



July 17, 2018 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilman Sam Lee Jones
3. Recognitions/Public Presentations
 - A) Results and overview of the Statesboro Fire Department's Insurance Services Office (ISO) Public Protection Classification (PPC) evaluation completed in November of 2017."
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 06-19-2018 Council Minutes
 - b) 06-27-2018 Called Council Minutes
 - c) 06-27-2018 Executive Session Minutes
6. Public Hearing and Discussion for the Old Register Tax Allocation District (TAD) Redevelopment.
7. Consideration of a Motion to approve an application for Sec.6-17(d) exemptions to open container prohibition.
 - A) Eagle Creek Brewing Company
8. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 18-05-02**: Whitfield Signs requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 1 (Tax Parcel S44 000065 000).
9. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 18-06-01**: West District Development, LLC requests a variance from Article XXIII Section 2301 regarding the required landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).
10. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 18-06-02**: West District Development, LLC requests a variance from Article XXX Section 3010 regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District (Tax Parcels S19 000002 000 & S19 000001 000).

11. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 18-06-03**: West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).
12. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 18-06-04**: Rudolph Payton requests a variance from Article X Section 1003(E) to reduce the required minimum distance between buildings in the CR (Commercial Retail) zone to construct a garage on a parcel located at 204 Elm Street (Tax Parcel S18 000109 000).
13. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 18-06-05**: Rudolph Payton requests a variance from Article X Section 1003(H) to reduce the required rear yard setback in order to construct a garage on .31 acres of property located at 204 Elm St (Tax Parcel S18 000109 000).
14. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 18-06-06**: Rudolph Payton requests a variance from Article X Section 1003(A) to reduce the required square footage per structure in order to construct a garage on .31 acres of property located at 204 Elm Street (Tax Parcel S18 000109 000).
15. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 18-06-07**: Eagle Auto, Inc. requests a zoning map amendment of 2.79 acres of property located at 1168 Martin Luther King Jr Drive from the CR (Commercial Retail) to the HOC (Highway Oriented Commercial) zoning district in order to operate an automotive service station and towing business (Tax Parcel S16 000090 000).
16. Second Reading and Consideration of a Motion to Approve **Ordinance 2018-03**: An Ordinance of the Statesboro Code of Ordinance for Chapter 6 (Alcoholic Beverages) Amendment modifying policy relating to admission of patrons under 21 years to establishments licensed to sell alcoholic beverages.
17. Second Reading and Consideration of a Motion to Approve **Ordinance 2018-02**: An Ordinance of the Statesboro Code of Ordinances for Chapter 6 (Alcoholic Beverages) Amendment to Section 6-5 adding insurance requirements for alcoholic beverage licensees.
18. Second Reading and Consideration of a Motion to Approve **Ordinance 2018-04**: An Ordinance of the Statesboro Code of Ordinances for Chapter 6 (Alcoholic Beverages) Amendment adding Low Volume Licensees to Section 6-3 Definitions and consideration by Mayor and Council of whether a discount for license fees should be available for such licensees and in what amount.

19. Second Reading and Consideration of a Motion to Approve **Ordinance 2018-05**: An Ordinance of the Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages) Amendment adding Special Events provision to Section 6-8 “Regulations pertaining to certain classes of licenses generally” as Section 6-8 9(d)(3)
20. Discussion to finalize the 2019 Special Purpose Local Option Sales Tax (SPLOST) project amounts.
21. Consideration of a Motion to authorize the City Manager to enter into a contract with Development Associates to conduct the searches to fill the Human Resources Director and City Engineer positions.
22. Consideration of a Motion to Approve **Resolution 2018-21** : A Resolution extending the terms of Alcohol Advisory Board members.
23. Consideration of a Motion to Approve Award of Contract to Y-Delta, Inc. for the 2016 CDBG project in the amount of \$770,452.57 based on unit pricing. Funding is provided by a combination of a Community Development Block Grant in the amount of \$500,000, Water-Sewer Fund Revenues in the amount of \$225,000 and Stormwater Fund Revenues in the amount of \$150,000.
24. Motion to award a contract for the purchase of six (6) mobile vehicle lifts to Stertil-Koni in the amount of \$63,854.33 per NJPA/Sourcewell contract # 061015-SKI. This unit will be paid by Fleet Management Fund revenues.
25. Other Business from City Council
26. City Managers Comments
27. Public Comments (General)
 - A) John Robinson request to speak regarding a community nuisance.
28. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with **O.C.G.A.§50-14-3 (2012)**
29. Consideration of a Motion to Adjourn



Timothy E. Grams
Fire Chief

Statesboro Fire Department

*Proudly serving the City of Statesboro and
surrounding communities since 1905!*



Jonathan M. McCollar
Mayor

City Council Agenda Memorandum

To: Mayor and City Council

From: Timothy E. Grams, Fire Chief

Date: 7-5-2018

RE: Result of Insurance Services Office (ISO) Public Protection Classification (PPC) Evaluation.

Policy Issue: NA - Informational

Recommendation: NA

Background: The Statesboro Fire Department completed an ISO PPC evaluation in November of 2017. The report summarizing the evaluation and the results has been received. The Statesboro Fire Department has improve its ISO PPC Classification from a Class 3/3Y (AKA 3/8B) to a Class 2/2Y. The improvement in classification should allow qualified property owners to see a reduction in their insurance premiums. The 2/2Y classification will become effective October 1st, 2018.

Budget Impact: NA

Council Person and District: ALL

Attachments: Statesboro Fire Department's PPC Review with new classification from the ISO Report.

PPC Review

ISO concluded its review of the fire suppression features being provided for Statesboro FPSA. The resulting community classification is **Class 02/2Y**.

If the classification is a single class, the classification applies to properties with a Needed Fire Flow of 3,500 gpm or less in the community. If the classification is a split class (e.g., 6/XX):

- The first class (e.g., "6" in a 6/XX) applies to properties within 5 road miles of a recognized fire station and within 1,000 feet of a fire hydrant or alternate water supply.
- The second class (XX or XY) applies to properties beyond 1,000 feet of a fire hydrant but within 5 road miles of a recognized fire station.
- Alternative Water Supply: The first class (e.g., "6" in a 6/10) applies to properties within 5 road miles of a recognized fire station with no hydrant distance requirement.
- Class 10 applies to properties over 5 road miles of a recognized fire station.
- Class 10W applies to properties within 5 to 7 road miles of a recognized fire station with a recognized water supply within 1,000 feet.
- Specific properties with a Needed Fire Flow in excess of 3,500 gpm are evaluated separately and assigned an individual classification.

FSRS Feature	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting	3.00	3
422. Credit for Telecommunicators	4.00	4
432. Credit for Dispatch Circuits	2.40	3
440. Credit for Emergency Communications	9.40	10
Fire Department		
513. Credit for Engine Companies	6.00	6
523. Credit for Reserve Pumpers	0.50	0.50
532. Credit for Pump Capacity	3.00	3
549. Credit for Ladder Service	4.00	4
553. Credit for Reserve Ladder and Service Trucks	0.50	0.50
561. Credit for Deployment Analysis	7.20	10
571. Credit for Company Personnel	10.25	15
581. Credit for Training	8.31	9
730. Credit for Operational Considerations	2.00	2
590. Credit for Fire Department	41.76	50
Water Supply		
616. Credit for Supply System	24.51	30
621. Credit for Hydrants	2.88	3
631. Credit for Inspection and Flow Testing	6.80	7
640. Credit for Water Supply	34.19	40
Divergence	-0.39	--
1050. Community Risk Reduction	4.88	5.50
Total Credit	89.84	105.50



**CITY OF STATESBORO
Council Minutes
June 19th, 2018 5:30 pm**

A regular meeting of the Statesboro City Council was held on June 19th 2018 at 5:30p.m. in the Council Chambers at City Hall. Present were Mayor Jonathan McCollar, Council Members: Phil Boyum, Sam Lee Jones and John Riggs. Also present were City Manager Randy Wetmore, Deputy City Manager Robert Cheshire, City Clerk Sue Starling and City Attorney Cain Smith. Councilman Jeff Yawn was absent.

The Meeting was called to Order by Mayor Jonathan McCollar.

The Invocation and Pledge of Allegiance was led by Councilman John Riggs

Recognitions/Public Presentations

A) Statesboro Convention and Visitors Bureau received the Regional Visitor Information Centers (RVIC) of the Year Award from the State of Georgia
Barry Turner updated Council on the RVIC award that was received by the SCV.

Public Comments (Agenda Item):

Mr. Bill Herring spoke on item # 22 regarding the transit study. He was in favor of having the study done as he stated it would help those who needed help to go places.

Consideration of a Motion to approve the Consent Agenda

- A) Approval of Minutes**
 - a) 06-05-2018 Council Minutes**
 - b) 06-05-2018 Executive Session Minutes**
 - c) 06-12-2018 Work Session Minutes**
- B) Consideration of a motion for the surplus and disposal of parts inventory in the Fleet fund.**

Councilman Riggs made a motion, seconded by Councilman Jones to approve the consent agenda in its entirety. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 18-05- 05: John Fortino requests a zoning map amendment of 0.49 acres of currently undeveloped property addressed as Fair Road from the R-3 (Medium Density Multi-Family Residential) zoning district to the CR (Commercial Retail) zoning district to permit additional possible uses on the property (Tax Parcel MS61 000018 000).

Councilman Riggs made a motion, seconded by Councilman Boyum to open the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Sam Dipolito spoke in favor of the request as a representative for John Fortino.

Dr. John O'Malley, Verdery Kennedy, Cathy Shriver and Rebecca Nesmith spoke against the request as they represented numerous citizens who lived in the neighboring community. Two letters were presented to show opposition to the request.

Councilman Riggs made a motion, seconded by Councilman Jones to close the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 4-0 vote.

Councilman Riggs made a motion, seconded by Councilman Boyum to deny **APPLICATION RZ 18-05- 05**: John Fortino requests a zoning map amendment of 0.49 acres of currently undeveloped property addressed as Fair Road from the R-3 (Medium Density Multi-Family Residential) zoning district to the CR (Commercial Retail) zoning district to permit additional possible uses on the property (Tax Parcel MS61 000018 000). Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-05- 01: HFA, LLC requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of signage in Sign District 2. (Tax Parcel MS842 000100E 000).

Councilman Riggs made a motion, seconded by Councilman Jones to open the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

A representative (Sarah) from Wal Mart spoke in favor of the request.

No one spoke against the request.

Councilman Riggs made a motion, seconded by Councilman Boyum to close the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Boyum made a motion, seconded by Councilman Riggs to approve **APPLICATION V 18-05- 01**: HFA, LLC requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of signage in Sign District 2. (Tax Parcel MS842 000100E 000).

Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-05- 02: Whitfield Signs requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 1 (Tax Parcel S44 000065 000).

Councilman Riggs made a motion, seconded by Councilman Boyum to open the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Director of Planning and Zoning Frank Neal stated the Planning Commission tabled **Application V 18-05-02**.

Josh Whitfield spoke in favor of the request.

No one spoke against the request.

Councilman Riggs made a motion, seconded by Councilman Boyum to close the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Boyum made a motion, seconded by Councilman Riggs to table the item until the Planning Commission was ready to make a recommendation to Council. It would then be brought back to Council for a vote. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-05- 03: Fendig Signs, Inc. requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 2 (Tax Parcel S72 000014 000).

Councilman Riggs made a motion, seconded by Councilman Boyum to open the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Gary Sanchez representing AT&T spoke in favor of the request.

No one spoke against the request.

Councilman Riggs made a motion, seconded by Councilman Boyum to close the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Riggs made a motion, seconded by Councilman Jones to approve APPLICATION V 18-05- 03: Fendig Signs, Inc. requests a variance from Article XV Section 1509(C) Table 4 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 2 (Tax Parcel S72 000014 000). Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-05- 04: McKeithen True Value Hardware requests a variance from Article XV Section 1509(C) Table 5 of the Statesboro Zoning Ordinance regarding the maximum number of building signs allowed in Sign District 3 (Tax Parcel MS88 000026 005).

Councilman Riggs made a motion, seconded by Councilman Jones to open the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Thomas McKeithen spoke in favor of the request.

No one spoke against the request.

Councilman Riggs made a motion, seconded by Councilman Jones to close the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Boyum made a motion, seconded by Councilman Riggs to approve APPLICATION V 18-05- 04: McKeithen True Value Hardware requests a variance from Article XV Section 1509(C) Table 5 of the Statesboro Zoning Ordinance regarding the maximum number of building signs allowed in Sign District 3 (Tax Parcel MS88 000026 005). Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to Approve Alcohol License Application:

- A) Live in the Boro, LLC.**
 - DBA: The Blue Room**
 - Kaleo Lyles**
 - 1830 Chandler Rd**
 - Statesboro Ga 30458**
- B) Chazitos Latin Cuisine LLC**
 - Chaz Ortiz**
 - 441 South Main St**
 - Suite 112**
 - Statesboro, Ga. 30458**

Councilman Riggs made a motion, seconded by Councilman Jones to open the public hearing for “Live in the Boro”. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

No one spoke for or against the request.

Councilman Riggs made a motion, seconded by Councilman Jones to close the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Riggs made a motion, seconded by Councilman Jones to approve the alcohol license application for “Live in the Boro”. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Riggs made a motion, seconded by Councilman Boyum to open the public hearing for “Chazitos Latin Cuisine”. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

No one spoke for or against the request.

Councilman Riggs made a motion, seconded by Councilman Boyum to close the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Riggs made a motion, seconded by Councilman Boyum to approve the alcohol application for Chazitos Latin Cuisine LLC. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to Authorize the Mayor to execute a Contract for Services with the Averitt Center for the Arts, Inc. to market downtown Statesboro by operating and managing the Averitt Center for the Arts, using proceeds from the Hotel/Motel Tax

Public Hearing and Consideration of a Motion to Authorize the Mayor to execute a Contract for Services with the Downtown Statesboro Development Authority/Main Street to market downtown Statesboro, using proceeds from the Hotel/Motel Tax.

Public Hearing and Consideration of a Motion to Authorize the Mayor to execute a Contract for Services with the Statesboro Convention and Visitors Bureau, Inc. to market Statesboro and Bulloch County, using proceeds from the Hotel/Motel Tax.

Councilman Riggs made a motion, seconded by Councilman Boyum to open the public hearing for the contracts between the City and Averitt Center for the Arts, the City and DSDA and the City and SCVB. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

No one spoke for or against the request.

Councilman Riggs made a motion, seconded by Councilman Boyum to close the public hearing. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Boyum made a motion, seconded by Councilman Riggs to Authorize the Mayor to execute a Contract for Services with the Averitt Center for the Arts, Inc. to market downtown Statesboro by operating and managing the Averitt Center for the Arts, using proceeds from the Hotel/Motel Tax and to also include a financial review or an audit. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Boyum made a motion, seconded by Councilman Jones to Authorize the Mayor to execute a Contract for Services with the Downtown Statesboro Development Authority/Main Street to market downtown Statesboro, using proceeds from the Hotel/Motel Tax. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Boyum made a motion, seconded by Councilman Riggs to Authorize the Mayor to execute a Contract for Services with the Statesboro Convention and Visitors Bureau, Inc. to market Statesboro and Bulloch County, using proceeds from the Hotel/Motel Tax. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to approve Resolution 2018-19: A Resolution Exempting Certain Vehicles from Marking Requirements for One Year.

Councilman Riggs made a motion, seconded by Councilman Boyum to approve Resolution 2018-19: A Resolution Exempting Certain Vehicles from Marking Requirements for One Year. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to approve Resolution 2018-20: A Resolution to adopt the Fiscal Year 2019 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items or revenue anticipations and prohibiting expenditures or expenses from exceeding the actual funding available for appropriation.

Councilman Riggs made a motion, seconded by Councilman Boyum to approve Resolution 2018-20: A Resolution to adopt the Fiscal Year 2019 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items or revenue anticipations and prohibiting expenditures or expenses from exceeding the actual funding available for appropriation. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to Approve Resolution 2018-21: A Resolution adopting the Statesboro Schedule of Rates, Fees and Fines.

Fire Chief Tim Grams updated Council on the new fees that would take effect on January 1, 2019.

Councilman Boyum made a motion, seconded by Councilman Riggs to approve Resolution 2018-21: A Resolution adopting the Statesboro Schedule of Rates, Fees and Fines. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to approve Resolution 2018-22: A Resolution to adopt the third amendment to the Fiscal Year 2018 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated.

Councilman Riggs made a motion, seconded by Councilman Jones to Resolution 2018-22: A Resolution to adopt the third amendment to the Fiscal Year 2018 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to authorize the Mayor to sign a contract awarding Travelers Insurance Company as the selected carrier of our general liability and workers comp insurance by the recommendation of the previously selected broker Glenn/Davis Insurance and City staff.

Councilman Riggs made a motion, seconded by Councilman Jones to authorize the Mayor to sign a contract awarding Travelers Insurance Company as the selected carrier of our general liability and workers comp insurance by the recommendation of the previously selected broker Glenn/Davis Insurance and City staff. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to approve the Sole Source purchase of a replacement gearbox for the final clarifier at the WWTP from Smith & Loveless Georgia Inc. in the amount not to exceed \$42,672.00

Councilman Jones made a motion, seconded by Councilman Riggs to table this item until a later date. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a motion to enter into an Intergovernmental Agreement with Bulloch County for Fire Protection Services

Councilman Boyum made a motion seconded by Councilman Riggs to enter into an Intergovernmental Agreement with Bulloch County for Fire Protection Services. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to authorize the City Manager to issue an RFQ for the potential procurement of a transit study

Councilman Riggs made a motion, seconded by Councilman Boyum to authorize the City Manager to issue an RFQ for the potential procurement of a transit study. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

Other Business from City Council:

Mayor McCollar thanked the Police and Fire Department for their participation in the first Statesboro Youth Day which was held this past Saturday.

Councilman made a motion, seconded by Councilman Jones to send Governor Nathan Deal a support letter regarding the appointment of a Juvenile Court Judge for the Ogeechee Circuit District.

City Managers Comments:

City Manager Randy Wetmore stated Mayor and Council will hold a Called Council Meeting on Wednesday June 27th at 5:00 or 5:30 pm. The time will be confirmed tomorrow.

Public Comments (General): None

Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A.§50-14-3 (2012)

There was no Executive Session held.

Consideration of a Motion to Adjourn

Councilman Riggs made a motion, seconded by Councilman Boyum to adjourn the meeting. Councilman Boyum, Jones and Riggs voted in favor of the motion. The motion carried by a 3-0 vote.

The meeting adjourned at 7:05 pm.



**CITY OF STATESBORO
Called Council Minutes
June 27, 2018**

A regular meeting of the Statesboro City Council was held on June 27th, 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 Derek Duke. 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 Phil Boyum

Oath of Office administered by Bulloch County Probate Judge Lorna DeLoach to the newly elected Councilmember

A) Councilman Derek Duke – District 5

Judge Lorna DeLoach swore in the newly elected Council Member Derek Duke for the District Five seat.

Public Hearing and First Reading of **Ordinance 2018-02**: An Ordinance of the Statesboro Code of Ordinances for Chapter 6 (Alcoholic Beverages) Amendment to Section 6-5 adding insurance requirements for alcoholic beverage licensees.

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

No one from the public spoke for or against **Ordinance 2018-02**.

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

There was no vote taken.

Public Hearing and First Reading of Ordinance 2018-03: An Ordinance of the Statesboro Code of Ordinance for Chapter 6 (Alcoholic Beverages) Amendment modifying policy relating to admission of patrons under 21 years to establishments licensed to sell alcoholic beverages.

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

No one from the public spoke for or against **Ordinance 2018-03**.

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

There was no vote taken.

Public Hearing and First Reading of Ordinance 2018-04: An Ordinance of the Statesboro Code of Ordinances for Chapter 6 (Alcoholic Beverages) Amendment adding Low Volume Licensees to Section 6-3 Definitions and consideration by Mayor and Council of whether a discount for license fees should be available for such licensees and in what amount.

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

No one from the public spoke for or against **Ordinance 2018-04**.

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

There was no vote taken.

Public Hearing and First Reading of Ordinance 2018-05: An Ordinance of the Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages) Amendment adding Special Events provision to Section 6-8 “Regulations pertaining to certain classes of licenses generally” as Section 6-8 9(d)(3)

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

No one from the public spoke for or against **Ordinance 2018-05**.

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

There was no vote taken.

Public Hearing and Consideration of a Motion to Approve Alcohol License Application:

A) The Hangout Sports Bar and Grill

67 Gata Drive

Statesboro Ga 30458

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

No one from the public spoke for or against the request.

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

Councilman Riggs made a motion, seconded by Councilmen Yawn to approve the alcohol application for “The Hangout Sports Bar and Grill. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion, The Motion carried by a 5-0 vote

Discussion of the appointment or re-appointment for the members for Alcohol Advisory Board. The terms are for 2 years ending June 30, 2018.

Mayor and Council asked Cain to prepare a resolution for a 2 month extension of the terms of the current members of the Alcohol Advisory Board. Council also asked for the current ordinance to be amended to include staggered terms for the members of the board.

Consideration of a Motion to Approve the surplus and/or disposal of 3 marked SPD Patrol Units that have been removed from service

Councilman Riggs made a motion, seconded by Councilman Boyum to approve the surplus and/or disposal of 3 marked SPD Patrol Units that have been removed from service. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion, The Motion carried by a 5-0 vote

Discussion of SPLOST

City Manager Randy Wetmore asked Mayor and Council to review the proposed list and make recommendations as to the list of projects to be considered for the SPLOST.

Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A.§50-14-3 (2012)

At 5:45 pm. Councilman Boyum made a motion, seconded by Councilman Riggs to enter into Executive Session to discuss “Real Estate” and “Potential Litigation” in accordance with **O.C.G.A.§50-14-3 (2012)**. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion, The Motion carried by a 5-0 vote

At 6:05 pm, Councilman Boyum made a motion, seconded by Councilman Duke to close executive session with no action taken. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion, The Motion carried by a 5-0 vote

Consideration of a Motion to Adjourn

At 6:05 pm, Councilman Duke made a motion, seconded by Councilman Riggs to adjourn. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion, The Motion carried by a 5-0 vote

The meeting was adjourned at 6:05 pm.

CITY OF STATESBORO



COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, 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: Mayor and City Council

From: Randy Wetmore, City Manager

Date: July 17, 2018

RE: Proposed Tax Allocation District #2: Old Register TAD Redevelopment Plan

Policy Issue: Consider establishing a new TAD area called the Old Register Road TAD.

Recommendation: It is recommended that the redevelopment plan be adopted at the August 7, 2018 meeting. This meeting is the Public Hearing for the plan. The actual vote is scheduled for August 7th.

