



**August 21, 2018 5:30 pm**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilman Phil Boyum
3. Recognitions/Public Presentations
  - A) Proclamation recognizing the City of Statesboro as “A Purple Heart City”
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 08-07-2018 Council Minutes
    - b) 08-07-2018 Executive Session Minutes
    - c) 08-14-2018 Called Council Minutes
6. Public Hearing and Consideration of a Motion to Approve Alcohol License Application:
  - A) Deacon Blues BBQ  
Karen O’Neal  
721 South Main St
7. Consideration of a Motion to approve application for Sec.6-17(d) exemptions to open container prohibition. The event is set for August 31<sup>st</sup>, 2018 from 7:00 pm until 11:30 pm.
  - (A) The Blue Room  
Kaleo Lyles  
1830 Chandler Road
8. Consideration of a Motion to Approve an Occupational Tax Certificate for Massage Parlors and Permits for massagist applicants
  - A) Long Life Medical Massage Therapy-Thomas Redfearn  
116 B Savannah Avenue
  - B) Lisa’s Therapeutic Massage- David Lee Whitters  
609 Brannen Street

9. Second Reading and Consideration of a Motion to approve ONE of the following Ordinances of the Statesboro Code of Ordinance Amending Chapter 6 (Alcoholic Beverages) regarding Sec.6-3 Definitions and Sec 6-9 Minors and persons under 21 years of age.
  - A) **Ordinance 2018-03**- Original Michael's Law proposal
  - B) **Ordinance 2018-06**- Revision of Councilman Boyum's proposal
10. Second Reading and Consideration of a Motion to Approve Ordinance **2018-07**: An Ordinance of the Statesboro Code of Ordinances: Chapter 2 (Administration) Amendment amending the appointment procedure for members of the Alcohol Advisory Board as set out in Section 2-98.
11. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 18-07-01**: Haken Holdings requests a zoning map amendment of 2.24 acres of property located at 814 South Main Street from the CR (Commercial Retail) to the R-4 (High Density Residential) zoning district in order to develop a multi-family cottage community (Tax Parcel MS52 000027 000).
12. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 18-07-02**: Windward South requests a zoning map amendment of 19.2 acres from a 54.12 acre property located on S&S Railroad Bed Road from R-10/R-8 (Single Family Residential) to the PUD (Planned Unit Development) zoning district in order to develop a multifamily residential subdivision. (Tax Parcel # 107 000009 000).
13. Public Hearing and Consideration of a Motion to Approve: **APPLICATION CBD 18-07- 03**: Northland Communications Corporation requests approval of the proposed site and architectural plans submitted for 1.17 acres of property located at 32 E. Vine St, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcel S29 000019 000).
14. Consideration of a Motion to Award a contract to Tyson Utilities for improvements to the Bird's Pond Lift Station in the amount of \$172,962.40.
15. Consideration of a motion to approve the Bulloch County Historical Society to place a historical marker on city property recognizing the grave of William Charles "Willie" Heddleston, the first internment in the Eastside Cemetery and authorize the mayor to sign a Memorandum of Understanding (MOU) for its placement.
16. Other Business from City Council
17. City Managers Comments
18. Public Comments (General)

19. 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)**
20. Consideration of a Motion to Adjourn

# A Proclamation by the Mayor and City Council of Statesboro, Georgia

## A PURPLE HEART CITY

**WHEREAS,** the people of the City of Statesboro have great admiration and utmost gratitude for all the men and women who have selflessly served their country and this community in the Armed forces; and

**WHEREAS,** Veterans have paid the high price of **Freedom** by leaving their families and communities and placing themselves in harm's way for the good of all; and,

**WHEREAS,** the contributions and sacrifices of the men and women who served the Armed Forces have been vital in maintaining the **Freedom**s and way of life enjoyed by our citizens; and

**WHEREAS,** many men and women in uniform have given their lives while serving in the Armed Forces; and

**WHEREAS,** many Veterans have received the **PURPLE HEART MEDAL** as a result of being wounded while engaged in combat with an enemy force, construed as a singularly meritorious act of essential service; and

**WHEREAS,** August 21, 2018 has officially been designated as the day in Statesboro, Ga to be remembered and recognize Veterans who are recipients of the **Purple Heart Medal**.

