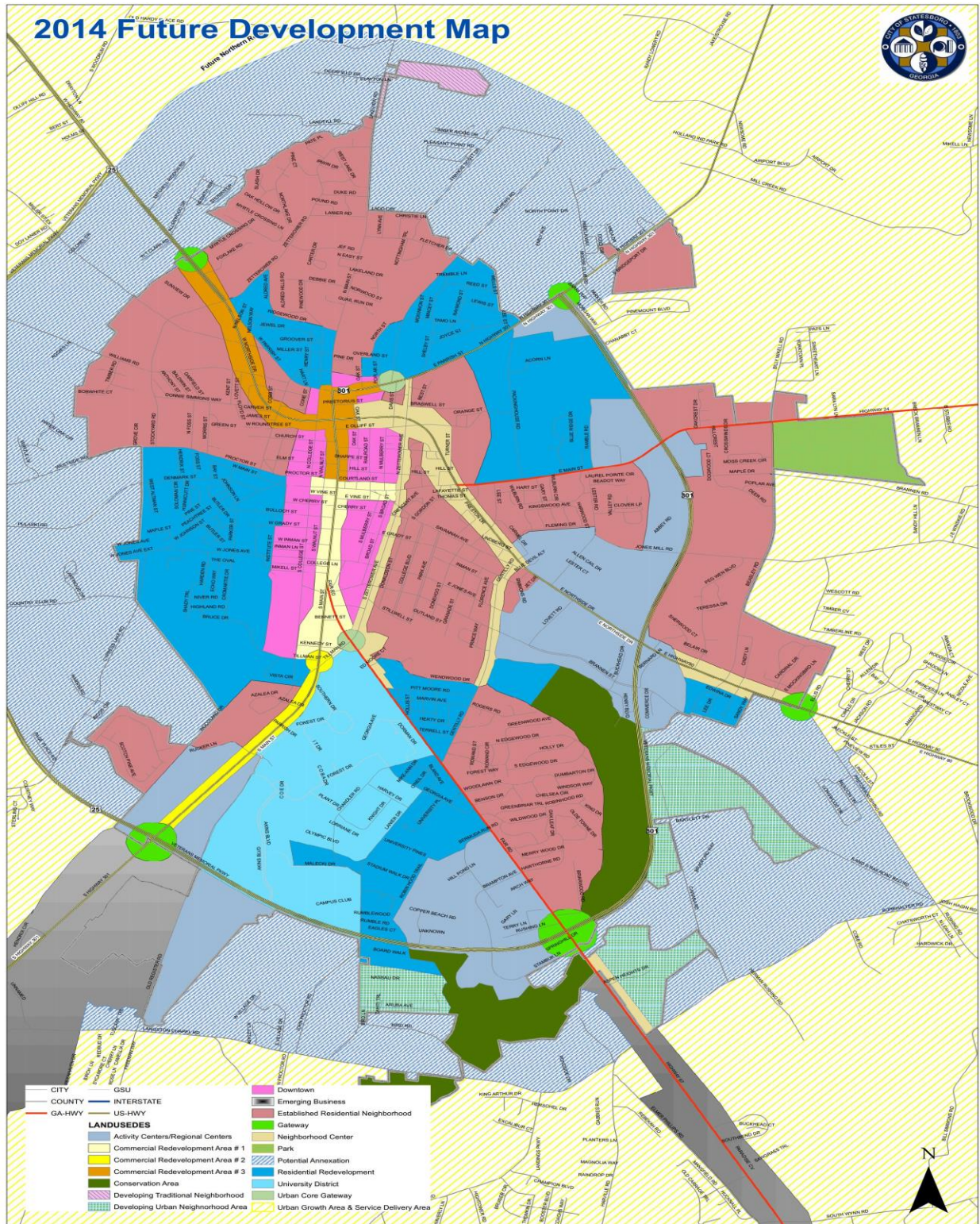
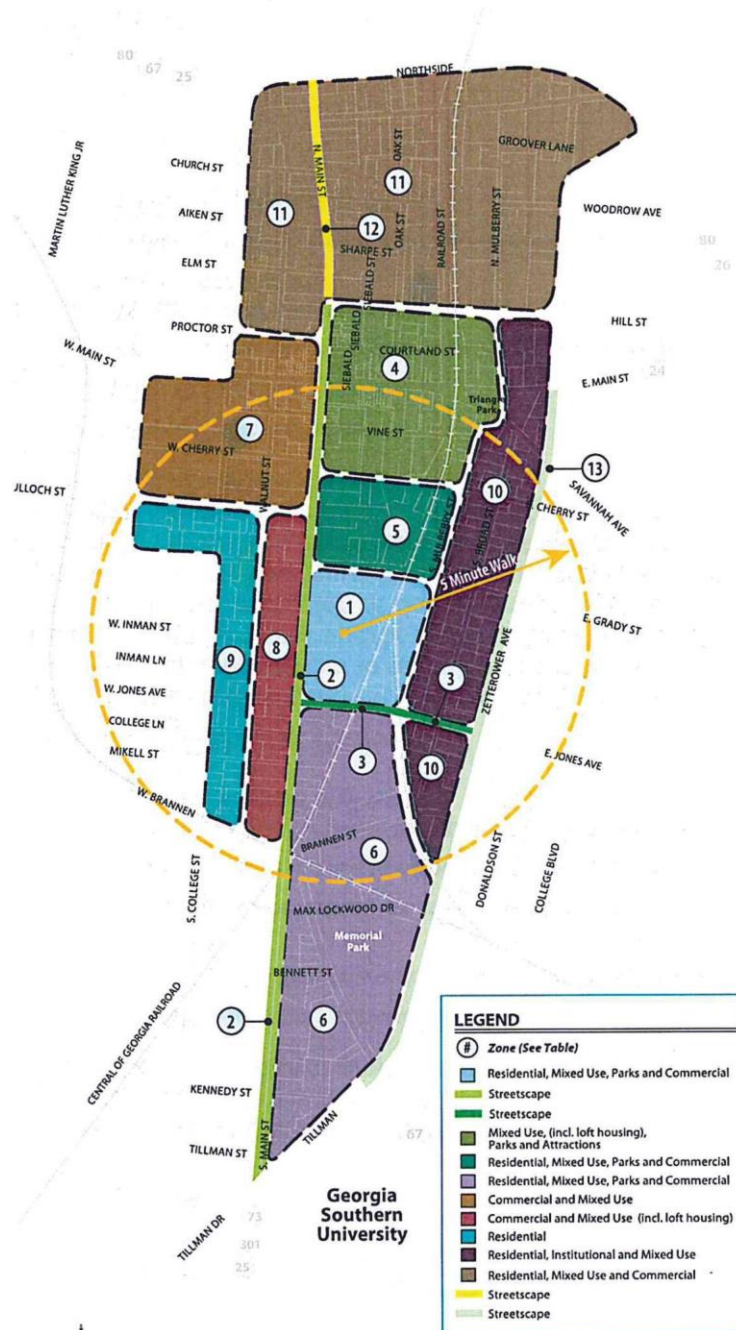