Background: The Redevelopment Plan is the first step in establishing a Tax Allocation District (TAD). The Time Schedule and Redevelopment Plan are attached for your review.

The Redevelopment Plan explains the projects and tax increments that could be generated from the increase property values.

Both the County Board of Commissioners and the Board of Education are also being asked to adopt the Redevelopment Plan.

Budget Impact: The tax increment that will be generated will be dedicated to the repayments of bonds associated with the infrastructure improvements.

Council Person and District: All

Attachments: Time Schedule and Redevelopment Plan



STATESBORO, GEORGIA
TAX ALLOCATION DISTRICT #2: OLD REGISTER
REDEVELOPMENT PLAN
2018

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APPENDICES

- A. OLD REGISTER TAD MAPS
- B. PROPOSED MASTER PLAN FOR THE TORMENTA PROJECT
- C. SCHOOL IMPACT ANALYSIS FOR THE TORMENTA PROJECT

I. EXECUTIVE SUMMARY

Presented below is a summary of the key points detailed in this redevelopment plan (the “Redevelopment Plan”) for a redevelopment area that is with the proposed co-extensive Statesboro Tax Allocation District #2: Old Register (the “Old Register TAD”) located within the City of Statesboro, Georgia (the “City”) and Bulloch County, Georgia (the “County”).

Overview

The proposed area for the Old Register TAD is at the intersection of Old Register Road and Veterans Memorial Parkway in the City, adjacent to the MC Anderson Sports Complex and Georgia Southern University’s (“GSU”) campus recreation and intramural fields, and includes a popular family entertainment center known as “The Clubhouse.” The surrounding area has a healthy mix of adult and student residents, a relatively large employment base with large employers such as GSU, East Georgia Regional Medical Center and Briggs & Stratton and excellent highway access via Highway 301.

Unfortunately, the intersection of Old Register Road and Veterans Memorial Parkway has yet to reach its full commercial potential as its growth is retarded by a variety of factors, including agricultural land occupying a majority of the southern quadrant of the intersection as well as inadequate infrastructure to support further retail and commercial development.

Old Register TAD would create a major financial incentive that would encourage new and substantial private investment at the intersection, enhance the entrance of GSU and the Old Register Road corridor, enhance pedestrian connectivity in the area, and provide an important economic incentive for new private development opportunities that might otherwise locate outside of the City. The Old Register TAD would spur private redevelopment activity in much the same way as tax allocation districts in other communities have attracted projects and promoted significant growth and redevelopment throughout the state.

Proposed Redevelopment Projects

The redevelopment projects contemplated by this Redevelopment Plan (the “Redevelopment Projects”) are comprised of both public sector projects and private sector projects.

Public Sector Projects

In order to attract the private sector projects to the Old Register TAD, the developer will design public infrastructure improvements within the Old Register TAD — including road, water, wastewater, and stormwater infrastructure improvements — sufficient to support the proposed private sector projects. The City will be instrumental in assisting the developer by facilitating the review, permitting, and implementation of financial accommodations for these projects.

The redevelopment costs for the public sector projects are estimated at \$4,750,000. The City will finance these costs through the tax allocation bonds (the "TAD Bonds") that are described in this Redevelopment Plan.

Private Sector Projects

The following projects are contemplated within the Old Register TAD and will be paid for by private investors:

- Construction of a privately owned 5,000 seat state-of-the-art stadium, with a 10,000 seat capacity expansion;
- Development that includes a privately owned retail and professional complex surrounding the stadium;
- Development of privately owned grocery store, hotel, retail, and commercial properties;
- Development of a village of privately owned retail, office space, and residential units; and
- Privately funded electrical utility improvements related to the privately owned developments.

The private sector projects, when completed, are estimated to represent an investment of approximately \$160.5 million and will be paid for by private sector entities. In contrast, the City estimates that the State Revenue Commissioner will certify \$2,089,729 (estimated based on 2017 millage rates) as the taxable value of all taxable property subject to ad valorem property taxes, located within the proposed Old Register TAD on the effective date such district is created, which is proposed to be December 31, 2018; i.e., this amount is the Old Register TAD's "tax allocation increment base."



II. INTRODUCTION

Overview of a Tax Allocation District

The creation of a tax allocation district is authorized in Georgia under the Redevelopment Powers Law, Official Code of Georgia Annotated Chapter 44, Title 36. A tax allocation district is a tool used to publicly finance redevelopment activities in a redevelopment area. A tax allocation district derives its funding from the incremental increase in the redevelopment area's ad valorem revenues as a result of new development and natural increases in the tax base. These revenues are placed in a special fund for the tax allocation district and are used to pay directly for the redevelopment costs or to repay tax allocation bonds issued to finance the redevelopment costs.

Georgia's Redevelopment Powers Law was amended in 2001 to expand the definition of a redevelopment area which has enabled communities to use the tax allocation district financial tool in more areas than prior to the amendment. As a result, tax allocation districts have become a popular economic development tool in Georgia. More than 48 states nationally use tax allocation districts / tax increment financing as a redevelopment financing mechanism for underdeveloped or blighted areas. Since the 1970s, these states have completed hundreds of projects using tax increment financing. Georgia only began to use tax allocation districts in a substantial way in 1999 with the approval of two major tax allocation districts in Atlanta. Since then, the number of tax allocation districts in Georgia has increased significantly. Tax allocation districts, and the financing they enable, offer important tools for cities and counties to use in attracting investment into underdeveloped areas.

There are also other advantages to the use of tax allocation districts:

- **General.** Tax allocation district financing has been used to successfully address site-specific development problems while achieving broader economic development

objectives, resulting in greater, long-term economic benefits to those cities and counties where they are located.

- **A stronger economic base.** Private development that would not have otherwise occurred without the tax allocation district designation can be attracted by this incentive.
- **Redevelopment is supported without additional taxes.** Redevelopment is effectively promoted without tapping into general funds or levying special assessments on property owners throughout the local government.
- **Tax allocation districts / tax increment financing is a well-known incentive.** With 48+ states using tax allocation districts / tax increment financing, the incentive is known and understood by the development community. Other communities have found tax increment financing an effective way to lure private development, attract new industry, create more jobs, and, ultimately, expand an area's tax base.
- **Tax allocation districts have a strong track record of promoting redevelopment.** This technique has a strong track record of attracting private investment on a nationwide basis and in the State of Georgia.

How Residents in the City and County will Benefit From the Creation of the Old Register Tax Allocation District

The specific benefits to the City and County from the Redevelopment Projects include:

- New private capital investment on property located in an area that historically has been underserved by private investment and development;
- Creation of jobs in the professional, business, and service industries with the substantial new commercial and retail development;
- Creation of new shopping, recreation, and entertainment opportunities;
- Creation of a more vibrant neighborhood environment by expanding residential opportunities with new residential units;
- Improved pedestrian access to shopping, employment, and regional transportation;
- Establishment of neighborhood gathering places;
- Attraction of new customers for existing local businesses;
- New annual sales tax revenues; and
- No impact on existing property tax revenues and with increased revenues for the general fund when all redevelopment costs have been paid and the Old Register TAD is terminated.

III. TAD CREATION

Grounds for Exercise of Redevelopment Powers

In order to create a tax allocation district, a “redevelopment plan” must first be approved, in accordance with the Redevelopment Powers law, which includes a “redevelopment area.” A redevelopment area is defined in O.C.G.A. Sec. 36-44-3(7), part of the Redevelopment Powers Law, as follows:

“Redevelopment area” means an urbanized area as determined by current data from the U.S. Bureau of the Census or an area presently served by sewer that qualifies as a “blighted or distressed area,” a “deteriorating area,” or an “area with inadequate infrastructure,” as follows:

(A) A “blighted or distressed area” is an area that is experiencing one or more conditions of blight as evidenced by:

(i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;

(ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;

(iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;

(iv) Adverse effects of airport or transportation-related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or

(v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;

(B) A “deteriorating area” is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:

(i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;

(ii) High commercial or residential vacancies compared to the political subdivision as a whole;

(iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;

(iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;

(v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income; or

(vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and

(C) An “area with inadequate infrastructure” means an area characterized by:

(i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or

(ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

Boundaries of the Redevelopment Area

The proposed Old Register TAD is co-extensive with the entirety of the proposed redevelopment area (the “Redevelopment Area”). Approval by the City of this Redevelopment Plan’s Redevelopment Area will also constitute approval of the Old Register TAD, both of which will consist of approximately 289.80 acres with four individual parcels located near the intersection of Old Register Road and Veterans Memorial Parkway (the “Parcels”). These Parcels, together, constitute the Redevelopment Area and the proposed Old Register TAD. Maps depicting the Redevelopment Area are included in Appendix A. The following tables summarize the estimated 2018 tax values of the Parcels as well as the address, acreage, and uses of each of the Parcels.

Sum of Parcels	Acreage	Sum of Market Value	Sum of Taxable Value	2017 Tax Rate	Sum of Taxes
4	289.80	\$5,806,504	\$2,089,729	29.33 mills	\$61,292

MAP PARCEL	Address	Acreage	Existing Land Use
076 - 000001-006	2704 Old Register Road	7.82	PUD/CR
076 - 000001-002	2802 Old Register Road	19.52	PUD/CR
076 - 000001-004	Old Register Road	37.01	PUD/CR
076 - 000001-000	2457 Old Register Road	225.45	R40

Source: Bulloch County Tax Assessors Office.

Why This Qualifies as a “Redevelopment Area” Under the Redevelopment Powers Law

As is more specifically shown below, in the judgment of the City, and by the approval of this Redevelopment Plan the City is finding that, the proposed Redevelopment Area is inadequately served by existing infrastructure and that the Redevelopment Area on the whole has not been subject to growth and development through private enterprise and would not reasonably be expected to be developed without the approval of this Redevelopment Plan. As such, the Redevelopment Area is in need of a strong financing tool, like a tax allocation district, to facilitate further development and to attract private sector projects to the Redevelopment Area.

The Redevelopment Area qualifies as a “redevelopment area” under numerous sections of the Redevelopment Powers Law, found at O.C.G.A. Sec. 36-44-3(7), particularly 7(B)(vi), 7(C)(i) and (ii), due to the following conditions:

- It is presently served by sewer (see the Existing Utility Map in Appendix D);
- Within the Redevelopment Area conditions exist that substantially impair the sound growth of the community and retard the provision of employment opportunities;
- Within the Redevelopment Area there exists inadequate infrastructure, particularly including
 - inadequate roadways incapable of handling the volume of traffic through the area following redevelopment; and
 - utility infrastructure that is inadequate to support development growth involving private enterprise.

Summary of Project Conditions

The Redevelopment Area has been under-utilized and, with the exception of The Clubhouse, is primarily vacant and undeveloped agricultural land. The proposed Redevelopment Area can currently be described as follows:

- Presence of vacant and undeveloped properties;
- Uninhabitable residential options;
- Limited retail and commercial options;
- Inadequate roadways to support additional development; and
- Inadequate water, stormwater, and wastewater infrastructure to support additional development.

Plan Vision

The vision for the Old Register TAD is to create a major financial incentive that will redevelop the Redevelopment Area and serve as a catalyst for the further development of the surrounding area by extending the tax allocation district “halo effect” to other parts of the City and the County. By its design, it will generate significant direct economic impacts in terms of new development, increased retail spending, more appealing residential development opportunities, and retain jobs that could be lost to other areas of the region.

The proposed Redevelopment Projects will be strategically located vis-a-vis two existing developments which would permit the Redevelopment Projects to become part of a rebranding for the City and become part of the new perceived entrance to GSU.

The first of the existing developments is that of GSU and its 28,000 students. The Redevelopment Projects will be part of a quadrant that includes GSU’s \$90 million Recreation Activity Center (“RAC”). Less than one mile from GSU’s football stadium, the RAC is the center of campus life for many GSU students. Originally opened in 1998 with 80,000 square feet, the RAC was expanded in 2006 to its present size of 215,000 square feet. Each day the RAC welcomes over 5,500 visitors.

The second is The Clubhouse, a family entertainment center that already encourages wellness and physical activity. The award-winning 60 acre site has 24 lanes of bowling and its own private luxury bowling suite and conference room. Designed by Doug Wilkerson, utilizing his 16 years of experience at Disney, The Clubhouse has a state-of-the-art arcade, golf driving range, laser tag arena, indoor playground, and Coca-Cola 125 Raceway and has ample space for meetings, parties, and other special events. Spikes Sports Grill and Bar, located within The Clubhouse, offers a full menu restaurant and catering service. The Clubhouse has 325,000 guests annually.

The proximity to GSU, and the potential to build upon the already successful The Clubhouse, would enable the Old Register TAD to transform the southern portion of the City and spur even further development throughout the City and County.

Plan Goal

If this Redevelopment Plan is adopted by the City, thereby proposing the Old Register TAD, and if the County and the Board of Education of Bulloch County consent to include in the tax allocation increment their ad valorem property taxes for the Old Register TAD, the Old Register TAD will promote the redevelopment of the Redevelopment Area by:

- Attracting substantial private investment to help finance key commercial, residential, and retail development that will act as catalysts for additional private investments in this part of the City;
- Spurring new construction on underutilized and deteriorated sites that will create a significant number of jobs, expanding the economy of the City; and
- Helping to increase the future tax digest of the City and the County, allowing the City and County to fund improvements that will enhance the quality of life for all area residents.

Current Market Conditions

Property Values

The Parcels have a 2018 market value of approximately \$5,806,504, a 2018 taxable value of approximately \$2,089,729, and generate approximately \$61,292 in property taxes annually to the City, County, and the Board of Education of Bulloch County (estimated based on 2017 millage rates).

Study Area Economic History

An analysis of the economic and demographic trends in the Redevelopment Area, and the surrounding area, reveals important information regarding the relative economic stagnation that the Redevelopment Area, and the surrounding area, has experienced.

Population

Population growth within the Redevelopment Area, and the surrounding area, has been relatively stagnant due to the lack of development. The City has experienced moderate growth from 2012 to 2016 (the most recent information available) of 6.8%, and the County has experienced a 3.8% growth in population for the same time period. Source: American Community Survey, 5-Year Estimates.

Existing Retail and Commercial Development

Besides The Clubhouse, there are no existing retail or commercial developments within the Redevelopment Area.

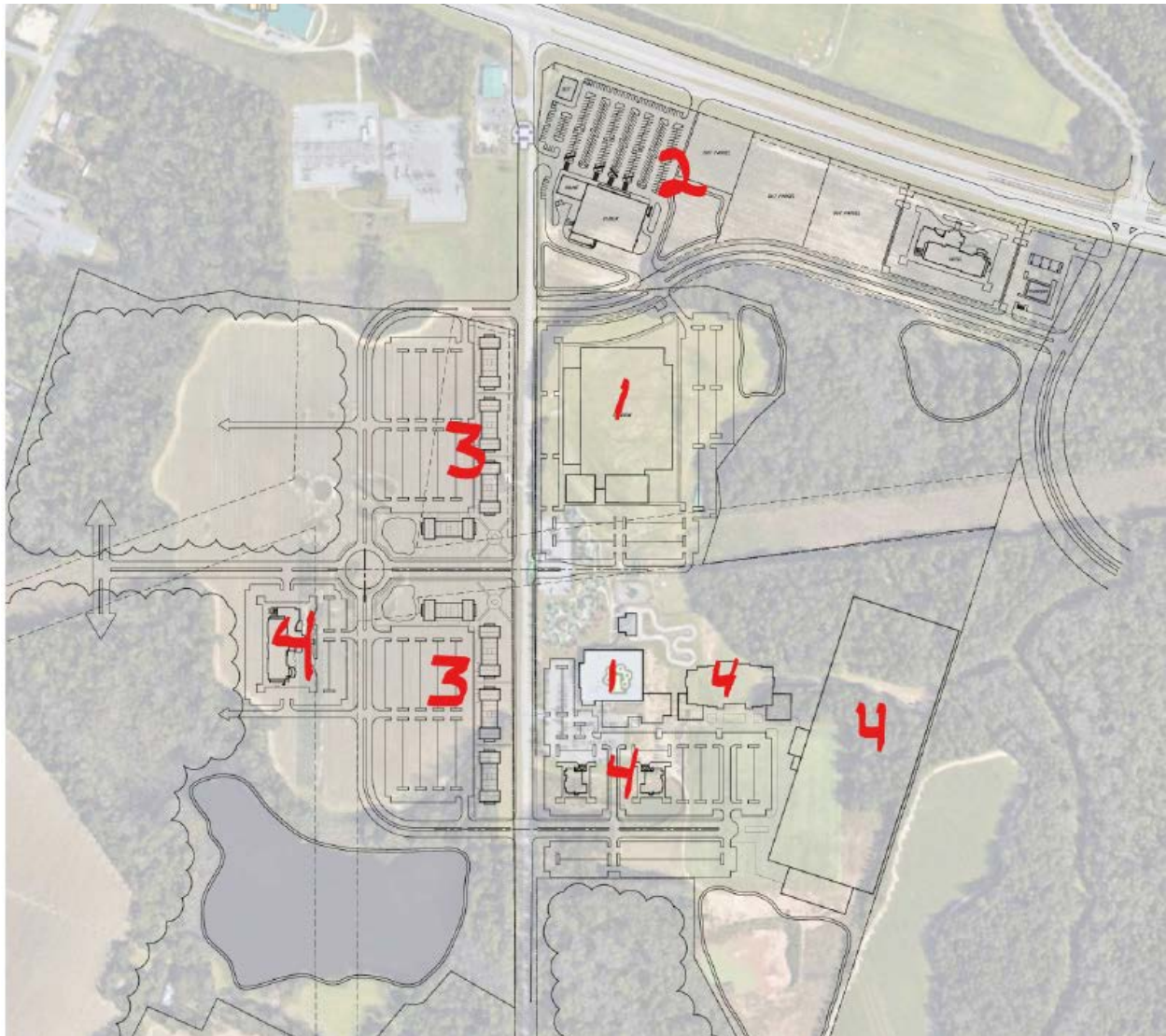
Proposed Land Uses After Redevelopment

The redevelopment of the Redevelopment Area will be carried out in phases, which are described below. The Development Plan for each phase included in its description sets for the private and/or public Redevelopment Project for such phase.

The Old Register TAD will provide the necessary infrastructure for these phases. It will stimulate the creation of a vibrant gateway of retail and commercial activity into the City. Infrastructure improvements, to be completed as part of Phase 1, are designed to serve the Redevelopment Area and attract the private development contemplated by Phases 1, 2, 3, and 4, (these phases are described below) and include roadway widening, water, wastewater, and stormwater infrastructure improvements.

The private sector Redevelopment Projects will be developed by a highly qualified development team. In order to carry out this Redevelopment Plan, the City's Redevelopment Agency (i.e., the City Council) proposes to enter into a multi-year Master Development Agreement with JGR Development, LLC, as Master Developer. JGR Development, LLC, The Clubhouse and South Georgia Tormenta FC are all affiliated by common ownership.

A summary of the private sector and public sector Redevelopment Projects per phase and a map with the corresponding phases labeled are set forth below.



Phase 1

Private Projects

Central Focus for Redevelopment: Phase 1 focuses on the construction of a retail and professional complex and a 5,000 seat state-of-the-art stadium (with a 10,000 seat expansion capacity), as well as private utilities, entry design, and landscaping. The stadium will accommodate GSU's Men's and Women's Division I soccer programs, and it will be a permanent home to South Georgia Tormenta FC – a soccer franchise in the USL's Premier Development League as well as the USL's newest professional soccer league, USLD3. The complex will also have a restaurant open to the public that will also serve GSU and South Georgia Tormenta FC athletes two meals a day and be open to the public for dining for a charge. The restaurant will focus on educating the athletes and the public on proper nutrition.

(Note: A new road project connecting the GSU main campus, new South Campus, and new

stadium complex is estimated to cost approximately \$10 million. GSU is funding the portion that will run through the GSU campus, at a cost of approximately \$5 million, and the remaining portion of the road and the costs will be financed through TAD Bond proceeds as part of the Phase 1 Public Sector Infrastructure Improvements described below.)

Existing Land Uses: vacant land; recreational use

Description of Existing Development: The Clubhouse; the City has an existing sanitary sewer main extended to the rear of The Clubhouse; golf driving range

Development Plan:

The development plan for Phase 1 contains the following land use elements:

- 5,000 seat state-of-the-art-stadium (with a 10,000 seat expansion capacity) with offices, locker rooms, and retail space forming a retail/professional complex within the stadium;
- Restaurant;
- Parking;
- Electrical utilities; and
- Entry and landscaping.

It is anticipated that all these projects will be built in a 12-month timeframe, to be completed by February 2020.

Estimated Phase 1 private capital investment: \$31 million.

Public Projects

Phase 1 Public Sector Infrastructure Improvements (see proposed infrastructure improvements map at Appendix A):

- Old Register Road will be widened along the frontage of the soccer stadium as well as The Clubhouse. Additionally, a portion of a new road will be constructed perpendicular to and intersecting with Old Register Road.
- In addition, a longer portion of Old Register Road will be widened to a three lanes measuring 36 feet in total width. Its earthen shoulders and ditches will be replaced with concrete curb, gutter, and a piped stormwater conveyance system. Standard 5 feet wide concrete sidewalks will be provided along both sides of Old Register Road. Street lights will be installed along one side of Old Register Road. Streetlight spacing will be in accordance with City standards.
- A new road (the “New Road”) will be constructed as a four lane divided road similar to nearby Akins Boulevard on GSU's campus. Each of the four lanes will be 12 feet wide, creating two 24 feet wide paved sections divided by a 20 feet

wide landscaped median. This road will feature curb, gutter, and a piped stormwater conveyance system. Standard 5 feet wide concrete sidewalks will be provided along both sides of the proposed road. Street lights will be installed on both sides of road and spaced in accordance with City standards.

- The New Road will be extended (the “Extension”) to the Veteran's Memorial Parkway and Akins Boulevard intersection. The existing traffic signal at the intersection will be modified to accommodate a fourth leg of the intersection. Additionally, a central detention pond will be constructed to manage stormwater runoff from the new road and private commercial development.
- The Extension will be constructed as a four lane divided road. Each of the four lanes will be 12 feet wide creating two 24 feet wide paved sections divided by a 20 feet wide landscaped median. This road will feature curb, gutter, and a piped stormwater conveyance system. Standard 5 feet wide concrete sidewalks will be provided along both sides of the proposed road. The total length of this will be 2,500 linear feet. Streetlight spacing will be in accordance with City standards.
- Water, wastewater, and stormwater infrastructure improvements necessary to support the above roads and the Phase 1, Phase 2, Phase 3, and Phase 4 private sector development projects will also be constructed.
- To the extent necessary for this Redevelopment Project, the City expects that by agreement with the County, any right-of-way along Old Register Road that is located in the unincorporated County will be deeded by the County to the City, which will annex the underlying territory into the City.