**NOW THEREFORE,** I Jonathan McCollar, Mayor of the City of Statesboro, do hereby proclaim City of Statesboro, Ga as a **Purple Heart City**, a City in the Nation so designated, honoring the service and sacrifice of our Nation's men and women In uniform wounded or killed by the enemy while serving to protect the Freedoms enjoyed by all Americans.

SO PROCLAIMED this 21<sup>st</sup> Day of August, 2018

\_\_\_\_\_  
Jonathan McCollar, Mayor







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**CITY OF STATESBORO  
Council Minutes  
August 7, 2018**

A regular meeting of the Statesboro City Council was held on August 7, 2018 at 9:00a.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 John Riggs

City Manager Randy Wetmore recognized Deputy City Manager Robert Cheshire as he bids farewell as he leaves the City for other employment after 22 years of service.

**Recognitions/Public Presentations**

- A) Presentation of the City of Statesboro Employee of the Quarter**
- B) Presentation of the City of Statesboro Employee of the Year**
- C) Recognition of the Firefighters and Fire Officers involved with the rescue of two victims during a structure fire on morning of July 9th, 2018.**
- D) Presentation by Ecological Planning Group on the completion of Task Order 2 of the Stormwater Master Plan.**
- E) Presentation on the Building Code Effectiveness Grading Schedule (BCGES) evaluation of the building inspections Program performed by Insurance Services Office (ISO)**

HR Coordinator Krystina Johnson presented an award to Missy Hagan for the “Employee of the Quarter for FY 2019 and also presented John Dekle the award for “Employee of the Year for 2018.

Fire Chief Tim Grams presented awards to the firefighters involved in the rescuing of victims from a fire at 242 Ga. Ave. The list of firefighters that received a Unit Citation metal was:

Capt. Stacy Wilson, Lt. Derek Stoddard, Fire Apparatus Operator Caleb New, Fire Apparatus Operator Jon Patterson, Firefighter Timothy Bartholomay, Firefighter Cody Hanna, Firefighter Casey Perkins, Firefighter Trey Seamans, Firefighter Robert Telgen, as well as Brad Bouchillon, Raymond Hutchinson, Marcel Farmer and Steven Morris, share in the unit citation.

Brad Bouchillon, Raymond Hutchinson and Marcel Farmer also received the “Medal of Honor”

June Dipolito also thanked the fighters and presented a plaque to them.

Dr. Rob Brown , water ecological specialist, gave an overview of the City's needs regarding the Stormwater Master Plan focusing on Basin 7 MLK West.

Director of Engineering and Public Works Jason Boyles gave Council an update on the success of the ISO rating for the building inspections program.

**Public Comments (Agenda Item):** Councilman John Rigs recognized Councilman Phil Boyum for receiving his Certificate of Distinction from GMA.

Councilman Boyum stepped out of the meeting.

### **Consideration of a Motion to approve the Consent Agenda**

#### **A) Approval of Minutes**

- a) 07-17-2018 Council Minutes**
- b) 07-17-2018 Executive Session Minutes**
- c) 07-25-2018 Called Council Minutes**
- d) 07-25-2018 Executive Session Minutes**

Councilman Yawn made a motion, seconded by Councilman Riggs to approve the consent agenda in its entirety. Councilman Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 4-0 vote.

### **Public Hearing and First Reading of Ordinance 2018-08: An Ordinance of the Statesboro Code of Ordinance Amending Chapter 6 (Alcoholic Beverages) regarding Sec.6-3 Definitions and Sec 6-9 Minors and persons under 21 years of age.**

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

Councilman Boyum rejoined the meeting.

Mike Vaquer presented the amended ordinance from his perspective as a member of the Georgia Restaurant Association.

Jamie Grady representing the Averitt Arts Center spoke against some of the rules and he stated they were confusing.

Councilman Yawn made a motion, seconded by Councilman Boyum 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 Boyum also expressed some of the issues as he stated the guidelines seem to indicate fake bars and restaurants. He also stated it doesn't address the issues with 18 year olds being allowed where alcohol is served.

There was no action taken.

**Second Reading and Consideration of a Motion to approve/deny Ordinance 2018-06: An Ordinance of the Statesboro Code of Ordinance Amending Chapter 6 (Alcoholic Beverages) regarding Sec.6-3 Definitions and Sec 6-9 Minors and persons under 21 years of age.**

Councilman Duke made a motion, seconded by Councilman Boyum to table this item until August 21, 2018 and as part of the motion directing Cain to combine the proposed alcohol ordinances to make one ordinance for Council to vote on. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion was approve 5-0.