EXHIBIT F: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE



Locational / Zone Implementation



EXHIBIT F: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE (CONT)

IMPLEMENTATION STRATEGY

Locational / Zone Implementation Table – continued







Zones	Targeted Use/Enhancement	Importance Level	Discussion
	4 Mixed Use (incl. loft housing), Parks and Attractions	Primary, this zone represents the downtown core and is one of the primary redevelopment and infill zones in the master plan	<ul style="list-style-type: none"> • Emphasis on catalyst and specialty projects as well as supportive streetscape enhancements (i.e., Vine Street Retail) • In terms of timing, this area should be targeted in the initial phases of implementation of the master plan
	5 Residential, Mixed Use, Parks and Commercial	Secondary, this zone represents the transitional redevelopment zone between downtown core and those identified as a primary targeted redevelopment areas for new residential mixed use and commercial projects	<ul style="list-style-type: none"> • A transitional zone that is an extension of the downtown core and the adjacent zone to the south • Unless opportunities for acquisition, property assemblage or partnership become available, this area be focused upon secondarily in terms of timing or phasing
	6 Residential, Mixed Use and Commercial	Secondary, this area is viewed as a business/commercial zone and redevelopment should be focused on support or uses related to the University	<ul style="list-style-type: none"> • Potential areas to be targeted may include the closure or redesign of Brannen Street to support contiguous assemblage of parcels • Emphasize reduction of pedestrian/ vehicular conflicts • Improve connectivity with Memorial Park and enhance amenities
	7 Commercial and Mixed Use	Primary, as an extension of the downtown core, this area is important to the master plan based on existing/planned projects and the potential for redevelopment opportunities	<ul style="list-style-type: none"> • This area is deemed primary due to opportunities available and the potential of assemblage of larger development tracts • In the short term exhaust redevelopment opportunities in this areas as appropriate
	8 Commercial and Mixed Use (incl. loft housing)	Primary, the frontage along South Main is a critical part of the master plan. The creation of a mixed use, pedestrian-oriented corridor should be the primary focus in this area	<ul style="list-style-type: none"> • The frontage on the west side of South Main Street is an important supporting element to University and local traffic enhancements • Potential redevelopment should foster pedestrian-scaled neighborhood and community commercial uses • Commercial, office, residential utilization is appropriate for this area
	9 Residential	Secondary, deemed a supporting element to the master plan, the improvements in this area should be market driven and a product of activities occurring in areas deemed as primary importance level	<ul style="list-style-type: none"> • Assemblage of redevelopment parcels could be challenging in this area • The creation of appropriately scaled residential uses is the focus in this zone • Implement neighborhood residential revitalization and stabilization programs to improve and maintain housing stock



EXHIBIT G: BULLOCH COUNTY TAX ASSESSOR PARCEL INFORMATION CARD

2/19/2018

qPublic.net - Bulloch County, GA



Summary

Parcel Number S28 000071 000
 Location Address 4 EAST VINE ST
 Legal Description 4 EAST VINE ST/ LOTS A, B
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning CBD
 Tax District Statesboro (District 01)
 Millage Rate 29.333
 Acres 0.28
 Neighborhood 000034 (000034)
 Homestead Exemption No (50)
 Landlot/District N/A
 ACC/DES 0 /
 GMD 1209

[View Map](#)



Owner

AGSOUTH FARM CREDIT ACA
 26 SOUTH MAIN ST
 STATESBORO, GA 30458

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	0034 - REGULAR - 1	Front Feet	0	146	83	0	0

Commercial Improvement Information

Description RETAIL - GENERIC
 Value \$116,749
 Actual Year Built 1920
 Effective Year Built 1985
 Square Feet 2880
 Wall Height 12
 Wall Frames
 Exterior Wall MASONARY & FRAME
 Roof Cover
 Interior Walls 100
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating HEAT HOT AIR / AC CENTRAL