Estimated TAD Bonds proceeds used for Phase 1 public infrastructure improvements: \$4,750,000.

Phase 2

Private Projects

Central Focus for Redevelopment: Phase 2 focuses on the construction of a major grocery store, a hotel, a movie theater, a bank, a pharmacy, retail properties, private utilities, and landscaping.

Existing Land Uses: vacant land

Description of Existing Development: The City currently has a sanitary sewer main extending to a location approximately 1,000 feet south of the Akins Boulevard and Veteran's Memorial Parkway intersection.

Development Plan:

The development plan for Phase 2 contains the following land use elements:

- 41,000 square foot grocery store;
- Movie theater;
- Pharmacy;
- Bank;
- Retail space;
- 110 bed hotel;
- Convenience store;
- Restaurant;
- Electrical utilities; and
- Landscaping.

It is anticipated that all these projects will be built simultaneously with Phase I or, in any event, by early 2020.

Estimated Phase 2 private capital investment: \$43.5 million.

Public Projects

There are no public projects for Phase 2.

Phase 3

Private Projects

Central Focus for Redevelopment: Phase 3 focuses on the construction of a village of four-story buildings featuring retail, office space, residential units, and private utilities. The primary occupants will be general retail, professional/medical offices, and residences.

Existing Land Uses: vacant land

Description of Existing Development: None

Potential Development Plan:

The development plan for Phase 3 consists of eight 56,000 square foot buildings, with each building containing:

- 18 residential units (ranging from 725-1525 square feet);
- 13,000 square feet of professional/medical office space;
- 13,000 square feet of retail; and
- Electrical utilities.

It is anticipated that all these projects will be built over a 10-month timeframe, commencing on or before the third quarter of 2020.

Estimated Phase 3 private capital investment: \$64 million

Public Projects

There are no public projects for Phase 3.

Phase 4

Private Projects

Central Focus for Redevelopment: Phase 4 focuses on the construction of a second hotel, additional restaurants, and a golf driving range.

Existing Land Uses: vacant land

Description of Existing Development: None

Potential Development Plan:

The development plan for Phase 4 consists of the following land use elements:

- Hotel with 110 beds;
- Two restaurants;
- Golf entertainment facility; and
- Electrical utilities.

It is anticipated that all these projects will be built over a 10-month timeframe, commencing on or before the third quarter of 2020.

Estimated Phase 4 private capital investment: \$22 million

Public Projects

There are no public projects for Phase 4.

IV. SUMMARY OF PROPOSED REDEVELOPMENT OF THE OLD REGISTER TAD

The below chart summarizes the phased private development investment as well as the public infrastructure costs.

	Estimated Total Investments (\$ in millions)
Phase 1 - Stadium (private investment)	\$31
Phase 2 - Retail (private investment)	\$43.5
Phase 3 - Residential/Office (private investment)	\$64
Phase 4 - Retail (private investment)	22
Infrastructure Improvements (public investment)	\$4.75
Total	\$165.25

Tax Allocation District Infrastructure Costs

Public infrastructure needed for the public sector Redevelopment Projects includes improvements to roadways, water, wastewater, and stormwater infrastructure. The public infrastructure costs to be funded in whole or in part with TAD Bonds have been estimated to be \$4,750,000. The amount of proposed TAD Bonds issued will be in an amount not to exceed the amount necessary such that TAD Bond proceeds available for deposit to the project fund to pay public sector project costs amount to \$4,750,000. It is the City's expectations that the TAD Bonds will have a term of up to 30 years and the City's assumption that a rate of interest (average coupon) of 6% will apply to such TAD Bonds. However, the actual term for the TAD Bonds may be different (but will not be longer than 30 years, the legal maximum), and will be determined by the City taking into account the recommendations of its financial advisor. The actual rate of interest applicable to the TAD Bonds will be determined by market conditions at the time of issue. The positive tax allocation increments derived from the Old Register TAD will be pledged for payment of the TAD Bonds. The City will also consider the creation of a special service tax district as additional security for the repayment of the TAD Bonds if the City deems such special service tax district advisable.

The allocation of Old Register TAD funds for infrastructure costs and other predevelopment costs specific to the public sector Redevelopment Projects will be determined at the time of funding by the City, based upon the specific characteristics of the public sector Redevelopment Projects and other needs of the Old Register TAD. Even though the Old Register TAD is currently served by sewer, utility improvements are needed and use expected to include additional sewer lines to connect to the already existing sewer line in the Old Register TAD that currently

serves The Clubhouse. The City will determine, to the extent TAD Bond proceeds are available, which public infrastructure projects the excess proceeds will be spent on.

Substantial investment in public infrastructure is warranted to provide an environment conducive to attracting the major private investment contemplated and to provide the connectivity between the development areas of the corridor.

V. CONTRACTUAL RELATIONSHIPS - SEC. O.C.G.A. 36-44-3(9)(E)

The Redevelopment Powers Law, O.C.G.A. Sec. 36-44-3, authorizes the City to designate a Redevelopment Agent for the purpose of carrying out the Redevelopment Plan. The City has designated the City Council to serve as the City's Redevelopment Agent responsible to the City for implementing the proposed Redevelopment Plan. The terms "City Council" and "Redevelopment Agency" are used interchangeably in this document. As the City's Redevelopment Agent, City Council will carry out tasks in the following areas:

1. Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities including the Board of Education of Bulloch County, the County, the neighborhoods impacted and other stakeholders, as well as with various City departments involved in implementing the Redevelopment Plan.
2. This Redevelopment Plan conforms with the local Comprehensive Plan, master plan, zoning ordinance, and building codes of the City. The Redevelopment Agency may, however, conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with the City's Comprehensive Plan and the Redevelopment Plan.
3. Seek appropriate development projects, financing, and other forms of private investment in the Redevelopment Area from qualified sources.
4. Develop public-private ventures and intergovernmental agreements as needed.
5. Market the Redevelopment Area among developers, capital sources, and the general public.
6. Coordinate public improvement planning and construction.
7. Enter into negotiations, either directly or through designated brokers, with property owners and real estate developers within the Redevelopment Area for the purpose of acquiring land and property for redevelopment in accordance with the Redevelopment Plan.
8. Prepare economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of Tax Allocation Bonds by the City.
9. As determined by the City, the City Council will negotiate and enter into development agreements to implement the Redevelopment Plan. This activity includes, without limitation, the Master Development Agreement with JGR Development, LLC.
10. The Redevelopment Agency will perform other duties as necessary to implement the Redevelopment Plan.

The Redevelopment Agency will seek reimbursement for Redevelopment Plan preparation and redevelopment consulting as needed to complete the plan implementation provisions. To manage the redevelopment process, the Redevelopment Agency will seek contractual arrangements with qualified vendors to provide the professional and other services required in qualifying and issuing the bonds, as well as in services including design, feasibility, project management, legal, engineering, and other services required for implementation of the proposed Redevelopment Plan.

VI. RELOCATION PAYMENTS - SEC. O.C.G.A. 36-44-3(9)(F)

Currently no relocation is anticipated with the Old Register TAD. In any case where there would be future relocation of existing residents or businesses, such relocation expenses will be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition and such sources for funds require relocation benefits to be offered to tenants and users for relocation.

VII. ZONING AND LAND USE COMPATIBILITY - SEC. O.C.G.A. 36-44-3(9)(G)

The proposed land uses contained in this Redevelopment Plan conform with the local comprehensive plan, master plan, zoning ordinance, and building codes of the City.

VIII. METHOD OF FINANCING/PROPOSED PUBLIC INVESTMENT

Why is the creation of a tax allocation district by the City and consent by the County and County School District a good policy decision?

- Using tax allocation district financing to fund construction of infrastructure will enable the City to leverage annual property tax increments (the initial positive tax allocation increment for Phase 1 is estimated at approximately \$10 million) to provide the infrastructure necessary to generate approximately \$160.5 million in private sector investment in the tax allocation district without tapping into current tax revenues. These funds can either be used to support the issuance of the TAD Bonds or be paid out directly to cover costs of the Redevelopment Projects. This Redevelopment Plan contemplates that the redevelopment costs that are paid will involve debt service on TAD Bonds.
- This investment will generate new jobs and new sales tax revenues as well as increased incomes for City and County residents and increased revenues for area businesses. The development will provide new shopping, entertainment, public service, and recreational opportunities on an underdeveloped site. Property values in the surrounding area may increase as a result of this investment, further enhancing the property tax base.
- Once the TAD Bonds are retired, the City, County and Board of Education of Bulloch County will receive the full property tax increment generated from the Old Register TAD.
- The development of the Redevelopment Projects requires support from the Old Register TAD for infrastructure improvements. Thus, without the tax allocation district, there will be no new tax revenue. The Redevelopment Projects cannot occur without public assistance for transportation improvements, and other public infrastructure. The projected Redevelopment Projects will not be financially viable without tax allocation district financing.

IX. TAXABLE VALUATION FOR OLD REGISTER TAD

According to the tax records of the County, the Redevelopment Area had a fair market value of \$5,806,504 for tax year 2018. Taxable value, defined as 40 percent of fair market value, less applicable homestead exemptions, for all parcels is \$2,089,729. The largest parcel is under a 10 year land covenant whereby the assessed value for 2014 of \$124,238 is frozen for 10 years.¹ The taxable value of a given property is then multiplied by the millage rate to determine its ad valorem property taxes.

The current ad valorem tax base for the Old Register TAD is approximately \$61,292 (estimated based on 2017 millage rates).

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan, and after the County and Board of Education of Bulloch County consent to their ad valorem property taxes being included, the Redevelopment Agency will request that the Commissioner of Revenue of the State of Georgia certify the tax base as of the effective date of the creation of the Old Register TAD; i.e., as of December 31, 2018.

This tax base in the Redevelopment Area will be increased by the private investment stimulated by the implementation of the Redevelopment Plan through the issuance of TAD Bonds. In addition, this redevelopment is intended to stimulate other development around the Redevelopment Area and lead to an overall increase in property values in all of this territory as the Redevelopment Plan is implemented.

Upon completion of the Redevelopment Projects as presented in this plan, the Old Register TAD is projected to have a fair market value of \$166,306,504 and a taxable value of \$66,522,601.

¹ The largest parcel is under such a 10 year land covenant because it is part of a conservation use easement. The grocery store is expected to be built on the conservation use easement and, as a result, the existing covenant will be breached and the value related to the land now in the conservation use easement will be at its fair market value instead of its conservation use easement value.

X. HISTORIC PROPERTY WITHIN BOUNDARIES OF OLD REGISTER TAD - O.C.G.A. SEC. 36-44-3(9)(J)

A review of the National Register of Historic Places and City Designated Properties Register was conducted. Within the Redevelopment Area boundary, there is one property found on the National Register of Historic Places, the Sol Akins House, national register information system number 90000487. The Sol Akins House will not be substantially altered in any way inconsistent with technical standards for rehabilitation or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation project.

XI. CREATION AND TERMINATION DATES - O.C.G.A. SEC. 36-44-3(9)(K)

The Old Register TAD will be created effective December 31, 2018. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full. The City anticipates dissolving the Old Register TAD once the TAD Bonds are paid off.

XII. TAX ALLOCATION INCREMENT BASE - O.C.G.A. SEC. 36-44-3(9)(M)

The Redevelopment Area contains a total of four parcels with a total of 289.80 acres. The 2018 taxable value of the parcels in the Old Register TAD is \$2,089,729, which is the increment base of the proposed Old Register TAD.

The value of the base increment of the properties included in the proposed Old Register TAD, together with the existing South Main TAD, would represent less than ten percent of the City's Tax Digest.

XIII. PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS - O.C.G.A. SEC. 36-44-3(9)(N)

As provided in the Redevelopment Powers Law, the property taxes included for computing tax allocation increments for the Old Register TAD are shown below. For information, also included are their related millage rates for 2017 (2018 millage rates are not now available).

City and County Millage Rates (per \$1,000)	
<u>Property Taxes Included:</u>	2017
City	7.308
Bulloch County Public Schools*	9.685
Bulloch County*	12.340
Total Old Register TAD Millage	29.333

*Subject to its consent

XIV. SCHOOL SYSTEM IMPACT ANALYSIS - O.C.G.A. SEC. 36-44-3(9)(R)

This Redevelopment Plan proposes to include in the tax allocation increment ad valorem taxes levied by a board of education; i.e., the Board of Education of Bulloch County.

Appendix B attached hereto and incorporated by reference contains a school system impact analysis addressing the financial and operational impact on the school system of the proposed redevelopment, including but not limited to an estimate of the number of net new public school students that could be anticipated as redevelopment occurs; the location of school facilities within the proposed Redevelopment Area; an estimate of educational special purpose local option sales taxes projected to be generated by the proposed redevelopment, if any; and a projection of the average value of residential properties resulting from redevelopment compared to current property values in the Redevelopment Area.

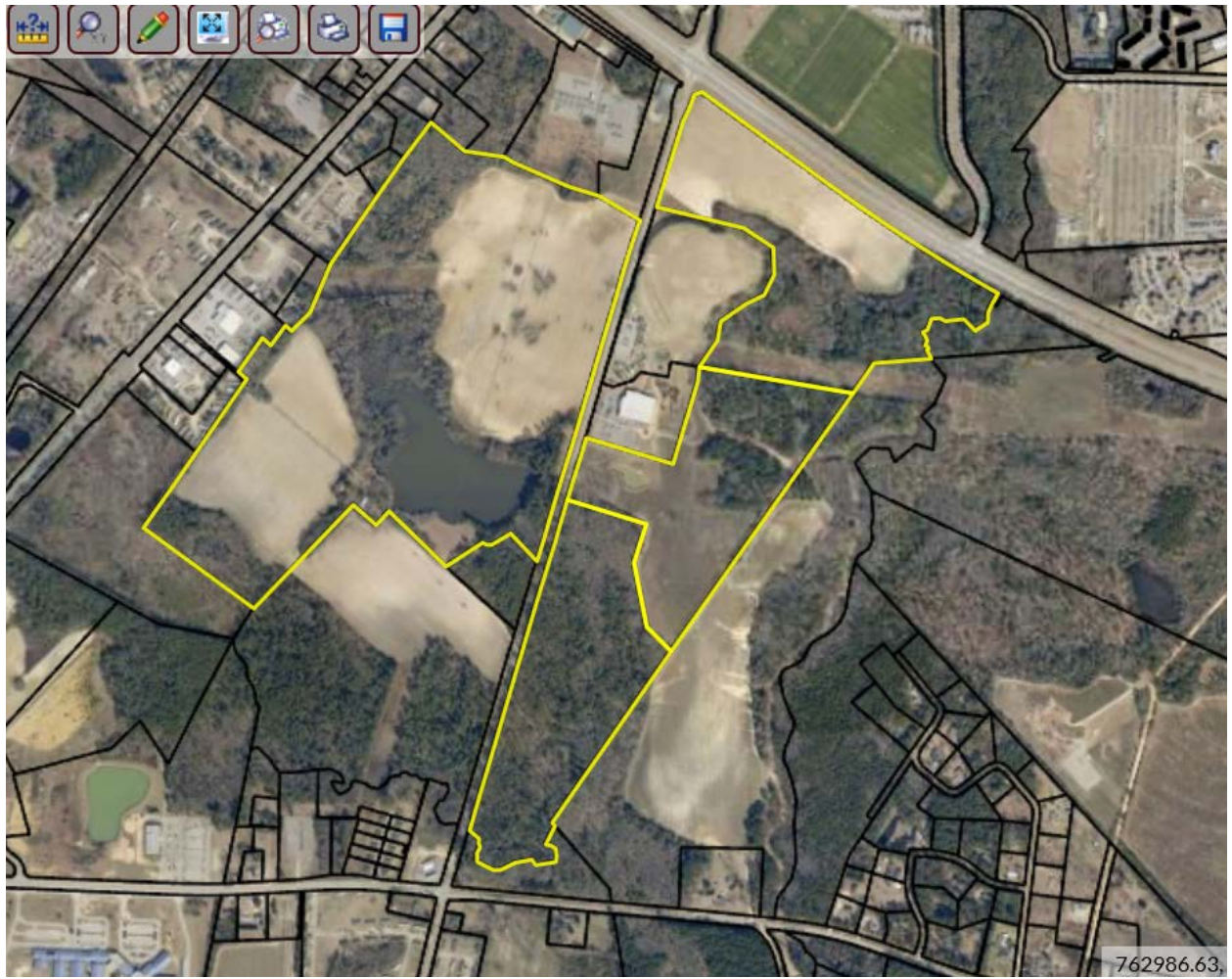


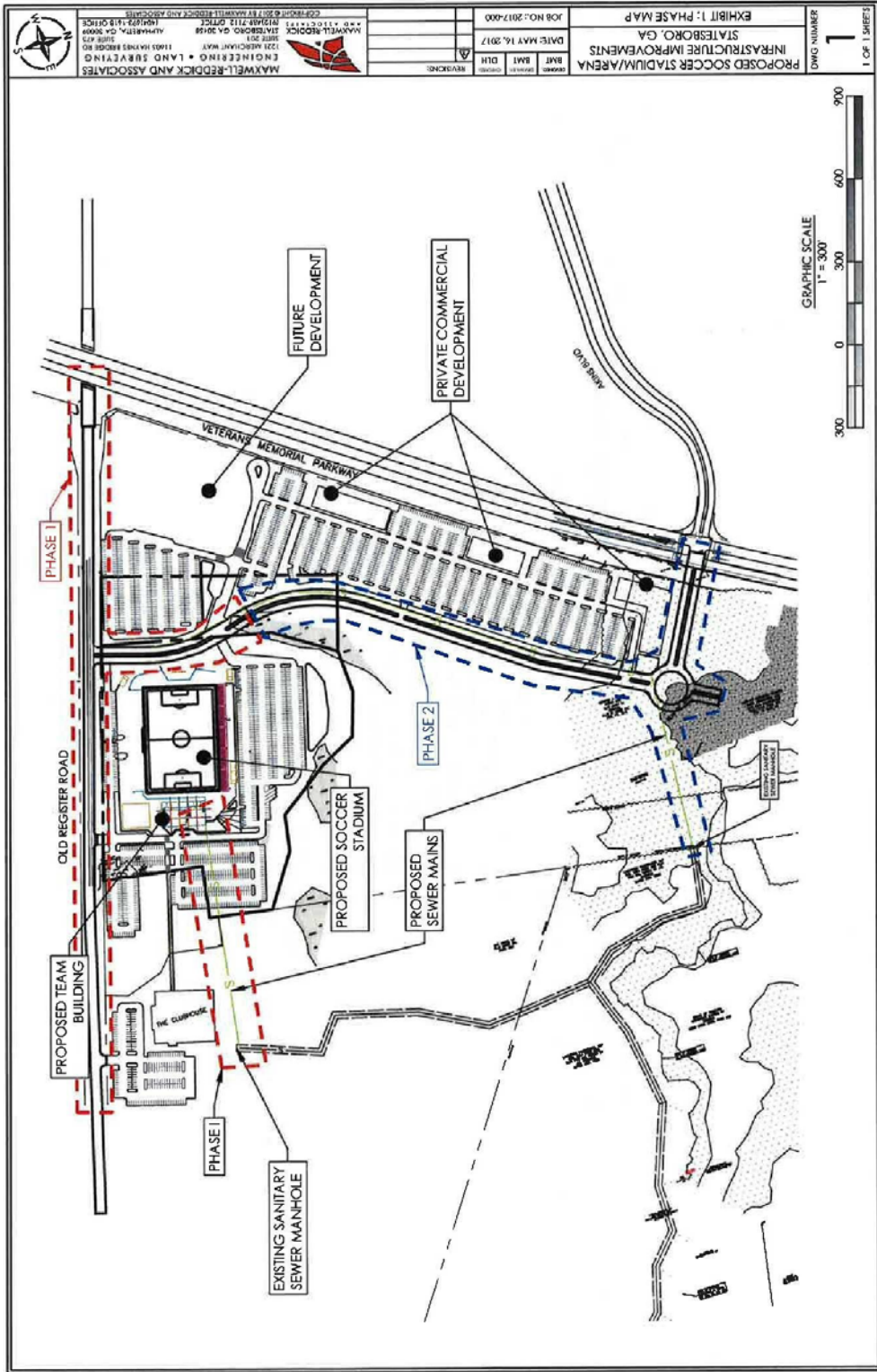
◆
BEFORE



PROPOSED DEVELOPMENT

Appendix A
Old Register TAD Maps
[Attached]







Appendix B



- New Retail Development**
1. NEW RETAIL DEVELOPMENT
 2. TORMENTA FC STADIUM
 3. NEW RETAIL DEVELOPMENT
 4. OUTLET
 5. THE CLUBHOUSE
 6. NEW UNDERPASS
 7. H.C. ANDERSON MULTIPLEX
 8. SOCCER/TRACK STADIUM
 9. ALLEN E. PAULSON STADIUM

Overall Master Plan
Tormenta FC Stadium Center
 Statesboro, GA 30428



Appendix C
School Impact Analysis for the Redevelopment Projects

1. Georgia Tech analysis attached.
2. Currently, no school facilities are located with the proposed Redevelopment Area.
3. Currently, no habitable residences are located within the proposed Redevelopment Area. The average value at cost of proposed residential properties resulting from redevelopment and included in the Redevelopment Projects is estimated at \$32,000,000.
4. The above collectively constitutes the School System Impact Analysis for this Redevelopment Plan.

Appendix D
Existing Utility Map





Bulloch County Schools Fiscal Impact Analysis – Statesboro Stadium Complex TAD

At the request of JGR Development and Seyfarth Shaw LLP, the Center for Economic Development Research (CEDR) at Georgia Tech’s Enterprise Innovation Institute conducted a fiscal impact analysis of the above proposed Tax Allocation District (TAD) on the Bulloch County school system.

The project is proposed to be developed in four phases and in total represents \$160.5 million in new real property investment. The project includes a mix of retail space, restaurants, hotels, movie theater, golf driving range, and 144 residential units, all anchored by a new soccer stadium for use by South Georgia Tormenta FC. Based on the types of proposed uses, it is expected that more than 900 employees will work at the development.

However, not all of these employees will be new to Bulloch County. Some of the spending on retail and restaurants will simply replace spending that is already occurring elsewhere in the county. Similarly, some of the professional office tenants may relocate from existing office space in Bulloch County. To the extent either of these occur, it does not represent new revenue or new expense to the school system. For this analysis, it was assumed that only half of the retail and restaurant spending at the development will be new to Bulloch County. Similarly, it was assumed that only half of the professional office tenants will be new to the county.