**Public Hearing and First Reading of Ordinance 2018-07: An Ordinance of the Statesboro Code of Ordinances: Chapter 2 (Administration) Amendment amending the appointment procedure for members of the Alcohol Advisory Board as set out in Section 2-98.**

Councilman Yawn 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.

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.

Councilman Boyum asked City Attorney Cain Smith to amend the ordinance to read 2 year and 1 year terms staggered.

**Consideration of a Motion to authorize the City to enter into a memorandum of understanding with Bulloch County to share expenses of a cloud-based GIS system. Under this MOU, the City will manage and maintain this cloud-based system and the County will share half the related expenses in this project. This project is budgeted in fiscal year 2019 within the GIS Division of Central Services.**

Councilman Riggs stepped out of the meeting.

Councilman Yawn made a motion, seconded by Councilman Duke to authorize the City to enter into a memorandum of understanding with Bulloch County to share expenses of a cloud-based GIS system. Under this MOU, the City will manage and maintain this cloud-based system and the County will share half the related expenses in this project. This project is budgeted in fiscal year 2019 within the GIS Division of Central Services. Councilman Boyum, Jones, Yawn and Duke voted in favor of the motion. The motion carried by a 4-0 vote.

**Consideration of a Motion to Approve Resolution 2018-22: A Resolution of the Mayor and City Council of the City of Statesboro, Georgia; Calling for a General Municipal Election to be held on November 6, 2018. (Brunch Bill)**

Councilman Boyum made a motion, seconded by Councilman Duke to approve Resolution 2018-22: A Resolution of the Mayor and City Council of the City of Statesboro, Georgia; Calling for a General Municipal Election to be held on November 6, 2018. (Brunch Bill) 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 Approve Resolution 2018-23: A Resolution approving and adopting a 2018 Redevelopment Plan and associated Tax Allocation District (“TAD”) for an area within the City and authorizing the entry into one or more intergovernmental agreements between the City, Board of Commissioners of Bulloch County, and/or the Board of Education of Bulloch County.**

Councilman Riggs rejoined the meeting.

Councilman Boyum made a motion, seconded by Councilman Riggs to approve Resolution 2018-23: A Resolution approving and adopting a 2018 Redevelopment Plan and associated Tax Allocation District (“TAD”) for an area within the City and authorizing the entry into one or more intergovernmental agreements between the City, Board of Commissioners of Bulloch County, and/or the Board of Education of Bulloch County. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion was approve 5-0.

**Discussion regarding Distribution of TSPLOST funding and Prioritization of Project List**

Deputy City Manager Robert Cheshire reviewed the TSPLOST with Mayor and Council. No action was taken.

Councilman John Riggs left the meeting.

**Discussion and Consideration of a Motion to Approve Creating the New Position of TSPLOST Project Manager**

Councilman Yawn made a motion, seconded by Councilman Boyum to approve the creation of a new position for a TSPLOST Project Manager. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion was approve 4-0.

**Consideration of a Motion to set the dates for the required three (3) public hearings to solicit input regarding the millage rate of 7.308 for the 2018 property taxes**

**1<sup>st</sup> Public Hearing- August 28<sup>th</sup>, 2018 at Noon (12:00) pm**

**2<sup>nd</sup> Public Hearing- August 28<sup>th</sup>, 2018 at 6:00 pm**

**3<sup>rd</sup> Public Hearing- September 4<sup>th</sup>, 2018 at 9:00 am**

Councilman Yawn made a motion, seconded by Councilman Duke to approve the 3 dates for the public hearing regarding the millage rate of 7.308 for the 2018 property taxes. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion was approve 4-0.

**Consideration of a Motion to approve the RFP for the City of Statesboro Employee pay plan study**

Councilman Yawn made a motion, seconded by Councilman Duke to approve an RFP for the City of Statesboro Employee pay plan study. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion was approve 4-0.

**Other Business from City Council:** None

**City Managers Comments**

Director of Public Works and Engineering Jason Boyles stated the transfer station was having some delays due to all the rain recently.