Description RETAIL - GENERIC
 Value \$97,291
 Actual Year Built 1920
 Effective Year Built 1985
 Square Feet 2400
 Wall Height 10
 Wall Frames
 Exterior Wall MASONARY & FRAME
 Roof Cover
 Interior Walls 100
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating HEAT HOT AIR / AC CENTRAL

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving Asphalt Parking	1960	100x144 / 0	0	\$0

Permits

Permit Date	Permit Number	Type	Description
07/08/2010	8433	REROOF	F/C BY CB/BC ON 3/24/11 (NVC)
06/01/1997	0000	APPEAL	

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EXHIBIT G: BULLOCH COUNTY TAX ASSESSOR PARCEL INFORMATION CARD (CONT)

2/19/2018

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Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/20/2016	2345 59	25 180	\$590,000	Adjoining Property	DARLEY FREDERICK BRYAN JR	AGSOUTH FARM CREDIT ACA
1/26/2004	0142300372		\$0	NM		DARLEY FREDERICK BRYAN JR
5/1/1986			\$0	NM		DARLEY FRED B & BRYAN

Valuation

	2017	2016
Previous Value	\$240,765	\$240,765
Land Value	\$49,300	\$49,300
+ Improvement Value	\$214,040	\$191,465
+ Accessory Value	\$0	\$0
= Current Value	\$263,340	\$240,765
* Assessed Value	\$105,336	\$96,306

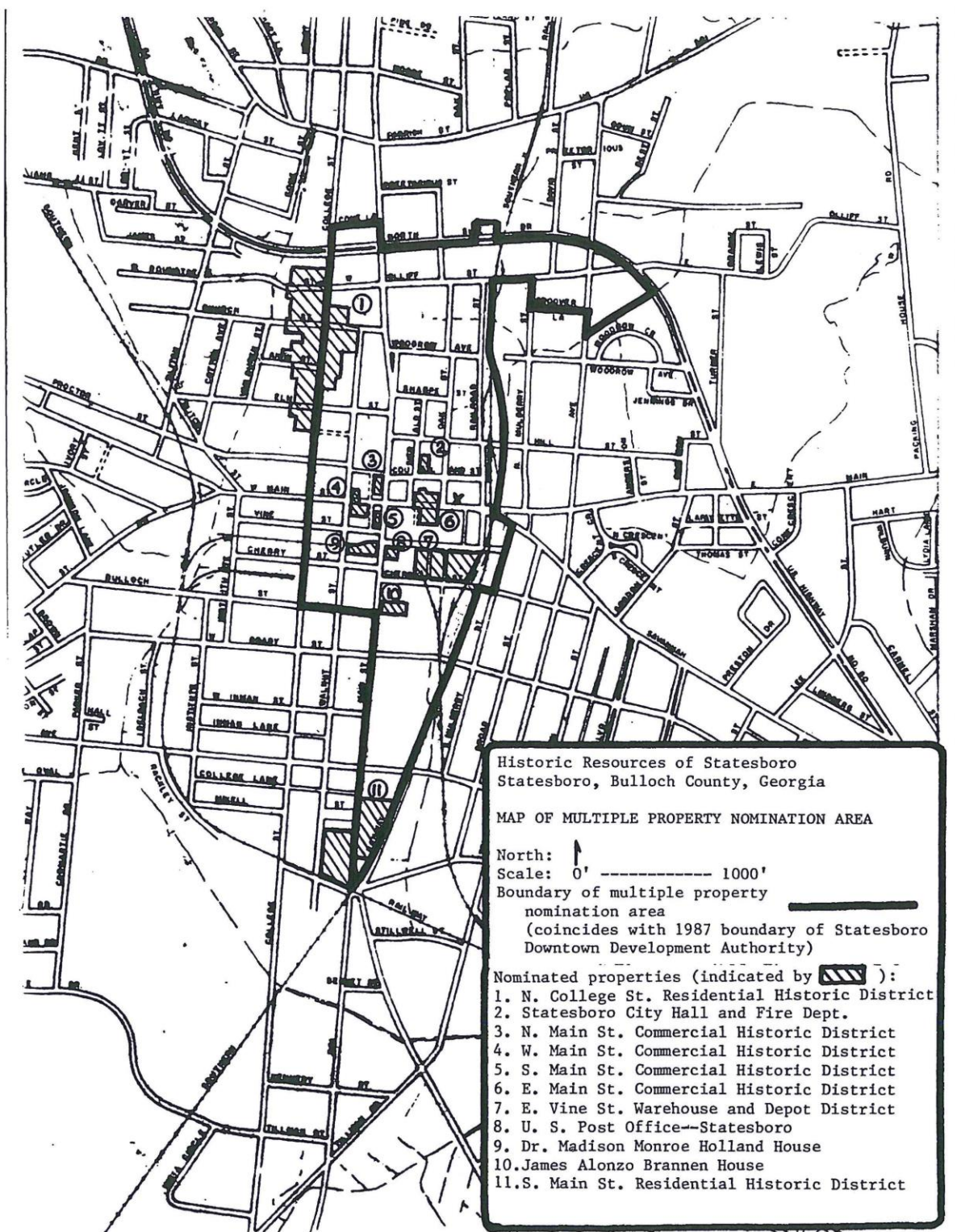
Photos



Sketches

<https://qpublic.schneidercorp.com/Application.aspx?AppID=637&LayerID=11293&PageTypeID=4&PageID=4628&KeyValue=S28%20000071%20000#> 2/4

EXHIBIT H: HISTORIC RESOURCES OF STATESBORO MAP



CITY OF STATESBORO



COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Travis L. Chance, District 5

Jonathan M. McCollar, Mayor
Randy Wetmore, City Manager
Robert Cheshire, Deputy City Manager
Sue Starling, City Clerk
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348 • STATESBORO, GEORGIA 30459-0348

To: Randy Wetmore, City Manager and Sue Starling, City Clerk

From: Candra Teshome, Planning & Development Specialist

Date: February 27, 2018

RE: March 6, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Demolition Requests*

Recommendation: Staff does not have a recommendation for the demolition requested by application DSDA 18-03-002.