With respect to the remaining NEW employment, it is unlikely that many of the retail, restaurant, and hotel employees will relocate to Bulloch County for these type of jobs. These jobs will simply draw from the existing labor pool and should not result in the creation of new households. However, the new office and professional jobs that locate in the development (not the ones that relocate from elsewhere in Bulloch County) will represent new households, and as such, new expense to the county school system.

The fiscal impact estimates presented here are generated using a mixed-use fiscal impact model developed by researchers at Georgia Tech. Extensive research into the cost of servicing residential and non-residential properties has clearly shown that, on average, households generate less revenue (property and sales taxes, fees, etc.) than they require in government services. On the other hand, commercial and industrial properties do just the opposite. The mixed-use model approach used here is based on statistical analyses of the influence of changes in residential, commercial, and industrial property values on specific revenue and expenditure categories. This is achieved through regression equations using pooled time series and cross-sectional data for counties and cities in Georgia. The model also uses financial data specific to the Bulloch County school system, as well as the Bulloch County tax digest, retail sales, effective buying income, commuting patterns, and other demographic and employment data specific to Bulloch County.

Revenue and expenditure data specific to Bulloch County schools was used in the model and were taken from the most recent financial documents publicly available from the Georgia Department of Education. For the school system it is important to note that only LOCAL costs per student were considered, i.e., the costs covered by state or federal monies were not considered.

Finally, the stream of new revenues and expenditures are forecast for a 15-year period. The future stream of net benefits (positive or negative) is then put in current dollars using a Net Present Value (NPV) calculation using a discount rate bracketed by the interest that must be paid on current debt and the interest that could be earned in the appropriate investment funds market. For this analysis the discount rate was 3 percent.

Enterprise Innovation Institute
innovate.gatech.edu

Table 1 shows the estimated revenues and expenses that will accrue to the Bulloch County school system as a result of this development under the assumptions presented above. Of the 144 residential units, 80 are 1-bedroom units and the remaining 64 are 3-bedroom units. It is estimated that this mix of residential units will generate 41 new students for the school system. In addition, based on Bulloch County commuting patterns, the professional office space that represents new employees to the county is expected to create more than 100 new county households, and subsequently, 69 new students for the school system. In total, we estimate this project will result in 110 new students to the school system. The new LOCAL cost of those students is \$340K. New revenues from this development, excluding the new property tax associated with the TAD increment, is estimated to be \$387K and is due in large part to both the education sales tax and the local option sales tax that are both distributed to the school system. Given the new revenues and expenses, the NPV of the net fiscal benefit of this project to the school board over the next 15 years is approximately \$760K.

The mixed-use model used here is only designed to forecast revenues and expenses for up to 15 years. While the TAD is expected to be longer than this, it is clear that both revenues and expenses stabilize after year 6. Therefore, it is simple enough to extend the fiscal impact for an additional 15 years and calculate a 30-year NPV. This results in a NPV of the project to the Bulloch County school system of \$1.1M.

**Table 1 - Mixed Use Fiscal Analysis
Bulloch County School System & Soccer Complex**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total	
BENEFITS																	
Total Property Taxes	\$2,295	\$5,338	\$19,019	\$27,714	\$35,392	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$459,452
Total Sales Taxes (ELOST)	\$45,232	\$141,672	\$158,756	\$167,472	\$173,928	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$2,439,596
Total Sales Taxes (LOST)	\$45,232	\$141,672	\$158,756	\$167,472	\$173,928	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$2,439,596
TOTAL BENEFITS	\$92,759	\$288,682	\$336,530	\$362,657	\$383,248	\$387,477	\$387,477	\$387,477	\$387,477	\$387,477	\$387,477	\$387,477	\$387,477	\$387,477	\$387,477	\$387,477	\$5,338,643
COSTS																	
Total Education (Local Cost)	\$11,611	\$165,227	\$226,798	\$286,444	\$330,629	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$4,417,750
TOTAL COSTS	\$11,611	\$165,227	\$226,798	\$286,444	\$330,629	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$3,058,933
NET BENEFITS	\$81,148	\$123,456	\$109,732	\$76,213	\$52,619	\$47,773	\$47,773	\$47,773	\$47,773	\$47,773	\$47,773	\$47,773	\$47,773	\$47,773	\$47,773	\$47,773	\$920,893
Present Value of Net Revenues	\$760,199																
New Students:																	
Total from project residential	0.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0
Total from new employees	3.7	12.3	32.2	51.4	65.7	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6
TOTAL NEW STUDENTS	3.7	53.3	73.2	92.4	106.7	109.6	109.6	109.6	109.6	109.6	109.6	109.6	109.6	109.6	109.6	109.6	109.6

Source: Center for Economic Development Research, Georgia Institute of Technology

6/14/2018

CITY OF STATESBORO
P O BOX 348
STATESBORO, GEORGIA 30459
Telephone (912) 764-5468 Fax (912) 764-4691

RECEIVED
6-5-18

**APPLICATION FOR SEC. 6-17(d) EXEMPTIONS TO OPEN
CONTAINER PROHIBITION.
20 DAY NOTICE IS REQUIRED BEFORE THE EVENT**

DATE OF APPLICATION June 5th, 2018

DATE OF EVENT July 21st, 2018

TIME OF EVENT 3:00pm - 11:00pm

LOCATION OF EVENT Eagle Creek Brewing Company

TYPE OF EVENT (DETAILED DESCRIPTION) 5th Year Anniversary Party

PRODUCTS TO BE SERVED: BEER WINE LIQUOR

**DESCRIPTION OF THE AREA, INCLUDING THE SIZE AND THE MAXIMUM
NUMBER OF PERSONS FOR SUCH AREA**

We will section off the entire Eagle Creek Brewing Company's front parking lot,
we will provide security, and the maximum number of persons will be 1200.

**DESCRIPTION OF THE METHOD AND STRUCTURES THAT WILL BE USED
TO SECURE AND SEPARATE SUCH AREA FROM OTHER PUBLIC AREAS**

Temporary vinyl fencing supported by removable poles will surround the perimeter.
Crowd control temporary metal gates will be used at either end of the area.

ATTACH AN 8 ½ x 11 INCH MAP OF THE AREA BEING CLOSED OFF.

NAME OF APPLICANT Franklin Dismuke, Eagle Creek Brewing Company

APPLICANT'S ADDRESS 106 Savannah Ave, Ste B, Statesboro, GA 30458

APPLICANT'S PHONE NUMBER _____



06-05-2018

SIGNATURE OF APPLICANT

DATE

OFFICE USE:

DATE OF COUNCIL MEETING _____

DATE APPROVED BY MAYOR AND CITY COUNCIL _____

Eagle Creek Brewing Company
John Franklin Dismuke
106 Savannah Ave
Statesboro GA 30458
7/21/2018

Please enter your recommendations and comments with your full name.

Exemptions To Open Container Prohibition

Department Full Name Recommendation Comments

Department	Full Name	Recommendation	Comments
Fire Department	Tracy NeSmith	Approved	Must have the two exit points as shown on the drawing. 6-8-18
Public Works	Robert Seamans	Approve	Keep public sidewalks open 06/06/18

Google Maps Eagle Creek Brewing Company



Imagery ©2018 Google, Map data ©2018 Google 100 ft

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, 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: Sharon Anton, City Planner

Date: June 11, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Variance Request*

Recommendation: Staff recommends approval of the variance requested by application V 18-05-02.

Background: Whitfield Signs requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 1 (Tax Parcel S44 000065 000).

Budget Impact: None

Council Person and District: Jones (District 2)

Attachments: Development Services Report V 18-05-02.



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)*

V 18-05-02 VARIANCE REQUEST 103 HERTY DRIVE	
LOCATION:	103 Herty Drive
REQUEST:	Variance from Article XV Section 1509(C) Table 3, regarding the maximum allowed square footage for building signs.
APPLICANT:	Whitfield Signs
OWNER(S):	Wesley Foundation
ACRES:	1
PARCEL TAX MAP #:	S44 000065 000
COUNCIL DISTRICT:	4 (Riggs)

PROPOSAL:

The applicant requests a variance from Article XV Section 1509(C) Table 3 of the *Statesboro Zoning Ordinance* regarding the maximum allowed total square feet of building signs in Sign District 1. (See **Exhibit A** – Location Map.)

Specifically, the applicant’s goal is to install one (1) building signs on the side elevation at a size of 142.5 sq ft; the total allowed square footage for building signs is 40 sq ft; at a total of 142.5, this exceeds the maximum by 102.5 sq ft (256%).

BACKGROUND:

Currently, the site is zoned R-15 (Single Family Residential) and home the GSU’s Wesley Foundation ministry. The applicant is proposing to install a building sign on the side elevation of the structure facing Fair Road (See **Exhibit E**- Proposed Signage Plans). The amount allowed by ordinance is 40 square feet in total; the proposed sign is 142.5 sq ft.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R-15 (Single Family Residential)	Single family detached dwelling units
SOUTH:	R-15 (Single Family Residential)	Single family detached dwelling units
EAST:	R-15 (Single Family Residential)	Single family detached dwelling units
WEST	EXPT (Exempt)	Educational services/university

The subject property is located within the R-15 (Single Family Residential) district. Surrounding parcels include residential uses as well as the Georgia Southern Univeristy campus (See **Exhibit A** – Location Map, **Exhibit B**—Future Development Map and **Exhibit C**—Photos of Subject Site).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Sec. 1509(C) Table 4), **Exhibit E** (Proposed Signage Plans), **Exhibit F** (Sign Example #1), **Exhibit G** (Sign Example #2), **Exhibit H** (Former Painted Building Sign)

COMPREHENSIVE PLAN:

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u>“Residential Redevelopment”</u>	
<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
<p>This character area has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use, or a neighborhood that has declined sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures</p>	<ul style="list-style-type: none">• Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.• The redevelopment strategy for the area should focus on preserving what remains of the original housing stock, while rebuilding on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development.• Strengthen code enforcement, property maintenance, and the demolition of dilapidated structures in area. <p><i>Statesboro Comprehensive Master Plan, Community Agenda page 23.</i></p>

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Statesboro residents have expressed dissatisfaction with a variety of features in the community which clutter streetscapes and obstruct natural landscape features -particularly on major corridors entering and exiting the community. While City leadership has acknowledged the need to comprehensively update land development regulations to holistically address aesthetic concerns, there exist a number of individual topics which can be addressed by ordinance amendments in the short-term. Signs (attached and detached) should be managed by incorporating uniform design features, and by restricting billboards and other off-premise signage which distract from traffic control signage and compete with local and other on-site businesses.”

Statesboro Comprehensive Master Plan, Community Agenda page 11.

ANALYSIS

I. Variance from Article XV Section 1509(C) Table 3: Sign District 1 Dimension standards to allow for installation of a building sign on side elevation.

The applicant is requesting a variance from Article XV (Signs) regarding the maximum allowed square footage for building signs. Article XV (Signs). Section 1509 of the *Statesboro Zoning Ordinance* regulates the dimensional standards for all building signs within the City of Statesboro. The subject site is located in the R-15 (Single Family Residential) zoning district and is regulated by the dimensional standards of Sign District 1. The ordinance states that the maximum square footage for building signs shall be 40 sq ft. (See **Exhibit D**—Section 1509(C) Table 3).

The proposed sign, at 142.5 sq ft, exceeds the allowed square footage by 102.5 sq ft, or 256%. (See **Exhibit E**—Proposed Signage Plans).

ANALYSIS (Cont'd)

Section 1503(G) states that no variances shall be permitted from the terms of Article XV regarding signs in the *Statesboro Zoning Ordinance*. It continues to state that "Specifically, no variances under article XVIII of this ordinance [chapter] shall be applicable to the standards contained within this article." However, Article XV regarding signs is part of the *Statesboro Zoning Ordinance*, which provides for the award of variances by the City Council from the zoning regulations stating that "approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done" and **Section 1801 states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:**

1. **There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
2. **The special conditions and circumstances do not result from the actions of the applicant;**
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

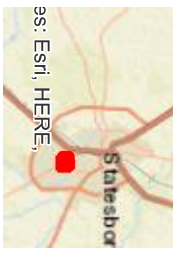
RECOMMENDATION:

Staff recommends approval of this variance

At the regularly scheduled meeting held on June 5, 2018, at 5:00 PM, the Planning Commission voted 5-0 to table application V 18-05-02 for further discussion and does not have a recommendation regarding V 18-05-02 at this time.

At the regularly scheduled City Council meeting held on June 19, 2018, at 5:30 PM, the Statesboro City Council voted 3-0 to table application V 18-05-02 for further discussion, pending a recommendation from Planning Commission.

At the rescheduled scheduled meeting held on July 10, 2018, at 5:00 PM, the Planning Commission voted 6-0 to recommend approval of application V 18-05-02, on the condition that lighting will not be installed and the sign will not be illuminated.



STAGIS
CITY OF STATESBORO GIS

EXHIBIT A

City of Statesboro Department of
Planning and Development

Note: The Boundaries Depicted
on this map are approximate and
should be used for reference only



EXHIBIT B: FUTURE DEVELOPMENT MAP

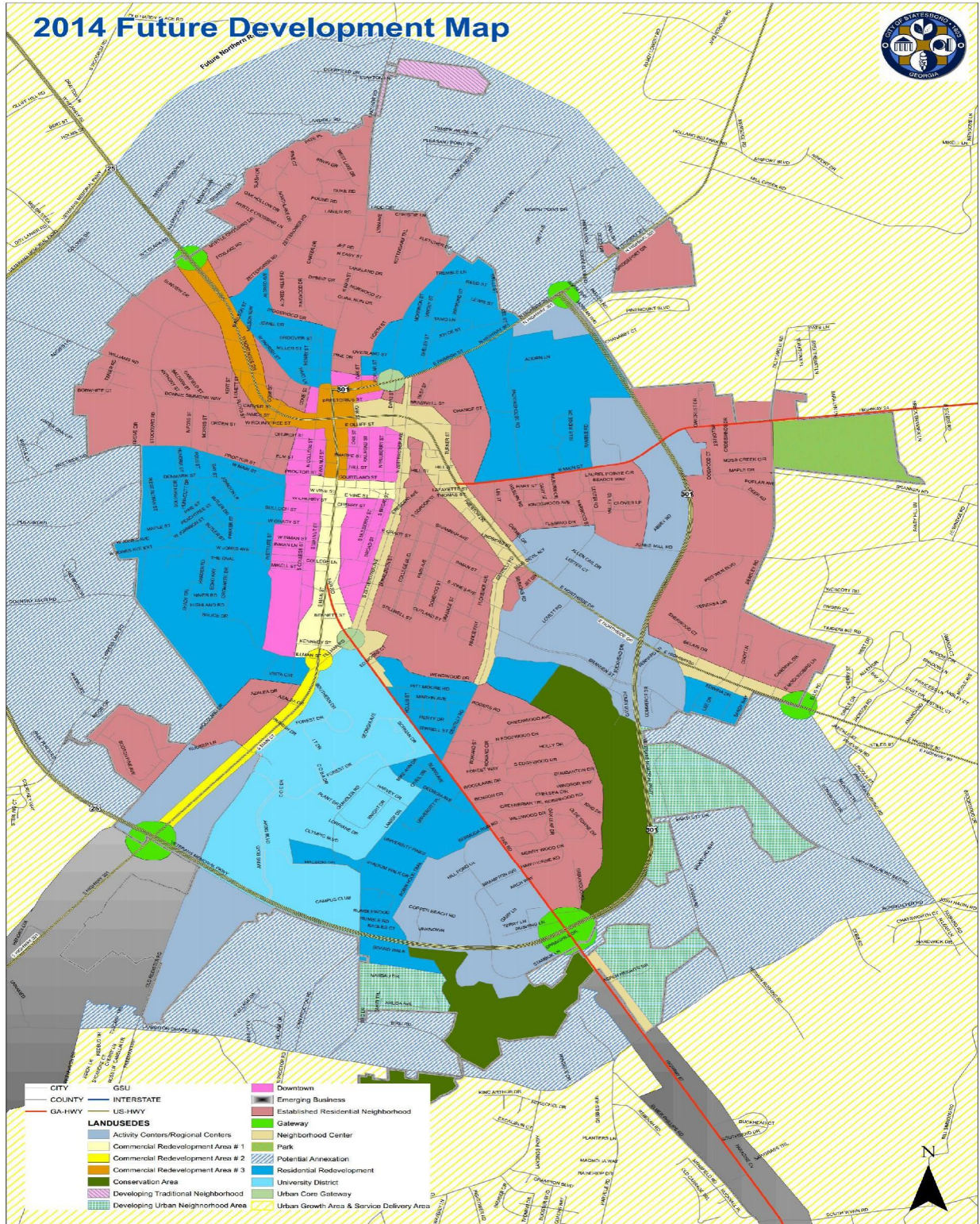


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Subject Site from Fair Road facing east, showing the proposed signage location



Picture 2: Subject Site depicting installed freestanding sign facing north



Picture 3: View looking north-west from Subject Site across Fair Road.



Picture 4: Property to the north of Subject Site, across Herty Drive.



Picture 5: Property to the north of Subject Site, across Herty Drive.



Picture 6: Subject Site, looking south from Herty Drive



EXHIBIT D: SECTION 1509 TABLE 3

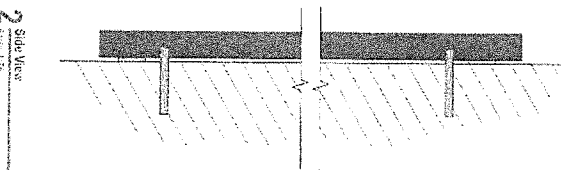
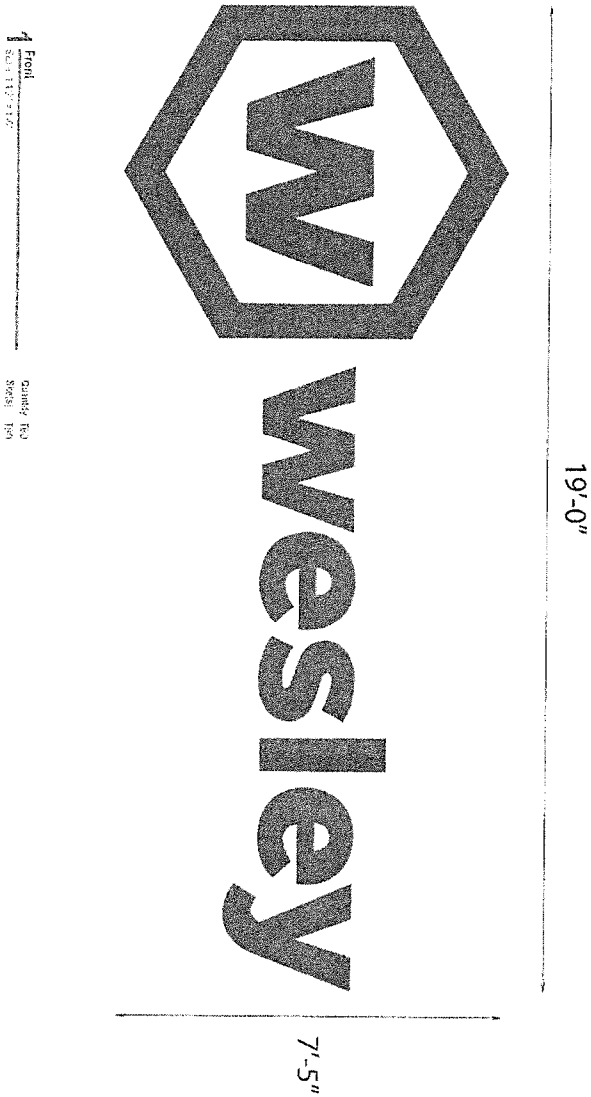
Table 3. Sign District 1 Dimensional Standards

TABLE INSET:

SIGN DISTRICT 1 (As defined in subsection 1509[A-1])	RESIDENCE ON AN INDIVIDUAL LOT*	RESIDENTIAL DEVELOPMENT OR SUBDIVISION**	NONRESIDENTIAL USE
AGGREGATE SIGN AREA***:			
1. Maximum Number of Total Square Feet (SF)*	12 square feet	Varies (All signs within a residential development or subdivision must be constructed of brick, stone, masonry, wood, or equal architectural material)	80 square feet including freestanding and building signs.
FREESTANDING SIGNS****:			
2. Freestanding Sign Maximum Square Feet	4 ½ square feet	40 square feet (Per development entrance sign) 18 square feet (Per sign identifying a development common area or facility)	40 square feet
3. Maximum Height	3 feet	6 feet	8 feet
4. Setback Requirements	5 feet	5 feet*****	5 feet
5. Number of Signs Allowed	One	Two (2) sign structures per entrance to the development or subdivision.*****	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs
BUILDING SIGNS:			
1. Maximum Number of Total Square Feet	N/A	18 square feet	40 square feet
2. Maximum Height	N/A (Window signs only)	Building Elevation	Building Elevation
3. Number of Building Signs Allowed	N/A	One per building serving as the principal structure in a common area or facility. \$\$\$	One per building elevation with street frontage. \$\$\$
<p>*Per the purposes of this article, "residences on an individual lot" refers to any individual lot principally serving as a single-family residential dwelling [attached, detached, townhouse, etc.] or a duplex.</p> <p>**Per the purposes of this article signage related to a "residential development or subdivision" includes all common entry signage into the development, and all signage related to common areas and facilities.</p> <p>***As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required.</p> <p>****Limited to monument and standard informational signs where permitted by Table 2. Billboards and stanchion signs prohibited as provided in Table 2 herein.</p> <p>*****Unless incorporated into the street right-of-way as part of landscaped entryway feature – in which case only one (1) sign structure may be located at the entrance, and such sign placement, and maintenance agreements, shall have been approved as part of the major subdivision approval process established in Appendix B of the Statesboro Code of Ordinances (Statesboro Subdivision Regulations).</p> <p>\$\$\$ Two (2) per building elevation where one (1) sign is in the form of a canopy/awning, and where the cumulative square footage of both does not exceed the "maximum number of total square feet" for building signs.</p> <p>(NOTE: Illumination of building or freestanding signs is prohibited on any individual lot principally serving as single-family residential dwelling [attached, detached, townhouse, etc.] or a duplex. Land uses within Sign District 1 which may otherwise utilize illumination, shall not incorporate internal illumination.)</p>			

EXHIBIT E: PROPOSED SIGNAGE PLANS

103 Hurty Dr
 Statesboro, GA 30458



- Colors & Finishes**
- G1 [Color swatch] Green
- Construction Specifications**
- Fabricated/Assembled on-site with Tensar Grid
 - Factory Produced