**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)**

At 11:10 am Councilman Duke made a motion, seconded by Councilman Yawn to enter into Executive Session. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion was approve 4-0.

At 11:30 am, the regular meeting was called back to order with no action taken.

**Consideration of a Motion to Adjourn**

Councilman Yawn made a motion, seconded by Councilman Duke to adjourn the meeting. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion was approve 4-0.

The meeting was adjourned at 11:30 am.



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**CITY OF STATESBORO  
Called Council Minutes  
August 14, 2018**

A regular meeting of the Statesboro City Council was held on August 14, 2018 at 9:00 a.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, 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 Derek Duke

**Discussion and Consideration of a Motion to authorize the City of Statesboro to partner with Statesboro's Downtown Get Down Event.**

Councilman Riggs made a motion, seconded by Councilman Yawn to authorize the City of Statesboro to partner with Statesboro's Downtown Get Down Event. 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**

Councilman Riggs made a motion, seconded by Councilman Yawn to adjourn the meeting. 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 9:03 am.



PLEASE BE ADVISED THAT KNOWINGLY PROVIDING FALSE OR MISLEADING INFORMATION ON THIS DOCUMENT IS A FELONY PURSUANT TO O.C.G.A. §16-10-20 WHICH STATES:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

APPLICATION FOR LICENSE TO SELL ALCOHOLIC BEVERAGES  
CITY OF STATESBORO, GEORGIA



The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. A non-refundable TWO HUNDRED dollar (\$200.00) application fee must be tendered with the application. (cash, credit card, certified check, or money order, checks should be made payable to the City of Statesboro.)

1. BUSINESS TRADE NAME: Deacon Blues BBQ  
D/B/A Name

2. APPLICANT'S NAME: Deacon Blues BBQ, LLC  
(Name of partnership, llc, corporation, or individual)

3. BUSINESS LOCATION ADDRESS: 721 S. Main Street STE# 8

4. BUSINESS MAIL ADDRESS: 721 S. Main Street Ste 8

CITY: Statesboro STATE: GA ZIP CODE: 30458

5. LOCAL BUSINESS TELEPHONE NUMBER: (912) 225-5772

CORPORATE OFFICE TELEPHONE NUMBER: ( )

6. CONTACT NAME FOR BUSINESS: Karen H. O'Neal

TELEPHONE NUMBER FOR CONTACT PERSON: (912) 293-7856

7. NAME OF MANAGER: Karen H. O'Neal  
(Person responsible for Alcohol Licensing issues)

TELEPHONE NUMBER FOR MANAGER (912) 293-7856

ADDRESS OF MANAGER: \_\_\_\_\_  
(Street, Road, RFD No., P. O. Box No.)

CITY: \_\_\_\_\_ COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

8. PURPOSE OF APPLICATION IS: (CHECK ALL THAT APPLY)

NEW MANAGER \_\_\_\_\_ NEW BUSINESS:  NEW OWNER: \_\_\_\_\_

PREVIOUS OWNER'S NAME: \_\_\_\_\_

BUSINESS NAME CHANGE: \_\_\_\_\_ PREVIOUS BUSINESS NAME: \_\_\_\_\_

ADDRESS CHANGE: \_\_\_\_\_ PREVIOUS ADDRESS: \_\_\_\_\_

LICENSE CLASS CHANGE: BEER \_\_\_\_\_ WINE \_\_\_\_\_ LIQUOR \_\_\_\_\_ OTHER \_\_\_\_\_

9. INDICATE WHERE BUSINESS WILL BE LOCATED:

Above Ground     Street or Ground Floor Level

SEC. 6-10(D) ANY PERSON WITHIN THE CITY OF STATESBORO WHO WORKS AS A BOUNCER, EITHER AS AN EMPLOYEE, AGENT, OR SUBCONTRACTOR WHOSE RESPONSIBILITIES IN AN ESTABLISHMENT THAT IS LICENSED TO SELL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION SHALL HAVE THEIR ALCOHOLIC BEVERAGE SECURITY PERMIT ON THEIR PERSON AT ALL TIMES WHILE ACTING AS AN EMPLOYEE, AGENT OR SUBCONTRACTOR OF THE LICENSEE. AN ALCOHOLIC BEVERAGE SECURITY PERMIT SHALL BE READILY AVAILABLE FOR INSPECTION UPON THE REQUEST OF ANY STATESBORO POLICE DEPARTMENT OFFICER, CITY CODE ENFORCEMENT OFFICER, OR THE CITY MANAGER OR HIS DESIGNEE.