Background: The Downtown Statesboro Development Authority requests the demolition of a single-family structure addressed 14 West Inman Street, which is located within the boundaries of the Downtown District. Article XXX Section 3003 of the Statesboro Zoning Ordinance requires a finding of necessity for the demolition of structures deemed worthy of preservation by City Council (Tax Parcel S19 000043 000).

Budget Impact: None

Council Person and District: District 2 (Sam Jones)

Attachments: Development Services Report DSDA 18-03-002



City of Statesboro-Department of Planning and Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

(912) 764-0630
 (912) 764-0664 (Fax)

DSDA 18-03-002
DEMOLITION REQUEST
14 WEST INMAN STREET

LOCATION: 14 West Inman Street

REQUEST: Request for a finding of necessity for the demolition of one (1) structure zoned R3 (Medium Density Multiple Family Residential District) within the Downtown Statesboro Development Authority Design Standards District.

APPLICANT: Downtown Statesboro Development Authority

OWNER(S): Downtown Statesboro Development Authority

ACRES: .16 acres

PARCEL TAX MAP #: S19 000043 000

COUNCIL DISTRICT: District 2 (Sam Jones)



PROPOSAL:

The applicant would like to demolish one (1) structure addressed 14 West Inman Street. The property lies within the boundaries of the Downtown Statesboro Development Authority, and in September 2015, City Council adopted Article XXX: Design Standards: Downtown District of the Statesboro Zoning Ordinance, which requires a finding of necessity for proposed demolitions where the structure does not exceed 35 percent in structural damage and meets one of the criteria contained in Section 3003(D) (See **Exhibit A**—Location Map, **Exhibit B**—Photos of Subject Site).

SURROUNDING ZONING/LAND USES:

ZONING:		LAND USE:
NORTH:	R4 (High Density Residential District)	Single-family dwelling unit
SOUTH:	R3 (Medium Density Multiple Family Residential District)	Assisted living facility
EAST:	HOC (Highway Oriented Commercial)	Single-family dwelling unit
WEST:	HOC (Highway Oriented Commercial)	Multi-family dwelling units

Properties to the north, south, east and west are predominantly single-family and multi-family dwelling units. Surrounding uses include Brown's Healthcare and Meineke Car Care Center.

COMPREHENSIVE PLAN:

The subject site lies within the “Urban Core/Downtown” character area as identified by the City of Statesboro 2014 Future Development Map (See **EXHIBIT C**—2014 Future Development Map) within the *City of Statesboro Updated 2014 Comprehensive Plan* – which calls for the protection of “historic buildings from demolition or inappropriate restoration” while encouraging the “street-level uses should be reserved for retail, entertainment, or similar high-activity uses.”

Vision:

Downtown is the historic core of the city and should remain the activity and cultural hub of the region. In the Urban Core, traditional development patterns of buildings along the sidewalk and a lively streetscape should be respected and promoted. Historic buildings should be protected from demolition or inappropriate restoration which can degrade the architectural details of the structures. Additional residential opportunities, especially in the form of lofts or other residential over retail, should be promoted. Street-level uses should be reserved for retail, entertainment, or similar high activity uses.

Appropriate Land Uses

- Neighborhood-scale retail and commercial, especially niche market stores which serve as a destination
- Arts and entertainment venues
- Civic uses
- Office
- Neighborhood services
- Range of housing styles & price points
- Multifamily Residential
- Loft, mixed use, and urban residential, including small lot single-family residential along secondary streets
- Multi-story buildings with retail on the street and office/residential above
- Government offices & services

Suggested Development & Implementation Strategies

- Historic structures should be preserved or adaptively reused wherever possible.
- Create local historic districts.
- Economic development strategies should continue to nurture thriving commercial activity.
- New development should respect historic context of building mass, height and setbacks.
- New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations should be encouraged.
- Encourage mixed-use infill and redevelopment. Uses should typically transition across the rear of properties instead of across the street to soften the transition and maintain appropriate streetscapes.

Statesboro Updated 2015 Comprehensive Plan, Community Agenda page 14.

STATESBORO DOWNTOWN MASTER PLAN:

The 2011 Statesboro Downtown Master Plan Redevelopment Initiatives Locational Guidance land use map places the parcel in Zone 8: Commercial and Mixed Use (including loft housing). The plan establishes this zone of primary importance and calls for emphasis on pedestrian-scaled neighborhood and community commercial uses (See **Exhibit D**—Locational Guidance/Zone Implementation Table).

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject properties are currently serviced by city utilities, sanitation, and public safety. No significant impact is expected on community facilities or services as a result of this request.