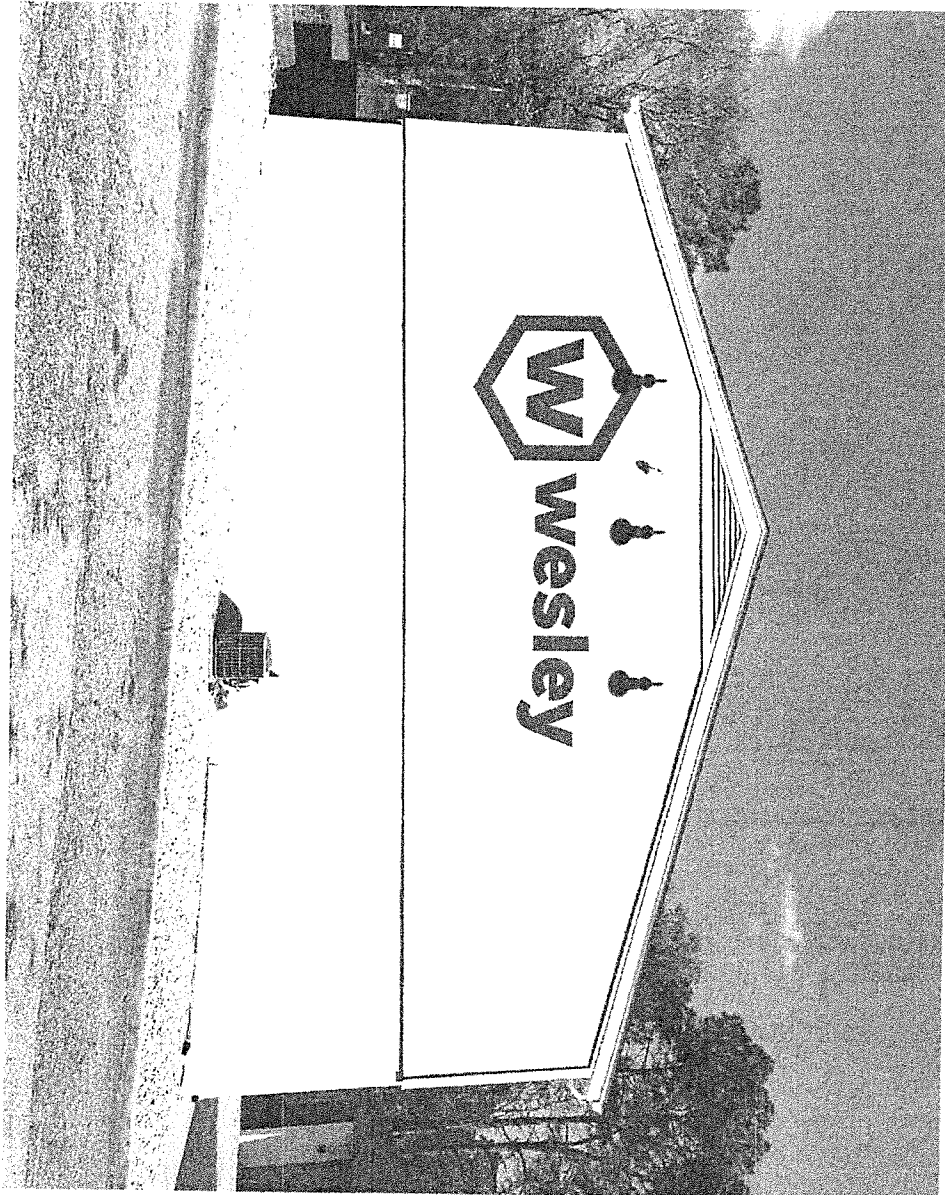


<p>1. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p> <p>2. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p> <p>3. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p>	<p>4. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p> <p>5. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p> <p>6. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p>	<p>7. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p> <p>8. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p> <p>9. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p>	<p>10. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p> <p>11. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p> <p>12. SIGNAGE SHALL BE FABRICATED AND ASSEMBLED ON-SITE WITH TENSAR GRID.</p>
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Wall Sign - 144 sqft

3

EXHIBIT E (CONT'D): PROPOSED SIGNAGE PLANS



Colors & Finishes

- 01 Dark Gray
- 02 Light Gray
- 03 White
- 04 Dark Blue
- 05 Light Blue
- 06 Yellow
- 07 Red
- 08 Green
- 09 Orange
- 10 Purple
- 11 Silver
- 12 Gold
- 13 Bronze
- 14 Black
- 15 Clear
- 16 Matte
- 17 Gloss
- 18 Satin
- 19 Textured
- 20 Smooth

Construction Specifications

- A Fabricator: [Blank]
- B Signage Material: [Blank]
- C Color: [Blank]
- D Finish: [Blank]
- E Mounting: [Blank]
- F Illumination: [Blank]
- G Maintenance: [Blank]
- H Other: [Blank]

Wall Sign - 144 sqft

Item	Description	Quantity	Unit	Notes
1	Wall Sign	1	sqft	144 sqft
2	Foundation	1	sqft	144 sqft
3	Lighting	1	sqft	144 sqft
4	Maintenance	1	sqft	144 sqft
5	Other	1	sqft	144 sqft





DESIGN DRAWINGS + SPECIFICATIONS

40 sqft Option

EXHIBIT F



Colors & Finishes

Colors shown here may not exactly match manufacturers color chart, brand or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve these color samples or other specifications.

C1 Digitally Printed Vinyl

Construction Specifications

- A** Flat Cut Out 1/2" Acrylic w/ Laminated Face & VHB Tape and Stud
- B** Mounting Provisions
- B** Gosses Neck Lights



41 Bernard Lane
Stations, GA 30461
912.891.5338

Copyright Notice: This drawing is valuable intellectual property and is protected by copyright laws. All rights are reserved. Any reproduction of the contents of this drawing without written consent is unlawful and will be prosecuted.

Project Name
00000

Project Contact
Judea Whitefield / Kacie Stinger Page

Drawn By
JP

Date
0.2.2016

Reasons
N/A

NO EXCEPTIONS NOTED
 EXCEPTIONS NOTED
 REJECTED
 RESUBMIT

Approval Signature

Date

File name/cdn
Main ID

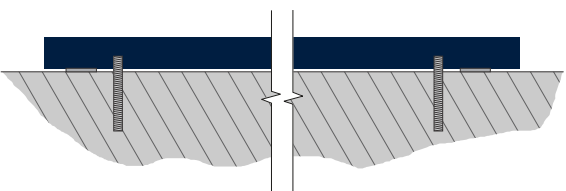
Drawing Type
 Preliminary
 Production

Wall Sign- 40 sqft



1 Front
Scale: 1/12" = 1'-0"

Quantity TBD
Sheet(s) TBD



2 Side View
Scale: NTS

Wall Sign- 40 sqft



Colors & Finishes
Colors shown here may not exactly match actual ones color chart sample or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve these color samples or color specifications.

C1 Navy

Construction Specifications
A Flat Cut, 0.4 1/2" Acrylic w/ Laminate Face & VHB Tape and Stud Mounting Provisors

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Project Name
00000

Project Contact
Josh Whitfield / Kade Stinger Page

Drawn By
JP

Date
0.0.2016

Reasons
N/A

Drawing Status
NO EXCEPTIONS NOTED
EXCEPTIONS NOTED
REJECTED
RESUBMIT

Approval Signature

Approved By _____ Date _____

Filename/Path
Main ID

Drawing Type
 Preliminary
 Production

EXHIBIT G



DESIGN DRAWINGS + SPECIFICATIONS

141 sqft Option



Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve these color samples or other specifications.

C1 Digitally Printed Vinyl

Construction Specifications

- A** Flat Cut Out 1/2" Acrylic w/ Laminated Face & VHB Tape and Stud
- B** Mounting Provisions
- B** Goose Neck Lights



41 Bernard Lane
 Statesboro, GA 30461
 912.891.5338

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Project Name
 GS Wesley

Project Contact
 Jana Phillips

Drawn By
 JP

Date
 3.14.2018

Revisions
 3.14.2018

Drawing Status
 NO EXCEPTIONS NOTED
 EXCEPTIONS NOTED
 REJECTED
 RESUBMIT

Approval Signature

Approved By _____ Date _____

Filename/Path
 /141 sqft v2

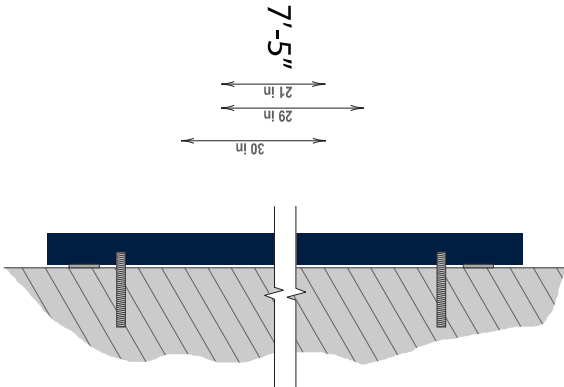
Drawing Type
 Preliminary
 Production

Wall Sign- 141 sqft



1 Front
Scale: 1/12" = 1'-0"

Quantity TBD
Sheet(s) TBD



2 Side View
Scale: NTS

Wall Sign- 141 sqft

Colors & Finishes
Colors shown here may not exactly match actual ones color chart sample or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve these color samples or color specifications

C1 Navy

Construction Specifications
A Flat Cut 1/2" Acrylic w/ Laminate Face & VHB Tape and Stud Mounting Provisors



41 Bernard Lane
Statesboro, GA 30461
912.891.5538

Copyright Notice: This drawing is valuable intellectual property and is protected by copyright laws. All rights are reserved. Any reproduction of the contents of this drawing without written consent is unlawful and will be prosecuted.

Project Name
GS Wesley

Project Contact
Jana Phillips

Drawn By
JP

Date
3.14.2018

Revisions
3.14.2018

Drawing Status

- NO EXCEPTIONS NOTED
- EXCEPTIONS NOTED
- REJECTED
- RESUBMIT

Approval Signature

Approved By _____ Date _____

Filename/Path
/141 sqft v2

Drawing Type
 Preliminary
 Production

EXHIBIT H



CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, 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: Sharon Anton, City Planner

Date: June 11, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Variance Request*

Recommendation: Staff recommends disapproval of the variance requested by V-18-06-01.

Background: West District Development, LLC requests a variance from Article XXIII Section 2301 regarding the required landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).

Budget Impact: None

Council Person and District: Jones (District 2)

Attachments: Development Services Report V 18-06-01, V 18-06-02, & RZ 18-06-03

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, District 5



Jonathan M. McCollar, Mayor
Randy Wetmore, City Manager
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50 EAST MAIN STREET • P.O. BOX 348 • STATESBORO, GEORGIA 30459-0348

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

From: Sharon Anton, City Planner

Date: June 11, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Variance Request*

Recommendation: Staff recommends approval of the variance requested by V-18-06-02.

Background: West District Development, LLC requests a variance from Article XXX Section 3010 regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District (Tax Parcels S19 000002 000 & S19 000001 000).

Budget Impact: None

Council Person and District: Jones (District 2)

Attachments: Development Services Report V 18-06-01, V 18-06-02, & RZ 18-06-03

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
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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: Sharon Anton, City Planner

Date: June 11, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Zoning Map Amendment Request*

Recommendation: Staff recommends approval of the zoning map amendment requested by application RZ 18-06-03.

Background: West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).

Budget Impact: None

Council Person and District: Jones (District 2)

Attachments: Development Services Report V 18-06-01, V 18-06-02, & RZ 18-06-03



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)*

V 18-06-01, V 18-06-02, & RZ 18-06-03 VARIANCE REQUESTS THE WEST DISTRICT: 91 S COLLEGE ST & S COLLEGE ST		
LOCATION:	91 South College Street, South College St	
REQUEST:	Variance from Article XXIII Section 2301 regarding the landscape buffer requirement; Variance from Article XXX Section 3010 regarding the sidewalk requirement; zoning map amendment to alter the approved site plan	
APPLICANT:	West District Development, LLC	
OWNER(S):	Whitfield Signs Holdings & West District Development	
ACRES:	5.28 acres (combined)	
PARCEL TAX MAP #:	S19 000002 000 (2.97) S19 000001 000 (2.31)	
COUNCIL DISTRICT:	District 2 (Jones)	

PROPOSAL & BACKGROUND:

The applicant is in the process of creating a mixed-use development with offices, retail, & residential lofts and requests a variance from Article XXIII Section 2301 regarding the landscape buffer requirement, as well as a variance from Article XXX Section 3010 regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District. Finally, the applicant is requesting a zoning map amendment in order to revise a previously approved site plan dated Aug. 11, 2017 for this combination of parcels to that submitted in this application (see **Exhibit D**—Proposed Site Plan).

Specifically of note in **Exhibit D**:

- A. The proposed landscape plan has some trees placed along the property edge in question but does not include the required 10' wide strip of shrubs/trees of at least 3' in height, that will "produce a dense, compact evergreen planting screen capable of growing to a height of at least 6 feet within 3 years."
- B. No sidewalk on Bulloch Street.
- C. The site plan dated Aug. 11, 2017, which was approved by Council on Jan. 16, 2018 with the zoning map amendment from LI (Light Industrial) to CBD (Central Business District), had one building pad where this revision shows two. (See **Exhibit E**, Judgement Letter- Jan. 18, 2018)

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	LI (Light Industrial)	Vacant
SOUTH:	R-8 (Single Family Residential), CR (Commercial Retail)	Single family homes, Offices
EAST:	HOC (Highway Oriented Commercial)	Religious Facilities
WEST:	LI (Light Industrial)	Non-profit organization; Municipal, county, state, or federal use:

The subject property is located within the CBD (Central Business District). Surrounding properties include the Open Hearts Community Mission, residential lots, Bulloch County Recycling Center and a recreational area for a nearby religious facility. (See **Exhibit A**—Location Map, **Exhibit C**—Photos of Subject Site).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Proposed Site Plan), **Exhibit E** (Judgement Letter- Jan. 18, 2018)

COMPREHENSIVE PLAN:

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u>"Urban Core/Downtown"</u>	
<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
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.	<ul style="list-style-type: none"> • 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. • Enhance tree planting to include more shade trees and ornamental streetscape plantings <p align="right"><i>Statesboro Comprehensive Master Plan, Community Agenda page 23.</i></p>

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

- "In a variety of settings, images with abundant trees consistently ranked higher than those without. Overwhelming support has been expressed throughout the process for the protection of existing trees as well as the establishment of new trees."
- And, "Any new structures should be located on the lot with similar setbacks as surrounding development and designed in a way which complements the existing immediate area."

Statesboro Comprehensive Master Plan, Community Agenda pages 9-10.

ANALYSIS

I. Variance from Article XXIII Section 2301(2): Landscape buffer strip, to allow implementation of a specific landscape plan.

The applicant is requesting a variance from Article XXIII Section 2301(2), Landscape buffer strip, which states that: a strip at least ten feet wide, densely planted with shrubs and/or trees at least three feet high at the time of planting, of a type that will possess growth characteristics of such a nature as to produce a dense, compact evergreen planting screen capable of growing to a height of at least six feet within three years.

A landscape plan identifying all plants to be incorporated in the buffer strips must be approved by the zoning administrator prior to any site construction. The zoning administrator may require additional planting to acquire a uniform buffer strip.

The variance in question is regarding the eastern portion of the southern property line, along Bulloch Street, which is currently proposed to be landscaped with of nine (9) Little Gem Magnolia trees and four (4) Savannah Holly trees, as well as a Live Oak tree (See **Exhibit D**—Landscape Plan). This plan does not propose the level of density along the ground level that is called for in the above referenced code section, the intent of which is to create a buffer separating residential zones from commercial uses.

ANALYSIS (Cont'd)

- II. **Variance from Article XXX Section 3010 (A):** Sidewalks and pedestrian areas shall be provided along the public right-of-way for each property.

The applicant is requesting a variance from Article XXX Section 3010 (A): Sidewalks and pedestrian areas shall be provided along the public right-of-way for each property, due to the physical characteristics of the site in the area along Martin Luther King Jr Road (see **Exhibit C**—Photos of Subject Site).

- III. **Zoning map amendment to CBD (site plan revision):** Section 803 states that a site plan and architectural drawings are required prior to issuance of a building permit.

The applicant has submitted for consideration a revised site plan that shows two building pads in the southeastern portion of the lot, where the site plan approved in the City Council decision of January 16, 2018 only showed one. As stated in the letter to the applicant containing the conditions of the approval, and alterations to the approved site plan (dated Aug. 11, 2017) must be resubmitted for Council approval.

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.”

Section 1801 states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

1. **There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
2. **The special conditions and circumstances do not result from the actions of the applicant;**
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

RECOMMENDATION:

Staff recommends disapproval of the variance requested by V 18-06-01.

Staff recommends approval of the variance requested by V 18-06-02 and of the zoning map amendment requested by RZ 18-06-03.

At the rescheduled scheduled meeting held on July 10, 2018 at 5:00 PM, the Planning Commission voted 6-0 to recommend approval of application V 18-06-01 regarding the landscape buffer. The Commission then voted 6-0 to recommend approval of application V 18-06-02, regarding the sidewalk on Martin Luther King Jr Road, and finally also voted 6-0 to recommend approval of RZ 18-06-03.

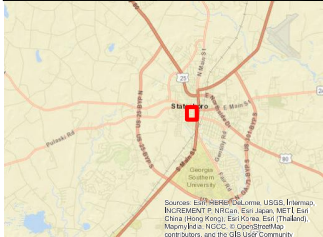


Location Map:

91 South College St



The City of Statesboro makes no warranty, either express or implied, for the accuracy of the information contained on this map. The accuracy of this map assurance of liability for the consequences of the data contained on this map.



City of Statesboro Department of Planning and Development



Note: The Boundaries Depicted on this map are approximate and should be used for reference only

EXHIBIT B: FUTURE DEVELOPMENT MAP

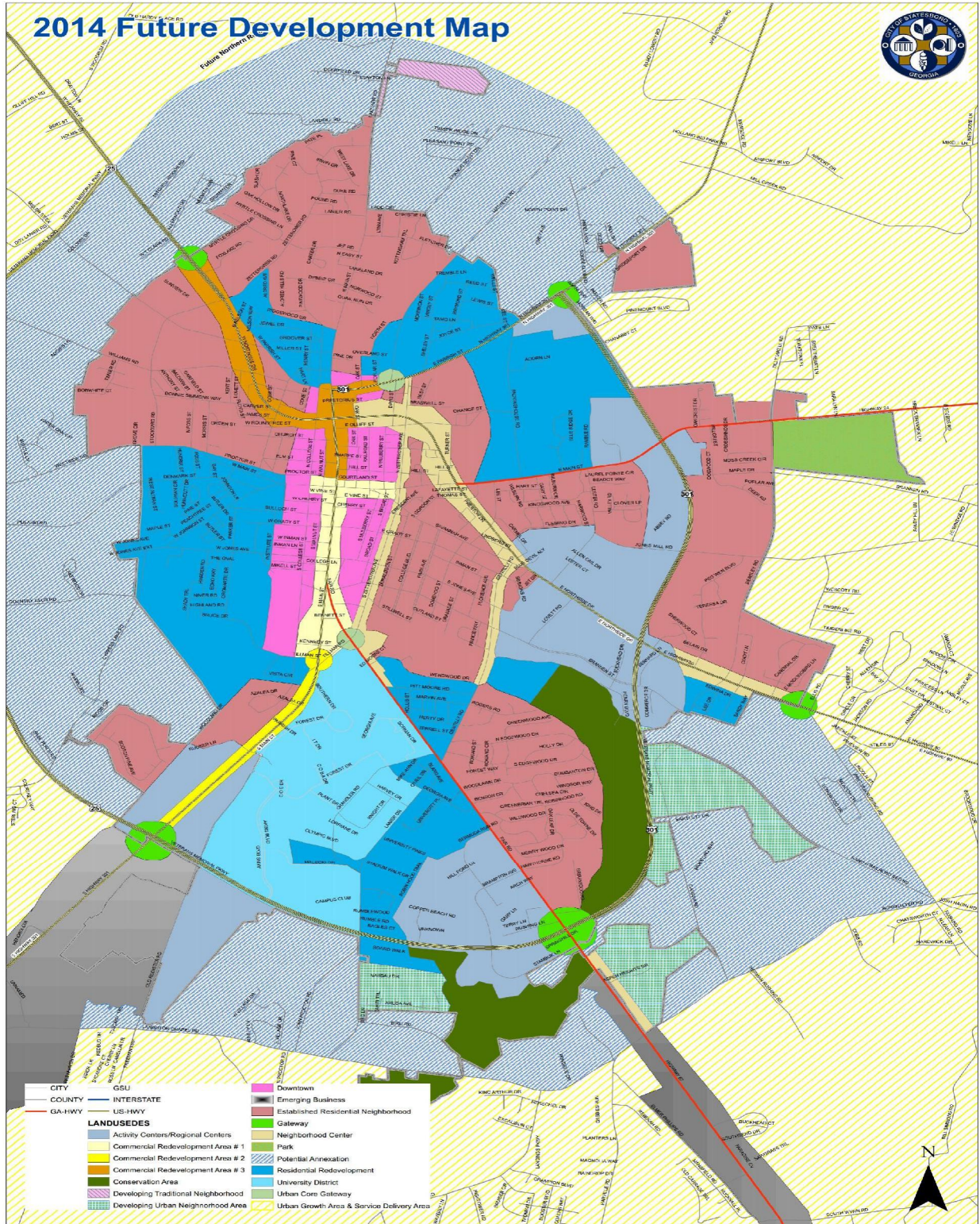


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: View of subject site from South College Street looking north.



Picture 2: View of subject site taken from the corner of South College Street & Bulloch Street looking east, and subject area of the landscape buffer variance requested in **V 18-06-01**.



EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)

Picture 3: View of site from S College showing proximity of residential locations, and subject of the landscape buffer variance requested in **V 18-06-01**.



Picture 4: Looking west from corner of Bulloch St & Martin Luther King Jr. Road, showing the southern boundary of the subject site and adjacent residential properties.



EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)

Picture 5: Western property edge of subject site, looking north along Martin Luther King Jr. Drive and illustrating the requested site of the sidewalk variance in **V 18-06-02**



CITY OF STATESBORO

EXHIBIT E

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

January 18, 2018

Josh Whitfield
2410 Old Riggs Mill Road
Statesboro, GA 30458

RE: **APPLICATION # RZ 18-01-08, V 18-01-06, V 18-01-07 and V 18-01-04 ZONING MAP AMENDMENT AND VARIANCE REQUESTS (91 South College Street and South College Street)**

Dear Mr. Whitfield:

At its regularly scheduled meeting, held Tuesday, January 16, 2018 at 5:30 PM, the Statesboro City Council **approved** the following requests with conditions:

1. **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).
2. **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).
3. **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).
4. **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).

Conditions:

1. Per Article XXX Section 3010 of the *Statesboro Zoning Ordinance*, the applicant shall provide sidewalks along Bulloch Street, Martin Luther King, Jr. Drive and Cherry Street.
2. The proposed development must meet the minimum requirements of the City of Statesboro Fire Department.

Josh Whitfield

RZ 18-01-08, V 18-01-06, V 18-01-07 and V 18-01-04

3. Subdivision, design and development of the property shall be in conformance with the requirements of the *Statesboro Subdivision Regulations* and all other developmental standards of the City of Statesboro.
4. As part of the CBD (Central Business District) rezoning and being located in the Downtown District, the plan dated August 11, 2017 is the site plan that was approved. Any changes to the site plan must be resubmitted for Council approval, along with new architectural drawings.

Please be advised that the approval of the zoning map amendment permits the use of the property pursuant to the CBD (Central Business District) and LI (Light Industrial) zoning district regulations found in the *Statesboro Zoning Ordinance*. Any development of the property must first be properly reviewed and permitted by the City of Statesboro.

Approval of the specific variances requested in the applications does not confer rights to develop the site in a manner that may ultimately conflict with other provisions of the *Statesboro Zoning Ordinance* or other applicable chapters of city code. Please be aware that per Article XVIII Section 1807 of the *Statesboro Zoning Ordinance*, the variances and zoning map amendment shall be void if a building permit is not obtained by the applicant within six months of the date of City Council authorization.

Additionally, all color selections, building materials, roofing materials, etc. must be submitted and approved prior to the issuance of a building permit, per Article XXX of the *Statesboro Zoning Ordinance*.

Should you have any questions, please do not hesitate to contact me at 912-764-0630 or by email at candra.teshome@statesboroga.gov.

Sincerely,

Candra Teshome
Planning and Development Specialist

cc: Planning Commission Members via email
Frank Neal, Director of Planning and Development via email
Jason Boyles, Director of Engineering and Public Works via email
Justin Daniel, GIS Technician via email
Tracy NeSmith, Fire Prevention Officer via email
David Campbell, Assistant City Engineer via email

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, 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: Sharon Anton, City Planner

Date: June 11, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Variance Request*

Recommendation: Staff recommends approval of the variance requested by application V 18-06-04.

Background: Rudolph Payton requests a variance from Article X Section 1003(E) to reduce the required minimum distance between buildings in the CR (Commercial Retail) zone to construct a garage on a parcel located at 204 Elm Street (Tax Parcel S18 000109 000).

Budget Impact: None

Council Person and District: Jones (District 2)

Attachments: Development Services Report V 18-06-04, V 18-06-05, & V 18-06-06

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, 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: Sharon Anton, City Planner

Date: June 11, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Variance Request*

Recommendation: Staff recommends approval of the variance requested by application V 18-06-05.

Background: Rudolph Payton requests a variance from Article X Section 1003(H) to reduce the required rear yard setback in order to construct a garage on .31 acres of property located at 204 Elm Street (\$18 000109 000).

Budget Impact: None

Council Person and District: Jones (District 2)

Attachments: Development Services Report V 18-06-04, V 18-06-05, & V 18-06-06

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, District 5



Jonathan M. McCollar, Mayor
Randy Wetmore, City Manager
Robert Cheshire, Deputy City Manager
Sue Starling, City Clerk
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50 EAST MAIN STREET • P.O. BOX 348 • STATESBORO, GEORGIA 30459-0348

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

From: Sharon Anton, City Planner

Date: June 11, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Variance Request*

Recommendation: Staff recommends approval of the variance requested by application V 18-06-06.

Background: Rudolph Payton requests a variance from Article X Section 1003(A) to reduce the required square footage per structure in order to construct a garage on .31 acres of property located at 204 Elm Street (S18 000109 000).

Budget Impact: None

Council Person and District: Jones (District 2)

Attachments: Development Services Report V 18-06-04, V 18-06-05, & V 18-06-06



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)

V 18-06-04, V 18-06-05, & V 18-06-06
VARIANCE REQUESTS
204 ELM STREET

LOCATION:	204 Elm Street
REQUEST:	Variance from Article X Section 1003(E) to reduce the minimum required distance between buildings on a commercial lot; Variance from Article X Section 1003(H) to reduce the minimum rear yard setback; and a variance from Article X Section 1003(A) to reduce the required lot size square footage per building on a commercial lot.
APPLICANT:	Rudolph Payton
OWNER(S):	Rudolph Payton
ACRES:	0.31 acres
PARCEL TAX MAP #:	S18 000109 000
COUNCIL DISTRICT:	District 2 (Jones)



PROPOSAL & BACKGROUND:

The applicant is proposing to construct a 30'x40' (1200 sq ft) garage in the side yard of this property. The use of the subject property is for a single family residence; however, this lot and the surrounding area is zoned CR (Commercial Retail). This zone has larger setback requirements than most residential districts, requires 10,000 sq ft of lot area per structure, and sets a minimum distance between buildings.

Therefore, the applicant requests the following:

- 1) Application **V 18-06-04**, a variance from Article X Section 1003 E to reduce the **minimum distance between buildings from 20 ft to 13 ft**,
- 2) Application **V 18-06-05**, a variance from Article X Section 1003 H to reduce the **rear yard setback from 25 ft to 10 ft**, and
- 3) Application **V 18-06-06**, a variance from Article X Section 1003 A to reduce the **required lot size square footage per building from 10,000 to 6,714**.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CR (Commercial Retail)	Single family homes
SOUTH:	CR (Commercial Retail)	Single family homes
EAST:	CR (Commercial Retail)	Single family homes
WEST:	CR (Commercial Retail)	Single family homes

The subject property is located in an area that has been zoned CR (Commercial Retail) since the adoption of the *Statesboro Zoning Code* in 1977. However, this lot and the surrounding lots are all used for single family residences. (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map, & **Exhibit C**—Photos of Subject Site).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Proposed Site Plan).

Development Services Report

Case **V 18-06-04, V 18-06-05, & V 18-06-06**

COMPREHENSIVE PLAN:

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u>“Established/Existing Traditional Neighborhood”</u>	
<i>Vision</i>	<i>Suggested Development & Implementation Strategies</i>
The traditional residential neighborhoods in the Established area were developed from the late 19th to mid-20th century, and feature connected street grids linked with downtown. Sidewalks should be located on both sides of major streets; lesser streets may have limited facilities. Major corridors in this area may support a mix of residential and commercial uses. As corridors transition from residential to commercial, the original structures should be maintained and renovated whenever possible. Any new structures should respect the existing fabric of the neighborhood, through similar front, side, and rear setbacks.	<ul style="list-style-type: none">• Infill, redevelopment, and new development should promote lot sizes and setbacks appropriate for each neighborhood. Neighborhood redevelopment should promote a tight grid of small lot single family development which utilizes more efficient lot and block layouts. New structures should respect the existing architectural fabric of the neighborhood• Uses should typically transition across the rear of properties instead of across the street to soften the transition between uses and maintain appropriate streetscapes <p><i>Statesboro Comprehensive Master Plan, Community Agenda pages 17-18.</i></p>

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Commercial encroachment into residential neighborhoods seems to be less of a current concern, but as Statesboro continues to grow, the potential for this conflict increases... Any new structures should be located on the lot with similar setbacks as surrounding development and designed in a way which complements the existing immediate area.”

Statesboro Comprehensive Master Plan, Community Agenda pages 9-10.

ANALYSIS

I. Variance from Article X Section 1003 E: *Distance between buildings.* Buildings within a commercial development, if separated, shall be not less than 20 feet apart.

The applicant is requesting a variance from Article X Section 1003 E reduce the **minimum distance between buildings from 20 ft to 13 ft**. This provision is specifically makes a statement regarding buildings within a commercial development, and while this parcel is zoned for commercial development, that is not its current use, which is residential.

II. Variance from Article X Section 1003 H: *Rear yard setbacks.* There shall be a rear yard setback of 25 feet.

The applicant is requesting a variance from Article X Section 1003 H reduce the **rear yard setback from 25 ft to 10 ft**. In this case, the rear yard setback is to be considered the distance from the western property line to the proposed structure; the northern property line and distance therefrom shall be considered the side yard setback. For residentially zoned property, it is generally required that accessory structures be placed at least 10 feet from any property line. However, on property zoned CR, the code does not reference “accessory structures,” and instead multiple buildings are allowed on the property provided that there are 10,000 sq ft of land per building. These must adhere to the stated CR setbacks of 25 ft in the front and rear yards and 15 ft on the side yards.

ANALYSIS (Cont'd)

- III. **Variance from Article X Section 1003 (A): Lot area. A lot area of not less than 10,000 square feet shall be provided per structure to be located. A structure shall be permitted to have multiple units of businesses in the structure.**

The applicant is requesting a variance from Article X Section 1003(A) reduce the lot area required to place two structures on a commercial lot. This provision is applied to commercial lots lot ensure adequate operational space; on residentially zoned lots, the required square footage is based on the zone type and does not state lot a size per structure; in those cases, lot size is based on zoning classification (e.g. R-8: 8,000 sq ft, R-10: 10,000 sq ft). A garage structure would be considered an accessory, though accessory structures are not permitted to be greater in size than 50% of the floor area of the principle structure. This proposed structure is approximately the same size as the principle structure.

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.”

Section 1801 states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

1. **There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**

There are no conditions placed on this property due to size, shape, etc., but it does have a use that is not common to other buildings/lots in the same zoning district. This lot is zoned Commercial Retail and has been since the adoption of the *Statesboro Zoning Ordinance* in 1977. However, it has for the duration of that time been occupied by a single family structure, as have many of the lots under this same zoning in the general vicinity. This places these lots under unusual setback restrictions for residential lots of this size.

2. **The special conditions and circumstances do not result from the actions of the applicant;**

The applicant did not take action to result in this zoning classification.

3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**

The application of the CR zoning regulations to this particular piece of property are not appropriate for the existing use and create a hardship for the applicant, in that the applicant is being asked to adhere to more restrictive setbacks and lot size requirement than might be required under a residential zoning. There would still be variance necessary given the proposed size of the garage, but it does meet the residential accessory structure setback requirements under the current design (see **Exhibit D**).

4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

RECOMMENDATION:

Staff recommends approval of the variances requested by applications V 18-06-04, V 18-06-05, & V 18-06-06.

Planning Commission, at its meeting on July 10, 2018 at 5:00 PM, voted to recommend approval of application V 18-06-04 with a vote of 6-0. It then voted to recommend approval of application V 18-06-05 with a vote of 6-0, and finally also voted to recommend approval of application V 18-06-06 with a vote of 6-0.

EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Subject site from Elm Street looking north, a residential structure.



Picture 2: Subject site side yard (right side of fence), proposed location of 30'x40' garage, as well as adjacent property side yard (left).



EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)

Picture 3: Side yard on the west side of subject site, from adjacent property line looking northeast.



Picture 4: Adjacent property to the west of subject site, from Elm Street looking northeast.



EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)

Picture 5: Side yard on the east side subject site, from the corner of Elm St. and Bobby Donaldson Way looking northwest.



Picture 6: Adjacent property to the East, across Bobby Donaldson Street;



Picture 7: View looking east down Elm St.



EXHIBIT D

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

SUBJECT PROPERTY IS PARCEL NO. 109
ON MAP 518 OF THE BULLOCH COUNTY
TAX ASSESSORS

PHYSICAL ADDRESS:

204 ELM STREET
STATESBORO, GA. 30458

SURVEYED BY:

NEVIL & LINDSEY
LAND SURVEYING, INC.
519 MILLER ST. EXT.
STATESBORO, GA. 30458
PHONE: 912-764-9096

RETRACEMENT SURVEY OF:

LOT #6 AND A PORTION OF LOT #5
OF THE J.F. FIELDS SUBDIVISION
IN THE CITY OF STATESBORO IN
THE 1209TH G.M. DISTRICT OF
BULLOCH COUNTY, GEORGIA

SURVEY FOR:

RUDOLPH A. PATTON

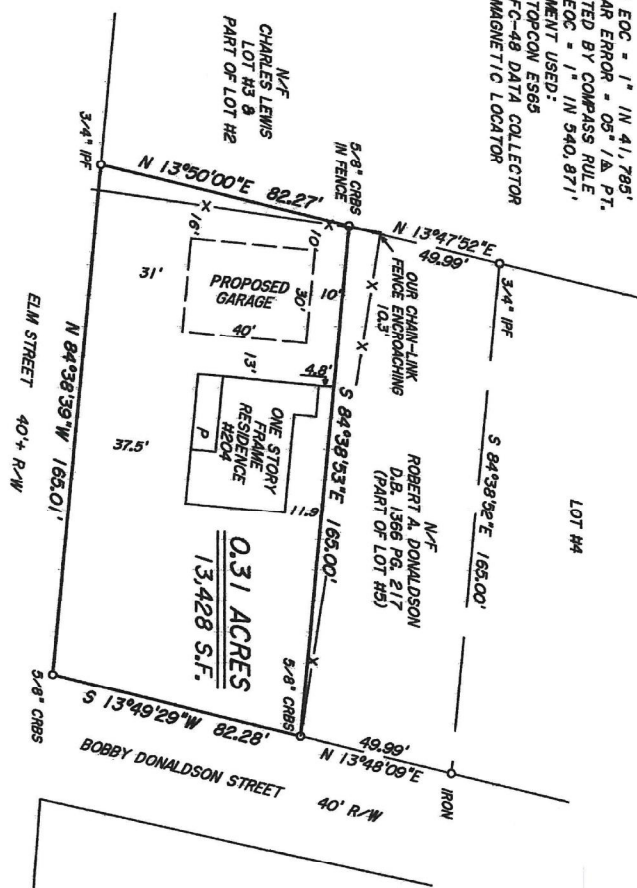
SURVEY DATE: MAY 14, 2018

PLAT DATE: MAY 16, 2018

SCALE: 1" = 40'



FIELD EOC = 1" IN 41,785'
ANGULAR ERROR = 05' / Δ PT.
ADJUSTED BY COMPASS RULE
PLAT EOC = 1" IN 540,871'
EQUIPMENT USED:
TOPCON ES65
FC-48 DATA COLLECTOR
MAGNETIC LOCATOR



LEGEND:
R/W RIGHT-OF-WAY
N/F NOW OR FORMERLY
IPF IRON PIPE FOUND
CRSS CAPPED REBAR SET
-X- FENCE

REFERENCES:
D.B. 2403 PGS. 315-317
D.B. 20 PG. 365 (PLAT)

CURRENT OWNER OR RECORD:
ERIC DUANE REID

C. O. A. 1257

SURVEYORS CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O. C. G. A. SECTION 15-6-67.

MARILYN NEVIL
GA. RLS #2924

DATE: 5-17-2018



MAGNETIC NORTH

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, 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: Sharon Anton, City Planner

Date: June 11, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Zoning Map Amendment Request*

Recommendation: Staff recommends approval of the variance requested by application RZ 18-06-07.

Background: Eagle Auto, Inc. requests a zoning map amendment of 2.79 acres of property located at 1168 Martin Luther King Jr Drive from the CR (Commercial Retail) to the HOC (Highway Oriented Commercial) zoning district in order to operate an automotive service station and towing business (Tax Parcel S16 000090 000).

Budget Impact: None

Council Person and District: Jones (District 2)

Attachments: Development Services Report RZ 18-06-07



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)*

RZ 18-06-07 ZONING MAP AMENDMENT REQUEST 1168 MARTIN LUTHER KING JR ROAD	
LOCATION:	1168 Martin Luther King Jr Road
REQUEST:	Zoning map amendment from CR (Commercial Retail) to HOC (Highway Oriented Commercial).
APPLICANT:	Eagle Auto, Inc.
OWNER(S):	Penny NeSmith
ACRES:	2.79 Acres
PARCEL TAX MAP #:	S16 000090 000
COUNCIL DISTRICT:	District 2 (Jones)

PROPOSAL:

The applicant requests a zoning map amendment from the CR (Commercial Retail) zoning district to the HOC (Highway Oriented Commercial) zoning district in order to allow for the operation of an automotive service station and towing business, which is not an allowed use in the existing zoning designation.

BACKGROUND:

Eagle Automotive was previously located at 2855 Northside Drive West, which is zoned HOC. At that address, the business was cited for ordinance violations related to junkyard screening, unsightly/unsanitary storage, and general property maintenance on six documented occasions between 2005 and 2015. In October 2017, the City received an application for an Occupational Tax Certificate for Eagle Automotive, to be located at the above address. This application was denied due to the fact that a “car repair and towing” business is not a permissible use by right in the CR zoning district (See **Exhibit E-** Memo, Nov. 2017)

The City received another application for an Occupational Tax Certificate in March of 2018, under a new business owner name. Since no action had been taken to address the zoning, this application was also denied (see **Exhibit F-** Memo, Mar. 2018).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CR (Commercial Retail)	Business or Professional Offices, Residence
SOUTH:	CR (Commercial Retail)	Religious Facility
EAST:	CR (Commercial Retail)	Retail/Wholesale, Business or Professional Offices
WEST:	CR (Commercial Retail)	Retail/Wholesale, Business or Professional Offices

The subject property is located within the CR (Commercial Retail) district. Surrounding parcels include several business in the HVAC, irrigation, and construction industries, as well as a church (See **Exhibit A** – Location Map, **Exhibit B**—Future Development Map & **Exhibit C**—Photos of Subject Site).

ATTACHMENTS: **Exhibit A** (Location Map), **Exhibit B** (Future Development Map), **Exhibit C** (Photos of Subject Site), **Exhibit D** (Plat of Subject Site), **Exhibit E**(Memo,Nov2017), **Exhibit F**(Memo, Mar. 2018)

COMPREHENSIVE PLAN:

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<u>“Established/Existing Traditional Neighborhood”</u>	
<i>Vision:</i>	The traditional residential neighborhoods in the Established area were developed from the late 19th to mid-20th century, and feature connected street grids linked with downtown. Sidewalks should be located on both sides of major streets; lesser streets may have limited facilities. Major corridors in this area may support a mix of residential and commercial uses. As corridors transition from residential to commercial, the original structures should be maintained and renovated whenever possible. Any new structures should respect the existing fabric of the neighborhood, through similar front, side, and rear setbacks.
<i>Suggested Development & Implementation Strategies:</i>	<ul style="list-style-type: none"> • A mix of approximately scaled retail, services, and offices to serve neighborhood residents day to day need. • Residential developments that incorporate “corner commercial” sites such as dry cleaning or convenience grocery or similar retail services. Particular attention should be paid to signage to prevent visual clutter. • Strengthen enforcement of code violations for private property, including property maintenance, parking, and structural conditions with a determined focus on health and safety issues. • Adopt Neighborhood Commercial Zoning district to encourage reuse and mix use where appropriate or where transitions in use are being experienced or expected. <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 23.</i></p>

The subject area also lays between “Commercial Redevelopment Area #3” and the “Residential Redevelopment” character areas.

<u>“Commercial Redevelopment Area”</u>	<u>“Residential Redevelopment Area”</u>
<p><i>Vision:</i> These areas are characterized by a high degree of access by vehicular traffic; onsite parking; and a low degree of open space. It is the desire of the community to identify and target these areas for redevelopment and investment, thus returning these areas to their intended state of a thriving commercial and/or mixed use district</p>	<p><i>Vision/Concerns:</i></p> <ul style="list-style-type: none"> • worsening housing conditions due to low rates of homeownership and neglect of property maintenance • lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use • large areas of vacant land or deteriorating, unoccupied structures

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

“Commercial encroachment into residential neighborhoods seems to be less of a current concern, but as Statesboro continues to grow, the potential for this conflict increases. Commercial, retail, and office uses can co-exist compatibly in residential areas if the design of the establishment is properly considered.”

Statesboro Comprehensive Master Plan, Community Agenda page 9.

ANALYSIS

COMMUNITY FACILITIES AND TRANSPORTATION:

The subject property falls under the jurisdiction of city utilities, sanitation, and public safety, though the facility is not currently in use due to the zoning matter at hand. 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 is not located in a special flood hazard area. There are currently a large number of tires that are not under a covered area; this presents a potential concern for mosquitos in the future.

ZONING CONSIDERATIONS:

Whether or not to grant a zoning map amendment from the CR (Commercial Retail) zoning district to the HOC (Highway Oriented Commercial) zoning district.

The request should be considered in light of:

- the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*
- the vision and community policies articulated within the *Statesboro Comprehensive Plan*
- the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*
- the potential for the property to develop and be utilized in conformance with the requirements of the proposed HOC (Highway Oriented Commercial) district as set forth in the *Statesboro Zoning Ordinance*.

Current Zoning	Requested Zoning
The commercial retail district can accommodate a variety of business types. However, "Automobile and allied sales and services: service stations and repair shops, used car and truck sales, automotive parts and accessories, [and] new car and truck sales," are not listed as permissible uses allowable by right in the CR district. Those uses are explicitly permitted in the HOC district.	The HOC (Highway Oriented Commercial) district purpose statement declares that in the HOC zoning district, "the principal use of land is for establishments offering accommodations, supplies or services to motorists," and, " should not be encouraged to locate in the retail commercial or nonretail commercial districts"
In the case of Eagle Automotive, the business was relocated from its previous HOC location on Northside Drive to this parcel without consultation with the City as to whether it was an allowed use on the property. The applicant was then advised that in order to operate in the new location, a zoning map amendment must be sought.	
STANDARDS: ZONING MAP AMENDMENT	
Section 2007 of the <i>Statesboro Zoning Ordinance</i> provides eight (8) standards for the Mayor and City Council to consider "in making its determination" regarding a zoning map amendment, in " balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property. " Those standards are as follows: <ol style="list-style-type: none">(1) Existing uses and zoning or (of) property nearby<ol style="list-style-type: none">a. Existing uses and zoning of property nearby varies. <u>All surrounding lots are zoned CR (Commercial Retail),</u> and are occupied by businesses related to construction, irrigation, HVAC and/or plumbing, as well as one building currently operating as a religious facility.(2) The extent to which property values are diminished by the particular zoning restrictions.(3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.	

(4) The relative gain to the public, as compared to the hardship imposed upon the property owner.

- a. The subject site is currently zoned CR (Commercial Retail). Per Articles VII and X, sections 801 and 1001, respectively, this parcel can currently house a variety of business and professional offices, like the surrounding lots. However, automotive services are specifically restricted to HOC zoned properties. Under the proposed zoning, the applicant would be able to operate Eagle Automotive and Towing.

(5) The suitability of the subject property for the zoned purposes.

(6) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

- a. Staff is unable to locate records of previous businesses at this location.

(7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and

(8) Consistency with other governmental land use, transportation, and development plans for the community.