ENVIRONMENTAL:

The subject property does not contain wetlands and are not located in a special flood hazard area. There is no expected environmental impact associated with this request. Any environmental issues associated with the proper demolition of the structures and/or removal and disposal of debris are the responsibility of the applicant.

ANALYSIS:

Given that Bulloch County Tax Records indicate that the structure is greater than fifty (50) years in age, staff is not authorized to administratively approve a demolition permit (See **Exhibit E**—Bulloch County Tax Assessor Parcel

Information Card). Rather, council must determine whether the structures are considered to be a “Historical Building” as defined by Article XXX of the Statesboro Zoning Ordinance, and if so, may authorize a demolition only upon a showing of necessity. In order to designate the structure as a “Historical Building” meriting preservation, Council must find the building to be greater than fifty years in age and that at least one of the following criteria or the criteria of the National Register of Historic Places are met. Ordinance considerations, and relevant known factors, are as follows:

(1) The structure is an outstanding example representative of its era:

a. See **EXHIBIT B**—Photos of Subject Site

(2) The structure is one of few remaining examples of a past architectural style:

There is no indication that the structure is one of few remaining examples of a past architectural style.

(3) The property or structure place or structure is associated with an event or person of historic or cultural significance to the City of Statesboro, Bulloch County, the State of Georgia, or the region:

No evidence of association with an event or person of historic or cultural significance to the City of Statesboro, Bulloch County, Georgia or the region was found.

(4) The property or structure is a site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the City of Statesboro, Bulloch County, the State of Georgia, or the region;

The subject property is not a site of natural or aesthetic interest that contributes to the cultural or historical development of the City of Statesboro.

(5) It is within an existing historic district or is listed with the National Register of Historic Places; or

The property is not within an existing historic district and is not listed with the National Register of Historic Places.

Generally, the Department of Interior evaluates the following criteria in consideration of whether a structure is historical in significance and therefore possibly deemed worthy of preservation:

(1) Age

The structure exceeds 50 years of age (See **Exhibit E**—Bulloch County Tax Assessor Parcel Information Card).

(2) Integrity

STAFF RECOMMENDATION:

Staff does not have a recommendation regarding the requested demolition.

EXHIBIT A: LOCATION MAP



EXHIBIT B: PHOTOS OF SUBJECT SITE

Picture 1: Subject Site Aerial View

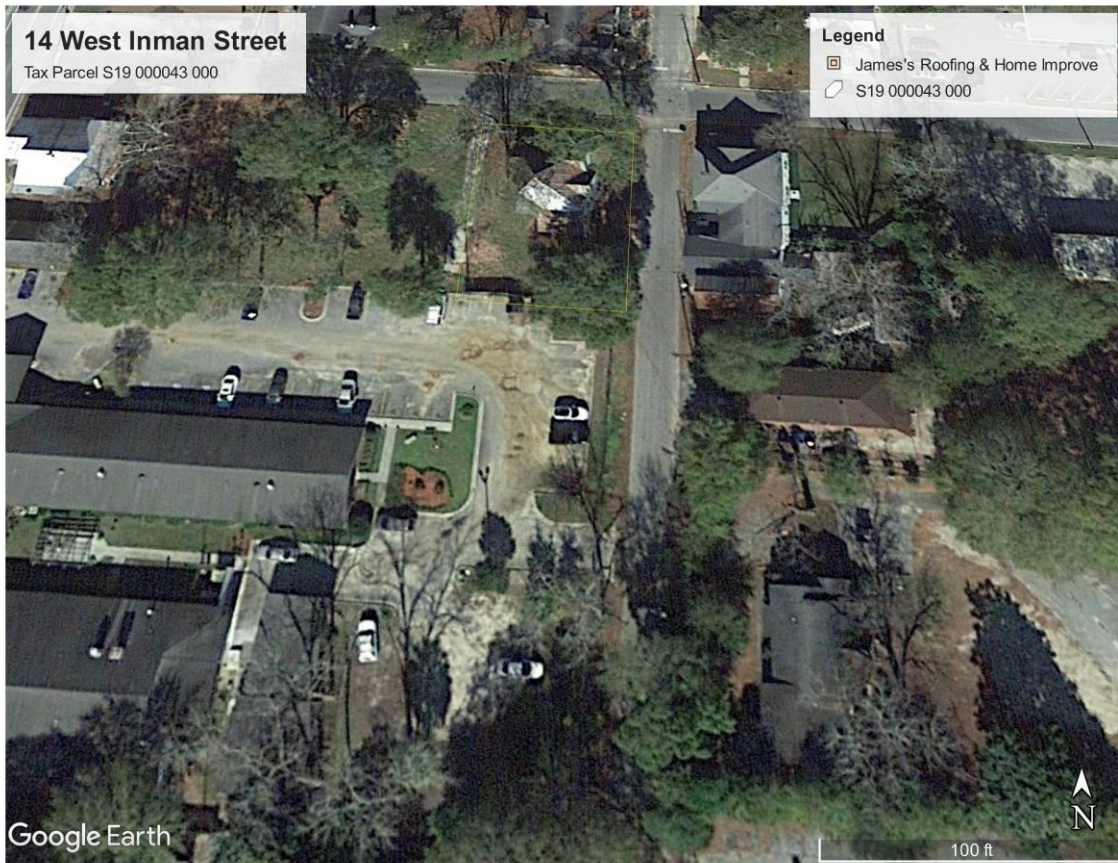


EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT.)

Picture 2: Subject site depicting front elevation along West Inman Street facing South



Picture 3: Subject site depicting side elevation along South Walnut Street facing west



EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT.)