RECOMMENDATION:

Staff recommends approval of this zoning map amendment, with the following condition:

Condition

1. Per Article XXII Section 2205.1, in order to obtain and retain an OTC to operate this business on this property, applicant must ensure that the property is enclosed by a fence that meets the following requirements:
 - a. Completely obscures views of the property from adjacent sidewalks and streets
 - b. Built to a height greater than that of the height of the highest piece of equipment or vehicle stored on the property, provided that no fence shall be less than three feet nor more than 20 feet in height when measured from the crown of the adjacent street(s)
 - c. Constructed of solid materials. Construction of cyclone fencing which utilizes metal inserts as screening shall be prohibited. Fencing along street frontages shall be located no closer than 90 feet from the centerline of the adjacent street.”

At its rescheduled meeting held on July 10, 2018 at 5:00 PM, the Planning Commission voted 6-0 to recommend approval of application RZ 18-06-07 with the stated staff conditions.



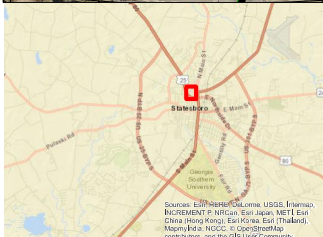
EXHIBIT A

Location Map:

1168 Martin Luther King, Jr. Dr



The City of Statesboro makes no warranty, either express or implied, as to the accuracy of the data contained on this map. The user of this map assumes all liability for their dependence on the data contained on this map.



City of Statesboro Department of Planning and Development



Note: The Boundaries Depicted on this map are approximate and should be used for reference only

EXHIBIT B: FUTURE DEVELOPMENT MAP

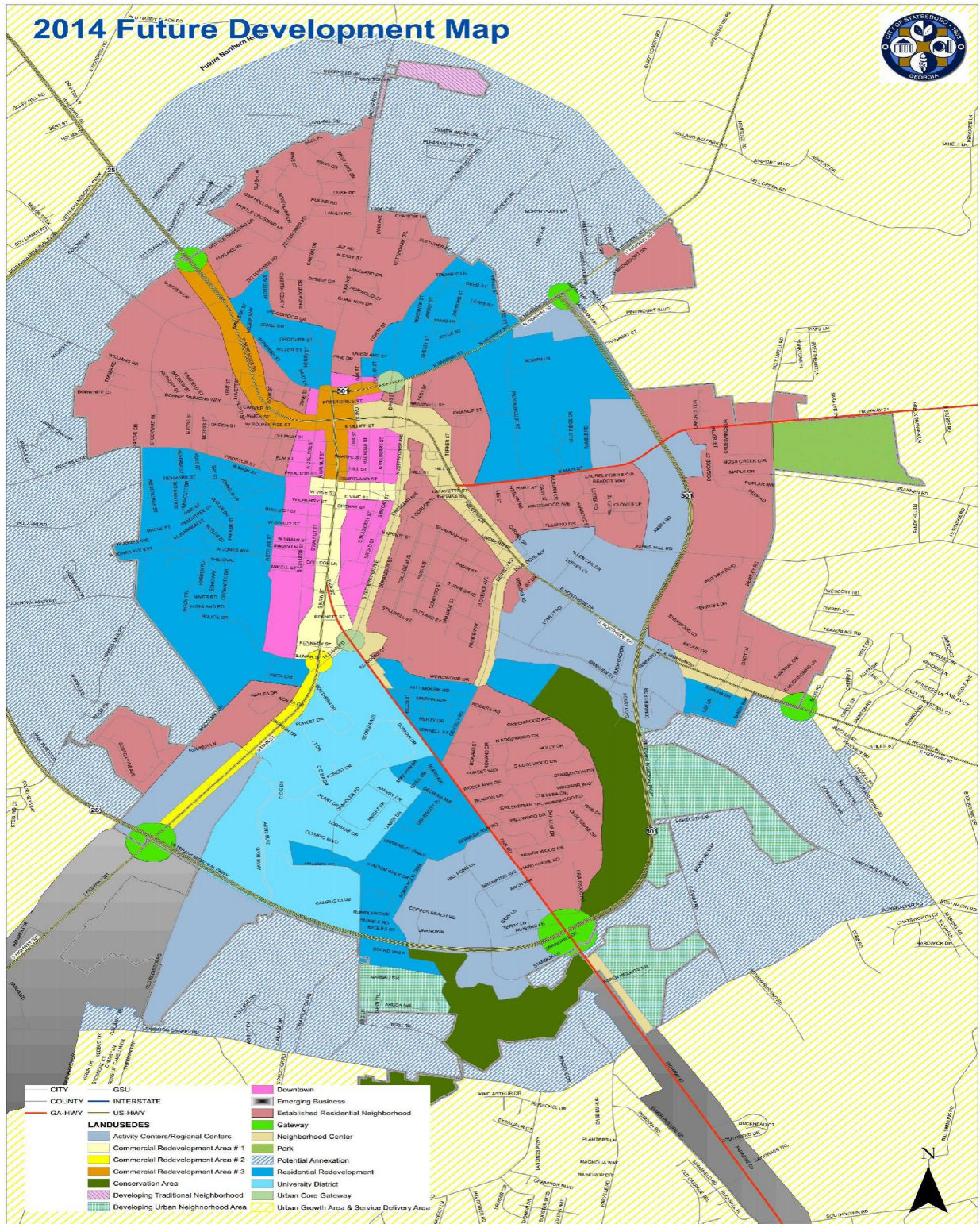


EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Picture 1: Front view of subject site, looking east from Martin Luther King Jr Road



Picture 2: Looking south, a portion of the subject site & adjacent structure to the south, currently a church



Picture 3: Adjacent business across Martin Luther King Jr Road from subject site (Valley Irrigation)



EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

Pictures 4, 5, and 6: Northern edge of the subject site



(4)



(5)



(6)

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FIELD EOC - 1' IN 227,314'
 ANGULAR ERROR = 02" ± p.p.
 ADJUSTED BY COMPASS RULE
 EQUIPMENT USED:
 TOPCON GPT-5003W
 FC-48 DATA COLLECTOR
 MAGNETIC LOCATOR

LEGEND:
 N/F NOW OR FORMERLY
 R/W RIGHT-OF-WAY
 PAV Pavement
 BR Broken
 IRF IRON PIPE FOUND
 CFB CAPPED REBAR SET
 X-X POWER POLE
 P POWER LINE

REFERENCES:
 D.B. 1348 PGS. 144-147
 P.B. 8 PG. 220

CURRENT OWNER OF RECORD:
 IRMA JEAN PARKER

NOTES:
 - SUBJECT PROPERTY IS PARCEL NO. 90 TAX ASSESSORS
 - CURRENTLY ZONED CR (COMMERCIAL-METAL)
 - PHYSICAL ADDRESS: 1166 MARTIN LUTHER KING, JR. DRIVE STATESBORO, GA 30461

SURVEYED BY:
 NEVIL B LINDSEY
 LAND SURVEYING, INC.
 519 MILLER ST., EXT.
 STATESBORO, GA. 30468
 PHONE: 912-764-9096

2.79 ACRE PARCEL LOCATED IN THE CITY OF STATESBORO IN THE 1209th G.M. DISTRICT OF BULLOCH COUNTY, GEORGIA

SURVEY FOR:
EAGLE AUTO, INC.

SURVEY DATE: MAY 22, 2018
PLAT DATE: MAY 29, 2018

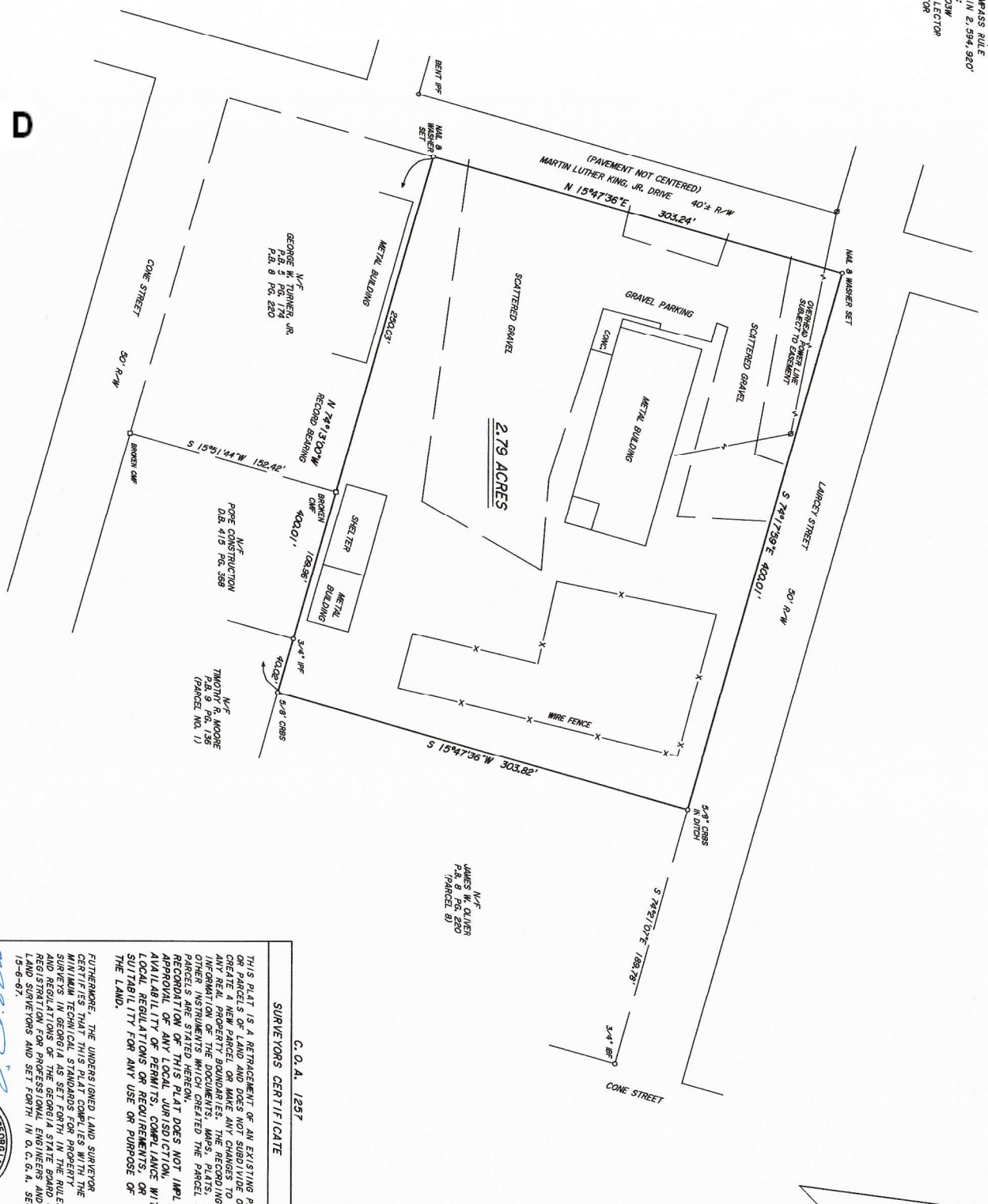


EXHIBIT D

REFERENCE NORTH P.B. 8 PG. 220

F.N. 18083

C. O. A. 1257
 SURVEYORS CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AND RECORDING OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 19-6-67.

NEVIL B LINDSEY
 04, RLS #2924

DATE: 5-29-2018





City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

DATE: November 15, 2017
TO: Teresa Skinner, Tax Clerk
SUBJECT: BUSINESS OCCUPATION TAX APPLICATION (1168 Martin Luther King, Jr. Drive—Eagle Automotive and Towing)

The Department of Planning and Development has reviewed the business occupation tax application submitted by Constant D. Edenfield for 1168 Martin Luther King, Jr. Drive (Tax Parcel S16 000090 000). The applicant is proposing a "car repair and towing" business at the location. The proposed use is not permitted at the location and the application is **disapproved**. Staff's recommendation is based on the following:

- 1) **Zoning District:** 1168 Martin Luther King, Jr. Drive is located in the CR (Commercial Retail) district.
- 2) **Zoning Use Classification:** Per Article VIII, referenced by Article X, of the *Statesboro Zoning Ordinance*, a "car repair and towing" business is not permitted in the CR (Commercial Retail) district.

Department of Planning and Development **disapproval** is based on the information provided within the business occupational tax application submitted for our review. This approval merely indicates that the proposed use is not allowed in the zoning district.

The Department of Planning and Development encourages all applicants to access the *Statesboro Zoning Ordinance* online at <http://www.statesboroga.gov>. Any questions concerning the *Statesboro Zoning Ordinance* may be directed to the Department of Planning and Development at (912) 764-0630.

Respectfully,

Candra E. Teshome
Planning & Development Specialist



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

DATE: March 19, 2018
TO: Teresa Skinner, Tax Clerk
SUBJECT: BUSINESS OCCUPATION TAX APPLICATION (1168 Martin Luther King, Jr. Drive—Eagle Automotive and Towing)

The Department of Planning and Development has reviewed the business occupation tax application submitted by Penny NeSmith for 1168 Martin Luther King, Jr. Drive (Tax Parcel S16 000090 000). The applicant is proposing a "towing" business at the location. The proposed use is not permitted at the location and the application is **disapproved**. Staff's recommendation is based on the following:

- 1) Zoning District:** 1168 Martin Luther King, Jr. Drive is located in the CR (Commercial Retail) district.
- 2) Zoning Use Classification:** Per Article VIII, referenced by Article X, of the *Statesboro Zoning Ordinance*, a "towing" business is not permitted in the CR (Commercial Retail) district.

Department of Planning and Development **disapproval** is based on the information provided within the business occupational tax application submitted for our review. This approval merely indicates that the proposed use is not allowed in the zoning district.

The Department of Planning and Development encourages all applicants to access the *Statesboro Zoning Ordinance* online at <http://www.statesboroga.gov>. Any questions concerning the *Statesboro Zoning Ordinance* may be directed to the Department of Planning and Development at (912) 764-0630.

Respectfully,

Candra E. Teshome
Planning & Development Specialist

CITY OF STATESBORO

COUNCIL

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Sam Lee Jones
Jeff B. Yawn
John C. Riggs
Derek Duke



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

From: Cain Smith, City Attorney

Date: July 9, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages)* Amendment modifying policy relating to admission of patrons under 21 years to establishments licensed to sell alcoholic beverages.

Recommendation: Option A is a complete rewrite of 6-9 to comply with the minimum state requirements of Michael's Law. Alcohol Advisory Board approved 5-0 on February 12, 2018. Option B is amendment of existing 6-9 and addition of "music hall" definition allowing for entry of persons over 18 to ticketed live music performances. Alcohol Advisory Board approved 4-2 on May 7, 2018.

Background: Second Reading- Ordinance 2018-03

Budget Impact: None

Council Person and District: N/A

Attachments: Proposed ordinance 6-9 revision and sample ordinances from Savannah and Albany regarding under 21 admission

Ordinance 2018-03: An Ordinance Amending Chapter 6 of the Statesboro Code of Ordinances (Alcoholic Beverages)

WHEREAS, the City has previously adopted an ordinance regulating alcoholic beverages; and

WHEREAS, the Mayor and City Council has determined there is sufficient reason and need to amend Chapter 6 (Alcoholic Beverages) of the Code of Ordinances, City of Statesboro, Georgia; and

WHEREAS, the public hearing that preceded the adoption of the ordinance amendment was advertised; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Chapter 6 Alcoholic Beverages of the Code of Ordinances, City of Statesboro, Georgia is hereby amended and shall read as follows:

Sec. 6-9.-Minors and Persons under 21 years of age

Section 6-9 Age Requirements for Entry or Employment at a Bar or as Bouncer

(a)For purposes of this Section:

(i) “Bar” means any premises at which a retailer licensed to sell alcoholic beverages pursuant to this Chapter derives 75% or more total annual gross revenue from the sale of alcoholic beverages for on-premises consumption (or derives less than 25% of total annual gross revenue from the sale of food prepared in a properly provisioned on-premises kitchen or raise food % to one Mayor and Council can be comfortable with). Bar designation under this section shall not apply to spectator sports facilities, performing arts centers, or live musical concert venues that only engage in alcoholic beverage sales from less than one hour prior to start of sporting, musical, or performing arts events that are open to the public until the conclusion of said events.

(ii) “Bouncer” means an individual primarily performing duties related to verifying age for admittance, security, maintaining order or safety, or any combination thereof.

(b) All individuals must be at least 21 years of age to enter or remain in a Bar unless he or she is accompanied by a parent, legal guardian, or spouse who is 21 years of age or older. This restriction shall not apply if a minor over 18 years of age enters the Bar in order to attend a bona fide live musical concert or live performing arts presentation for which the minor has paid an admission charge and is visibly and conspicuously marked as a minor for purposes of alcohol consumption and service. Persons under 21 must purchase tickets for admission not less than one hour prior to Bar doors opening for such event. Events permitted under this subsection shall

be limited to 52 events annually per licensed premises. Licensee shall furnish Statesboro City Clerk and Chief of the Statesboro Police Department or his/ her designee with notice of events being held pursuant to this subsection not less than five (5) business days prior to event.

(c) All employees of the Bar, whether part or full time and regardless of employment capacity, must also be at least 21 years of age.

(d) The restriction in Section 6-9(c) shall not apply to 3rd party outside vendors or other non-staff employees who are on premises for a limited duration, are being compensated to perform a specific task, are not regularly on the premises, and are not on premises for purposes of patronizing the Bar.

(e) No person shall allow or require an individual under the age of 21 to serve as a Bouncer on any premises where alcoholic beverages are dispensed, served, or sold pursuant to an alcoholic beverage license.

First Reading: June 27, 2018

Second Reading: July 17, 2018

Jonathan McCollar, Mayor

Sue Starling, City Clerk

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

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

From: Cain Smith, City Attorney

Date: July 9, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages)*
Amendment to Section 6-5 adding insurance requirements for alcoholic
beverage licensees.

Recommendation: Alcohol Advisory Board approved 5-0 on March 12, 2018

Background: Second Reading Ordinance 2018-02. General discussions were had regarding liability relating to sale of alcoholic beverages and the need to ensure licensees have adequate insurance to cover potential on-premises incidents, Research showed liquor liability insurance is required in many states, despite such requirement measure failing to pass the Georgia legislature, and the presence of insurance requirements for licensees in the City of Savannah.

Budget Impact: None

Council Person and District: N/A

Attachments: New subsections of 6-5 and 6-19

Ordinance 2018-02: An Ordinance Amending Chapter 6 of the Statesboro Code of Ordinances (Alcoholic Beverages)

WHEREAS, the City has previously adopted an ordinance regulating alcoholic beverages; and

WHEREAS, the Mayor and City Council has determined there is sufficient reason and need to amend Chapter 6 (Alcoholic Beverages) of the Code of Ordinances, City of Statesboro, Georgia; and

WHEREAS, the public hearing that preceded the adoption of the ordinance amendment was advertised; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Chapter 6 Alcoholic Beverages of the Code of Ordinances, City of Statesboro, Georgia is hereby amended and shall read as follows:

Sec 6-5 Application procedure; contents of application; contents to be furnished under oath

(d) *Additional Data*

(4) *Proof of Insurance*

(a) *Proof of dram shop insurance.* Applicants seeking a Class D, E, or F alcoholic beverage license shall file with their application a certificate of liquor liability insurance (dram shop), in effect for the license period and issued by an insurer required to be licensed pursuant to state law, providing an annual aggregate policy limit for dram shop insurance of not less than \$1,000,000.00 per policy year with a minimum \$500,000 sublimit on assault and battery claims. A 30-day notice of cancellation in favor of the City of Statesboro must be endorsed to the policy and attached to the certificate.

(b) *Proof of general liability insurance.* Applicants seeking a Class B, C, D, E, or F alcoholic beverage license shall file with their application a certificate of liability insurance, in effect for the license period and issued by an insurer required to be licensed pursuant to state law, providing at least \$1,000,000.00 in commercial general liability insurance coverage. A 30-day notice of cancellation in favor of the City of Statesboro must be endorsed to the policy and attached to the certificate.

Sec 6-19 Compliance, violations, penalties.

(e) *Suspension for failure to maintain insurance.* Upon notice of insurance cancellation received pursuant to Sec 6-9(d)(4), the City Clerk shall immediately suspend any license(s) acquired under said policy. License(s) shall be reinstated upon receipt of proof that required insurance has been renewed in compliance with aforementioned sub section. Should licensee's insurance be

cancelled two times in any 12 month period license(s) shall be revoked with new application required.

First Reading June 27, 2018

Second reading July 17, 2018

Jonathan McCollar, Mayor

Sue Starling, City Clerk

CITY OF STATESBORO

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

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

From: Cain Smith, City Attorney

Date: July 9, 2018

RE: July 17, 2018 City Council Agenda Items

Policy Issue: *Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages)* Amendment adding Low Volume Licensees to Section 6-3 Definitions and consideration by Mayor and Council of whether a discount for license fees should be available for such licensees and in what amount.

Recommendation: Alcohol Advisory Board approved 5-0 on February 12, 2018. Staff review of proposed ordinance changes indicates that the City would incur application costs equal to those of regular licenses with higher compliance costs due to enforcement and review of delivery and sales records.

Background: Second Reading Ordinance 2018-04. Request by community to examine the possibility of offering a low volume alcohol license classification for premises that do not sell often enough or in volumes necessary to justify or offset the cost of a City alcoholic beverage license

Budget Impact: Unknown

Council Person and District: N/A

Attachments: Low Volume Licensee definition

Ordinance 2018-04: An Ordinance Amending Chapter 6 of the Statesboro Code of Ordinances (Alcoholic Beverages)

WHEREAS, the City has previously adopted an ordinance regulating alcoholic beverages; and

WHEREAS, the Mayor and City Council has determined there is sufficient reason and need to amend Chapter 6 (Alcoholic Beverages) of the Code of Ordinances, City of Statesboro, Georgia; and

WHEREAS, the public hearing that preceded the adoption of the ordinance amendment was advertised; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Chapter 6 Alcoholic Beverages of the Code of Ordinances, City of Statesboro, Georgia is hereby amended and shall read as follows:

Section 6-3 Definitions

Low Volume Licensee: A Licensee that holds Class B, C, D, E, and/or F license(s) under this chapter that receives or will receive wholesale deliveries of alcoholic beverages in an average amount of not more than \$1,000 per month over the course of a year.

First Reading: June 27, 2018

Second Reading: July 17, 2018

Jonathan McCollar, Mayor

Sue Starling, City Clerk

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

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

From: Cain Smith, City Attorney

Date: June 25, 2018

RE: June 27, 2018 City Council Agenda Items

Policy Issue: *Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages)* Amendment adding Special Events provision to Section 6-8 "Regulations pertaining to certain classes of licenses generally" as Section 6-8 9(d)(3)

Recommendation: Alcohol Advisory Board approved 6-0 on April 9, 2018

Background: Second Reading-Ordinance 2018-05. Conversations spurred research into how City could host large festivals and allow for alcoholic beverage sales during such. Research showed local inability beyond granting open container exemptions, the presence of state law and Department of Revenue memos addressing state requirements, and numerous ordinances governing such events in other municipalities in the state.

Budget Impact: None

Council Person and District: N/A

Attachments: Proposed Section 6-8(d)(3)

Ordinance 2018-05: An Ordinance Amending Chapter 6 of the Statesboro Code of Ordinances (Alcoholic Beverages)

WHEREAS, the City has previously adopted an ordinance regulating alcoholic beverages; and

WHEREAS, the Mayor and City Council has determined there is sufficient reason and need to amend Chapter 6 (Alcoholic Beverages) of the Code of Ordinances, City of Statesboro, Georgia; and

WHEREAS, the public hearing that preceded the adoption of the ordinance amendment was advertised; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Chapter 6 Alcoholic Beverages of the Code of Ordinances, City of Statesboro, Georgia is hereby amended and shall read as follows:

Sec. 6-8 Regulations pertaining to certain classes of licenses only.

(d) (3) Temporary special event license

a. A temporary license may be issued to any licensee holding a valid City issued catered event alcoholic beverage license for a period not to exceed three (3) days for an approved special event. The licensed caterer must make complete application and pay all required application fees to the City Clerk or his/her designee at least 45 days prior to the start date of the proposed event and shall be required to comply with all the general ordinances and regulations for on-premises consumption. The applicant seeking a temporary license must also obtain a state-issued temporary special event permit.

b. The special event must meet the following criterion prior to the issuance of a license to sell alcoholic beverages:

(1) The special event must receive approval from the Chief of SPD or his/her designee regarding crowd control, traffic control, and security measures.

(2) The location at which the special event is to take place must be properly zoned and approved by the code enforcement officer.

(3) The application must be presented to Mayor and Council and approved at a regularly scheduled meeting of the Statesboro City Council.

c. Every employee or volunteer of the special event licensee working the special event in any position dispensing, selling, serving, taking orders for, or mixing alcoholic beverages shall be required to possess valid server certification pursuant to Section 6-10.

d. The code enforcement officer or the Chief of SPD or his/her designee may immediately revoke any temporary license for a special event if it is determined continued alcohol sales may endanger the health, welfare, or safety of the public.

e. As a condition on the issuance of a temporary special event license, the licensee shall indemnify and hold the City harmless from any and all claims, demands, or causes of action which may arise from activities associated with the special event.

First Reading: June 27, 2018

Second Reading: July 17, 2018

Jonathan McCollar, Mayor

Sue Starling, City Clerk

CITY OF STATESBORO



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

To: Mayor and City Council

From: Randy Wetmore, City Manager

Date: July 17, 2018

RE: SPLOST

Policy Issue: Finalize the Dollar Amounts for the 2019 SPLOST Spending Categories

Background: The 2013 SPLOST funding runs through 2019. The SPLOST that is before you for consideration begins in late 2019 and goes for six years. The City will not see 2019 SPLOST funds until the early part of 2020.

Attached for your information are the proposed projects and equipment acquisitions that staff believes are needed and could be financed through the 2019 SPLOST funds.

The County has provided some refined numbers. With the new amount of \$14,593,500 being the City Share. This amount is a reduction of \$592,200 from the original estimate of \$15,185,700.

Staff had previously made reductions that took total project costs down to \$14,065,000 to be very conservative awaiting new estimates. Because of those previous deep cuts staff has added \$250,000 back in for the purchase of new police vehicles. This line item was previously reduced significantly. This additional revenue will assist in the replacement of vehicles on better rotational basis. An additional \$228,500 was added back in for Fire Station #3. And \$50,000 was added to building repairs for City Hall.

So while it looks like there is money being added, it is still below the original estimate that was provided by the County. That is because some of the joint projects have increased in cost such as the jail estimate. If the jail and radio projects come in below the estimates there may be some increase in SPLOST funding.

The specific items that are on the list is not what is being approved. Individual projects to be funded from SPLOST will come before the Mayor and Council for approval during the budget process in the coming years.

The total amount projected in each category is what is necessary to finalize. That total then sets the amount that can be spent in those areas.

The County is continuing to work on the final language of the Intergovernmental Agreement with their bond counsel.

Therefore, a Special Call meeting will be necessary on either July 26 or 27 to adopt the final IGA and final amounts should there be any last minute changes.

Recommendation: It is recommended that the final category amounts be set pending any changes that may come in before the adoption of the IGA later this month.

Budget Impact: The passage of the 2019 SPLOST will not impact the proposed budget. It will impact 2020 budget if approved by the voters.

Council Person and District: All

Attachments: Project List

City of Statesboro Proposed 2019 SPLOST Projects
(Revised 07/12/18)

PROPOSED 2019 SPLOST PROJECTS		
Project	Projected Costs	Revised Costs
Technology (IT/GIS)		
-Servers @ \$17,000 each	\$ 85,000.00	\$ 85,000.00
-Vehicle	\$ 25,000.00	\$ -
-Plotter/Scanner/Equipment	\$ 30,000.00	\$ -
-Cybersecurity Software and Hardware	\$ 75,000.00	\$ 75,000.00
-Miscellaneous Capital Expenditures	\$ 15,000.00	\$ -
TOTAL - TECHNOLOGY (IT/GIS)	\$ 230,000.00	\$ 160,000.00
Parks/Greenspace/Trails Capital Outlay Projects		
-Greenspace, Parks	\$ 500,000.00	\$ 500,000.00
-Amphitheater	\$ 2,500,000.00	\$ -
-Trails	\$ 500,000.00	\$ -
TOTAL - PARKS/GREENSPACE/TRAILS	\$ 3,500,000.00	\$ 500,000.00
Solid Waste Facilities & Equipment (City Only)		
-1 Residential/Garbage Trucks	\$ 325,000.00	\$ -
-1 Commercial Garbage Truck	\$ 325,000.00	\$ -
1 -Knuckleboom Loader	\$ 180,000.00	\$ -
-1 Front End Loader for Transfer Station	\$ 250,000.00	\$ 250,000.00
TOTAL - SOLID WASTE FACILITIES/EQUIPMENT	\$ 1,080,000.00	\$ 250,000.00
Economic Development Capital Outlay Projects		
Including but not limited to land and building acquisitions and site development	\$ 1,500,000.00	\$ 1,000,000.00
TOTAL - ECONOMIC DEVELOPMENT	\$ 1,500,000.00	\$ 1,000,000.00
Capital Outlay Projects or Equipment for Administrative Bldgs.		
- City Hall HVAC Replacement	\$ 1,000,000.00	\$ 1,000,000.00
- City Hall Building, Renovations/Repairs	\$ 100,000.00	\$ 100,000.00
- Other Bldgs. (Joe Brannen Hall, Drummer, Municipal Court, etc.)	\$ 150,000.00	\$ 50,000.00
TOTAL - ADMINISTRATIVE BUILDINGS	\$ 1,250,000.00	\$ 1,150,000.00
Capital Outlay or Equipment for Cultural Buildings		
-Averitt Arts Center Renovations/Repairs	\$ 150,000.00	\$ 150,000.00
-Averitt Arts Center HVAC Controls & Upgrades	\$ 120,000.00	\$ 120,000.00
TOTAL - CULTURAL BUILDINGS	\$ 270,000.00	\$ 270,000.00
Public Safety Facilities & Equipment		
Statesboro Police Department		
Police Station AC, Lighting & Lock Replacements	\$ 175,000.00	\$ 175,000.00
Vehicles	\$ 3,596,000.00	\$ 2,000,000.00
SWAT Tactical Body Armor	\$ 35,000.00	\$ -
Patrol Officer Body Armor	\$ 170,000.00	\$ 170,000.00
Video Surveillance Cams	\$ 62,000.00	\$ 35,000.00
Body Camera Replacements (75)	\$ 75,000.00	\$ 75,000.00
Sub-Total - Statesboro Police Department	\$ 4,113,000.00	\$ 2,455,000.00

City of Statesboro Proposed 2019 SPLOST Projects
(Revised 07/12/18)

PROPOSED 2019 SPLOST PROJECTS		
Project	Projected Costs	Revised Costs
Statesboro Fire Department		
FD - 32 Battalion 1- Replacement	\$ 50,000.00	\$ 50,000.00
FD - 50 Unit/ Support Replacement-Reallocation Program	\$ 150,000.00	\$ 150,000.00
FD - 67 Trailer and Equipment Storage Shelter- Station 1	\$ 85,000.00	\$ 75,000.00
FD - 69 FD Facility Upgrades	\$ 125,000.00	\$ 125,000.00
FD - 71 SCBA Replacement and Purchase	\$ 210,000.00	\$ 210,000.00
FD - 73 Replacement of Engines 1 & 2	\$ 2,250,000.00	\$ 1,500,000.00
FD - 80 Breathing Air Compressor Replacement	\$ 150,000.00	\$ 75,000.00
FD - 81 SCBA Cylinder Replacement	\$ 40,000.00	\$ 40,000.00
FD - 82 Extrication Equipment Replacement	\$ 100,000.00	\$ 100,000.00
FD - 84 Emergency Radio Equipment	\$ 200,000.00	\$ 200,000.00
FD - 85 Fire Station #3	\$ 750,000.00	\$ 728,500.00
FD - 86 Generator Replacements	\$ 100,000.00	\$ 100,000.00
<i>Sub-Total - Statesboro Fire Department</i>	<i>\$ 4,210,000.00</i>	<i>\$ 3,353,500.00</i>
TOTAL - PUBLIC SAFETY FACILITIES/EQUIPMENT	\$ 8,323,000.00	\$ 5,808,500.00
Capital Outlay Projects or Equipment for Public Works		
FMD - 23 Fleet Maintenance Shelter	\$ 90,000.00	\$ 90,000.00
STS - 103 Backhoe Replacement	\$ 185,000.00	\$ 185,000.00
STS - 105 Traffic Control Bucket Truck	\$ 125,000.00	\$ -
STS - 109 High Reach Bucket Truck	\$ 100,000.00	\$ 100,000.00
STS - 112 Dozer Replacement	\$ 250,000.00	\$ 250,000.00
TOTAL - PUBLIC WORKS	\$ 750,000.00	\$ 625,000.00
Natural Gas Capital Outlay Projects		
- NGD - 11 System Expansions and Upgrades	\$ 500,000.00	\$ 500,000.00
-Extensions Outside City Limits including Industrial Parks	\$ 500,000.00	\$ 500,000.00
TOTAL - NATURAL GAS	\$ 1,000,000.00	\$ 1,000,000.00
Water & Sewer Capital Outlay Projects		
WWD - 14 - F W. Jones @ Denmark SS Rehab	\$ 650,000.00	\$ 650,000.00
WWD - 12 - H Phase II Streetscape WM Rehab	\$ 150,000.00	\$ 150,000.00
WWD - 14 - M Upgrade SS Chandler Rd. to Players Club	\$ 450,000.00	\$ 450,000.00
WWD 14 - Q Upgrade SS Tillman Rd.	\$ 160,000.00	\$ 160,000.00
WWD - 14 - T Upgrade SS in Woodlawn Subdivision	\$ 400,000.00	\$ 400,000.00
WWD 14 - U Upgrade SS in Greenbriar Subdivision	\$ 400,000.00	\$ 400,000.00
WWD - 32 - B Foxlake Subdivision SS Extension	\$ 500,000.00	\$ 500,000.00
WWTP Repair/ Seal Concrete Tanks & Basins	\$ 750,000.00	\$ 750,000.00
WWTP Add VF Drives to Raw Waste Pumps	\$ 120,000.00	\$ 120,000.00
WWTP Electrical Upgrades	\$ 250,000.00	\$ 250,000.00
-New Well @ 301 S/I 16 Industrial Park	\$ 1,100,000.00	\$ -
TOTAL - WATER & SEWER	\$ 4,930,000.00	\$ 3,830,000.00
Total City Proposed 2019 SPLOST Projects	\$ 22,833,000.00	\$ 14,593,500.00

CITY OF STATESBORO



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

To: Mayor and City Council

From: Randy Wetmore, City Manager

Date: July 17, 2018

RE: Contract with Development Associates to conduct search for the Human Resources Director and City Engineer positions.

Policy Issue: Both of the positions have been open for an extended period of time and in house searches have not produced a pool of candidates with the experience and skill sets that are desired.

Background: The City Engineer left last December. The search has not been able to find a candidate to accept the position. The engineering market is very tight at this time.

The Human Resources Director position has been open since March. The in-house search was only able to produce a very small number of applicants. The group of candidates did have the desired experience and knowledge for the position.

Recommendation: To allow the City Manager to enter into contract with Development Associates to conduct the searches to fill the Human Resources Director and City Engineer positions. It is anticipated that each contract will be under \$20,000 each. But in case of unexpected costs, I am requesting Council approval.

Budget Impact: It is anticipated that both candidates is approximately \$36,000. Funding is available from the positions being open.

Council Person and District: All

Resolution No 2018-21

A RESOLUTION EXTENDING TERMS OF
ALCOHOL ADVISORY BOARD MEMBERS

WHEREAS, the Mayor and City Council previously adopted Ordinance 2016-04 establishing the Alcohol Advisory Board as Division 5 of Article 2 of the Code of Ordinance of the City of Statesboro, Section 2-101 et seq.

WHEREAS, Section 2-101 of this ordinance provides that the Mayor and each Councilmember shall have authority to appoint one member to the Alcohol Advisory Board.

WHEREAS, Section 2-101 of this ordinance further provides that the term of the initial members of Alcohol Advisory Board shall end on June 30, 2018.

WHEREAS, the following appointments were made in 2016 with all six members still serving:

Mayor Jan J. Moore appointed Matt Hube.

District 1 Councilmember Phil Boyum appointed Woody Pumphrey.

District 2 Councilmember Sam Lee Jones appointed Shubert Lane.

District 3 Councilmember Jeff Yawn appointed Patrice Jackson.

District 4 Councilmember John Riggs appointed Jim Thibodeaux.

District 5 Councilmember Travis Chance appointed Laura Wheaton.

WHEREAS, it appears the appointment schedule and its pertinent City ordinance requires modification.

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

Section 1. That the current term for all current Alcohol Advisory Board members be extended until September 4, 2018.

Section 2. That this Resolution shall be and remain effective from and after its date of adoption.

Adopted this 17th day of July, 2018
CITY OF STATESBORO, GEORGIA

By: Jonathan M. McCollar, Mayor

Attest: Sue Starling, City Clerk

CITY OF STATESBORO



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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: July 6, 2018
RE: Recommendation of Low Bidder for "2016 Statesboro CDBG Project"
Policy Issue: Purchasing

Recommendation:

Staff recommends awarding the 2016 Statesboro CDBG Project to the low bidder, Y-Delta, Inc, in the amount of \$770,452.57. Funding will be provided by a \$500,000 community development block grant, \$225,000 in water-sewer fund revenues and \$150,000 in stormwater revenues.

Background:

This project includes drainage infrastructure improvements, water and sewer main improvements, roadway resurfacing, grading work along other tasks in and around Bryant Street, Lovett Street, Kent Street and a portion of Donnie Simmons Way. The City of Statesboro received the following sealed bids on June 19, 2018:

Y-Delta Inc.	\$793,842.57
Southeastern Civil Inc.	\$875,486.75
Shockley Plumbing	\$993,957.00

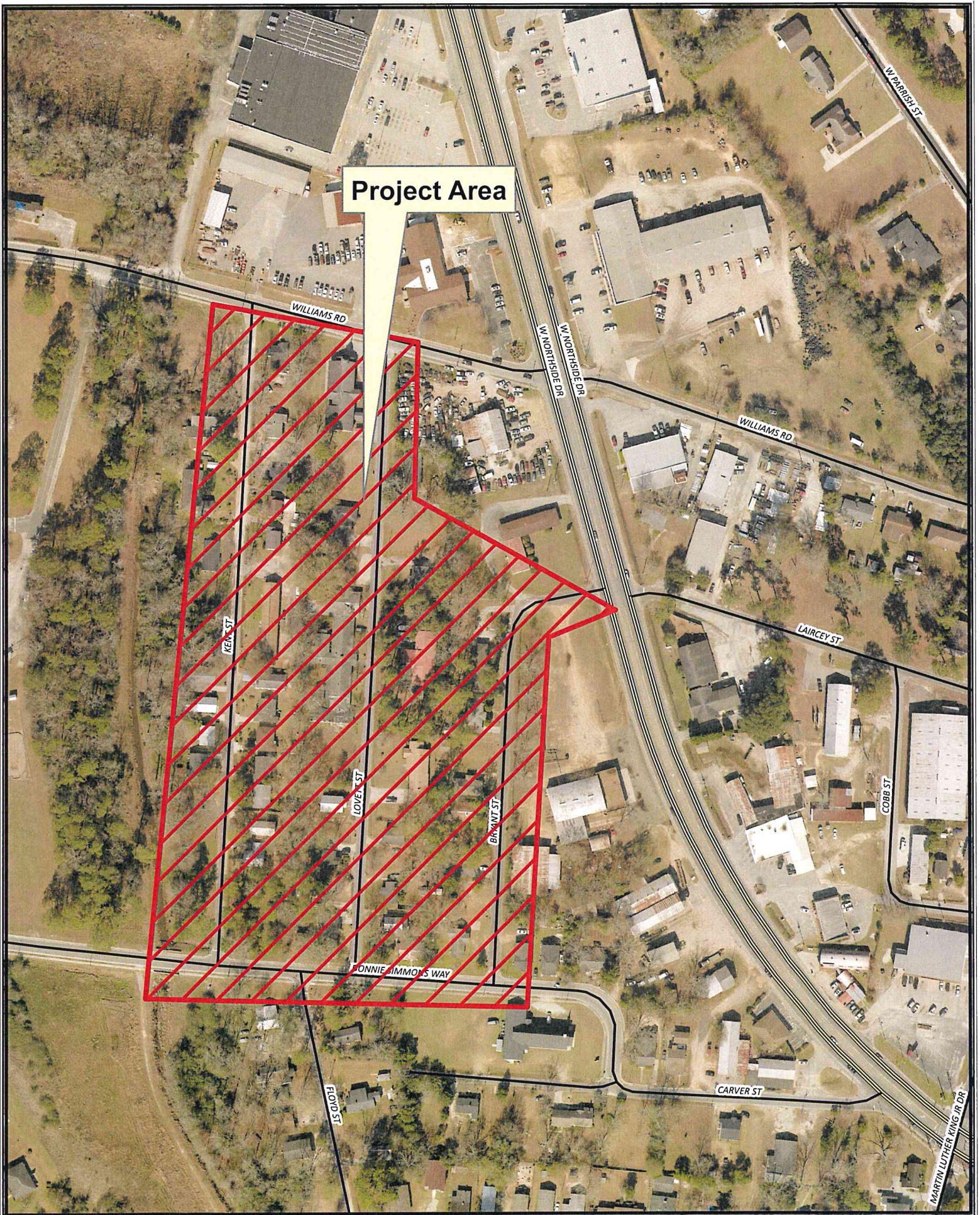
The low bid exceeds our budget so the project engineer has negotiated with Y-Delta Inc, to deduct the line item for manhole rehabilitation and to substitute concrete patching with GAB patching for a total savings of \$23,390.00. This brings the project amount to \$770,452.67 which is \$6,010.57 over budget; however, we will delay our Chandler Road stormwater project to provide an additional \$18,000 to cover these expenses. The low bidder, Y-Delta Inc., meets the requirements of the bid package and submitted an acceptable bid bond.

Budget Impact:

Funding for this project is to be paid for through a combination of Community Development Block Grant (CDBG) funds (\$500,000), Stormwater fund (\$150,000), and Water Wastewater funds (\$225,000).

Council Person and District: Sam Jones, District 2

Attachments: Location Map



Project Area

Stertil-Koni
 200 Log Canoe Circle
 Stevensville, MD 21666
 United States

T: 410.643.9001
 F: 410.643.8901

Date	03/21/2018
Expires	06/19/2018
Quote #	888
Contact	Kellie Boehm

Prepared for City of Statesboro
 Ronnie Lane
 Statesboro, Georgia
 United States
 E: ronnie.lane@statesboroga.gov

NJPA

Item	Code	Qty	Price	Total
Mobile Column Lifts, EARTHLIFT™ Controls	ST-1085-3FRA	1	\$89,923.00	\$89,923.00[†]
<ul style="list-style-type: none"> • Capacity 18,500 lbs. per column. total capacity for a set of 6 - 111,000 lbs. • 24 volt battery operated energy retrieval system • ebright touchscreen control system with variable speed and adjustment for raising and lowering • Adjustable forks • ALI Certified - ANSI/ALI ALCTV-2011 				
<i>Item Discount</i>		1	29%	<i>(\$26,077.67)[†]</i>
<i>† Non-taxable item</i>			Subtotal	\$89,923.00
Please contact us if you have any questions.			Discount	(\$26,077.67)
Comments: Freight not included			Total Due	\$63,845.33 USD

Contract

National Joint Powers Alliance - Contract #: 061015-SKI
 NJPA Member ID#33094

Local Distributor

Ian Merrow
 Heavy Duty Lift & Equipment, Inc.
 (404) 353-6921 cell
 (770) 932-8862 office
 (770) 932-8862 fax
imerrow60@gmail.com

Terms and Conditions

1. Product availability and proposed delivery date provided ARO
2. Please submit PO to orders@stertil-koni.com

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: July 6, 2018

RE: Fleet Maintenance Vehicle Lifts - NJPA Contract Purchase Award

Policy Issue: Purchasing

Recommendation:

Staff recommends award of contract for the purchase of six (6) vehicle column lifts to Steril-Koni in the amount of \$63,845.33 per NJPA contract # 061015-SKI. This unit will be paid by fleet management fund revenues.

Background:

Fleet maintenance has six (6) Koni column lifts that are dated and need to be replaced. These units are vitally important in the maintenance of large vehicles such as fire apparatus and garbage trucks. These units are used as a coordinated set for a total lifting capacity of 111,000 pounds and are used on a daily basis.

If approved, these units will be purchased via the NJPA (National Joint Powers Alliance)/Sourcewell contract #061015-SKI. The City of Statesboro has used this and other purchasing coops numerous times in the past to obtain vehicles and equipment while benefitting from the volume pricing contained in these contracts. City of Statesboro Ordinance 2.2.7 allows for coop purchases of this nature. Further, no local dealer provides this product.

Budget Impact: Capital purchase cost only

Council Person and District: citywide

Attachments: None