Picture 4: Subject site depicting rear and side elevations



Picture 5: Subject site depicting side elevation



EXHIBIT B: PHOTOS OF SUBJECT SITE (CONT.)

Picture 6: Subject site depicting estimated shared property line with Hendley Properties' development



Picture 6: Adjacent Hendley Properties' development



EXHIBIT C: CITY OF STATESBORO 2014 FUTURE DEVELOPMENT MAP

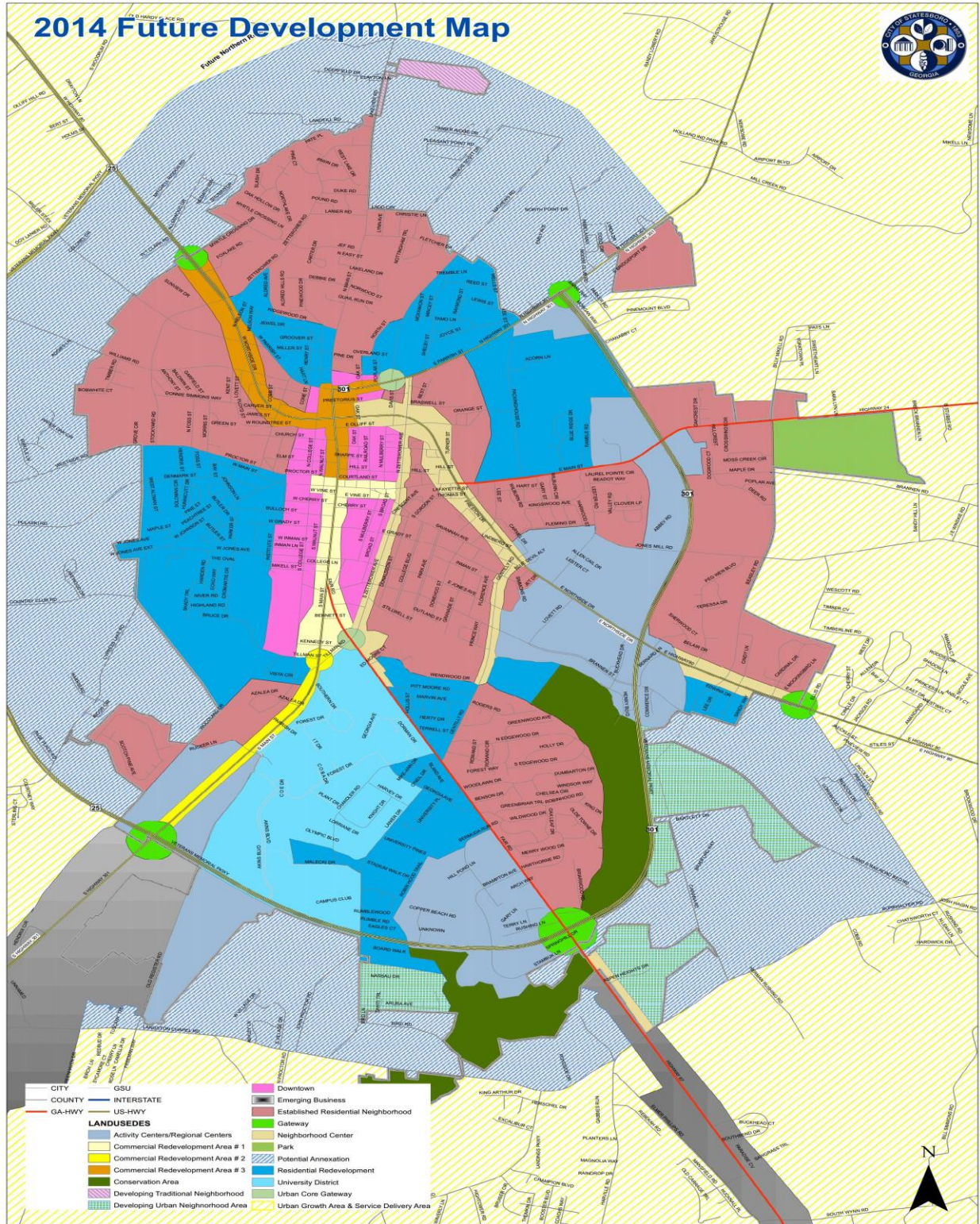
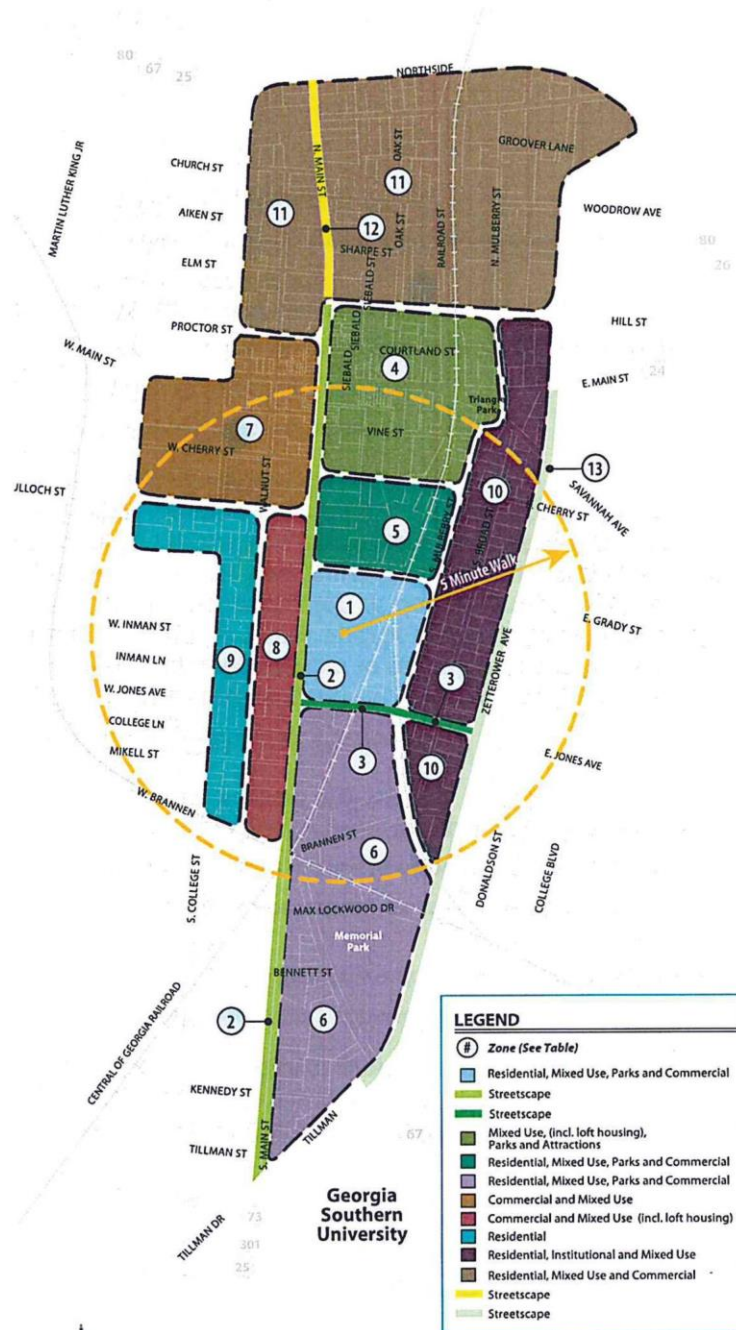


EXHIBIT D: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE



Locational / Zone Implementation



EXHIBIT D: LOCATIONAL GUIDANCE/ZONING IMPLEMENTATION MAP AND TABLE (CONT)

IMPLEMENTATION STRATEGY

Locational / Zone Implementation Table – continued







Zones	Targeted Use/Enhancement	Importance Level	Discussion
	4 Mixed Use (incl. loft housing), Parks and Attractions	Primary, this zone represents the downtown core and is one of the primary redevelopment and infill zones in the master plan	<ul style="list-style-type: none"> • Emphasis on catalyst and specialty projects as well as supportive streetscape enhancements (i.e., Vine Street Retail) • In terms of timing, this area should be targeted in the initial phases of implementation of the master plan
	5 Residential, Mixed Use, Parks and Commercial	Secondary, this zone represents the transitional redevelopment zone between downtown core and those identified as a primary targeted redevelopment areas for new residential mixed use and commercial projects	<ul style="list-style-type: none"> • A transitional zone that is an extension of the downtown core and the adjacent zone to the south • Unless opportunities for acquisition, property assemblage or partnership become available, this area be focused upon secondarily in terms of timing or phasing
	6 Residential, Mixed Use and Commercial	Secondary, this area is viewed as a business/commercial zone and redevelopment should be focused on support or uses related to the University	<ul style="list-style-type: none"> • Potential areas to be targeted may include the closure or redesign of Brannen Street to support contiguous assemblage of parcels • Emphasize reduction of pedestrian/ vehicular conflicts • Improve connectivity with Memorial Park and enhance amenities
	7 Commercial and Mixed Use	Primary, as an extension of the downtown core, this area is important to the master plan based on existing/planned projects and the potential for redevelopment opportunities	<ul style="list-style-type: none"> • This area is deemed primary due to opportunities available and the potential of assemblage of larger development tracts • In the short term exhaust redevelopment opportunities in this areas as appropriate
	8 Commercial and Mixed Use (incl. loft housing)	Primary, the frontage along South Main is a critical part of the master plan. The creation of a mixed use, pedestrian-oriented corridor should be the primary focus in this area	<ul style="list-style-type: none"> • The frontage on the west side of South Main Street is an important supporting element to University and local traffic enhancements • Potential redevelopment should foster pedestrian-scaled neighborhood and community commercial uses • Commercial, office, residential utilization is appropriate for this area
	9 Residential	Secondary, deemed a supporting element to the master plan, the improvements in this area should be market driven and a product of activities occurring in areas deemed as primary importance level	<ul style="list-style-type: none"> • Assemblage of redevelopment parcels could be challenging in this area • The creation of appropriately scaled residential uses is the focus in this zone • Implement neighborhood residential revitalization and stabilization programs to improve and maintain housing stock



EXHIBIT E: BULLOCH COUNTY TAX ASSESSOR PARCEL INFORMATION CARD

2/21/2018

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Summary

Parcel Number S19 000043 000
 Location Address 14 WEST INMAN ST
 Legal Description 14 WINMAN ST
 (Note: Not to be used on legal documents)
 Class E1- Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R3
 Tax District Statesboro TAD 1 (District 08)
 Millage Rate 29.333
 Acres 0.16
 Neighborhood 000023 (000023)
 Homestead Exemption No (50)
 Landlot/District N/A
 ACC/DES 0 /
 GMD 1209

[View Map](#)



Owner

DOWNTOWN STATESBORO DEVELOPMENT
 AUTHORITY
 10 SIEBALD ST
 STATESBORO, GA 30458

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	0023 - REGULAR - 1	Front Feet	7,107	68	103	0.16	0

Residential Improvement Information

Style Other
 Heated Square Feet 1696
 Interior Walls Other
 Exterior Walls Frame
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1943
 Roof Type Other
 Flooring Type Other
 Heating Type NONE -NONE-NONE
 Number Of Rooms 7
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$33,202
 Condition Average

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/18/2015	2310 668		\$10,000	To or From Non Profit Organization	NEVILLE WILLIAM J JR	DOWNTOWN STATESBORO DEVELOPMENT
9/7/2010	2010 438		\$0	No Sale	BROWN BRENDA F	NEVILLE WILLIAM J JR
1/1/1991	0056600028		\$0	NM		BROWN BRENDA F

Valuation

	2017	2016
Previous Value	\$41,542	\$40,545
Land Value	\$9,800	\$9,800
+ Improvement Value	\$33,202	\$31,742
+ Accessory Value	\$0	\$0
= Current Value	\$43,002	\$41,542
* Assessed Value	\$17,201	\$16,617

Photos

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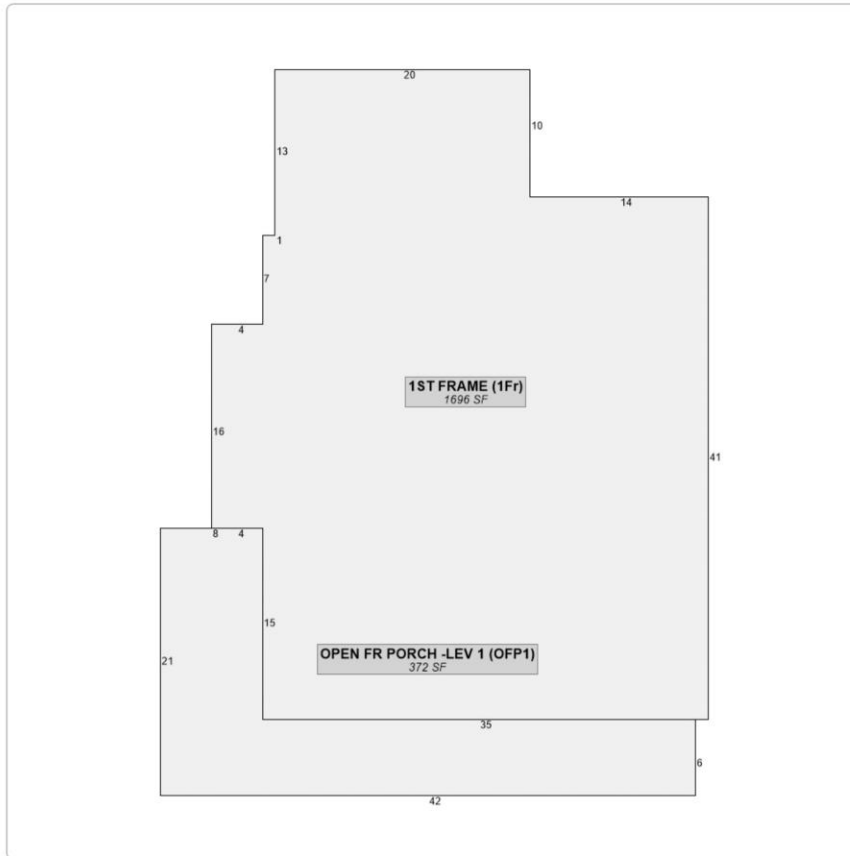
EXHIBIT E: BULLOCH COUNTY TAX ASSESSOR PARCEL INFORMATION CARD (CONT)

2/21/2018

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Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits.

The Bulloch County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

Last Data Upload: 2/21/2018, 4:32:06 AM



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CITY OF STATESBORO



COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Travis L. Chance, District 5

Jan J. Moore, Mayor
Randy Wetmore, City Manager
Robert Cheshire, Deputy City Manager
Sue Starling, City Clerk
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Randy Wetmore, City Manager

From: Jason Boyles, Director of Public Works and Engineering

Date: February 26, 2018

RE: Placement of Benches in Edgewood (Rockwell) Park

Policy Issue: City Property

Recommendation:

Consideration of a motion to approve the Statesboro Tree Board to place benches in Edgewood Park (aka Rockwell Park) in memory of the following former Statesboro Tree Board members: Rachael Smith, Mrs. Runette Davis, and Dr. John Karrh and consideration of a separate motion to approve the Bulloch Council of Garden Clubs to donate a bench to be placed in Edgewood Park (aka Rockwell Park).

Background:

The Statesboro Tree Board seeks to recognize the memory and contributions of three former members who recently passed away. Mrs. Rachael Smith, Mrs. Runette Davis, and Dr. John Karrh served several years as members of the Statesboro Tree Board. To memorialize their service to our community the Statesboro Tree Board requests to install a bench in memory of each person in Edgewood (Rockwell) Park.

In addition, the Bulloch Council of Garden Clubs requests to donate a bench to also be placed in Edgewood (Rockwell) Park. This bench is in support of ongoing efforts by staff to enhance and beautify this City park.

Budget Impact:

None

Council Person and District:

John Riggs, District 4

Attachments:

None