DOES ANY EMPLOYEE DESCRIBED IN THE ABOVE PARAGRAPH HAVE AN ALCOHOLIC BEVERAGE SECURITY PERMIT?  YES     NO (PERMIT SHALL BE OBTAINED FROM THE STATESBORO POLICE DEPARTMENT)

<u>CLASSIFICATION</u>	(Mark All That Apply)	<u>LICENSE FEE</u>
Class B, Retail Beer Package	<input type="checkbox"/>	875.00
Class C, Retail Wine Package	<input type="checkbox"/>	875.00
Class D, Retail Liquor by the Drink	<input type="checkbox"/>	1,425.00
Class E, Retail Beer by the Drink	<input checked="" type="checkbox"/>	1,425.00
Class F, Retail Wine by the Drink	<input type="checkbox"/>	1,425.00
Class G, Wholesale Liquor	<input type="checkbox"/>	1,500.00
Class H, Wholesale Beer	<input type="checkbox"/>	1,500.00
Class I, Wholesale Wine	<input type="checkbox"/>	1,500.00
Class J, Licensed Alcoholic Beverage Caterer	<input type="checkbox"/>	200.00
Class K, Brewer, Manufacturer of Malt Beverages Only	<input type="checkbox"/>	1,750.00
Class L, Broker	<input type="checkbox"/>	1,750.00
Class M, Importer	<input type="checkbox"/>	1,750.00
Class O, Manufacture on Wine Only	<input type="checkbox"/>	1,750.00
Sunday Sales Permit	<input checked="" type="checkbox"/>	300.00
In Room Service Permit	<input type="checkbox"/>	150.00

Georgia Law (O.C.G.A. Section 3-3-7) states: "The sale of alcoholic beverages is lawful for consumption on the premises on Sundays from 12:30 p.m. until 12:00 midnight in any licensed establishment which derives at least 50 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served and in any licensed establishment which derives at least 50 percent of its total annual gross income from the rental of rooms for overnight lodging."

Sunday sales permit holders are subject to audit for compliance with State Law. Each establishment is required to maintain Financial Records on food sales and alcohol sales by separate business location to demonstrate compliance with State and Local Law.

TOTAL ANNUAL LICENSE FEE: \$ \_\_\_\_\_

PARTIAL YEAR CALCULATION IF APPLICABLE: \$ \_\_\_\_\_

Special Event Permit 50.00  
 Distance Waiver Application Fee 150.00  
 Alcohol Beverage Control Security Permit(Permit Shall Be Obtained From The Statesboro Police Department) 50.00

10. TYPE OF BUSINESS: (CHECK ONE) \_\_\_\_\_ Individual \_\_\_\_\_ Corporation \_\_\_\_\_ Partnership  LLC

**(COMPLETE EITHER NUMBERS 11, 12 AND 13, AND/OR 14, 15 AND 16 IN THE SECTION BELOW)**

11. IF APPLICANT IS AN INDIVIDUAL: Attach copy of trade name affidavit.

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

HAVE YOU COMPLETED THE FINANCIAL AFFIDAVIT ATTACHED TO THIS APPLICATION? \_\_\_\_\_

12. IF APPLICANT IS A PARTNERSHIP, LLC or LLP: Attach trade name affidavit, if an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement as well as other documents listed below that establish ownership rights of members or partners.

NAME AND ADDRESS OF PARTNERSHIP, LLC, or LLP: Deacon Blues BBQ, LLC  
721 South Main St. Suite 8 Statesboro, GA 30458

DO YOU HAVE AN OPERATING AGREEMENT OR PARTNERSHIP AGREEMENT FOR THE LLC, LLP OR PARTNERSHIP? yes

IF NOT, WHAT DOCUMENTS ESTABLISH THE OWNERSHIP RIGHTS OF THE MEMBERS OR PARTNERS? \_\_\_\_\_

13. MEMBERS OF L.L.C. and/or PARTNERS:

FULL LEGAL NAME: Karen H. O'Neal PHONE# (912) 293-7856

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NUMBER \_\_\_\_\_

FULL LEGAL NAME: Kate Henry Arthur Barefoot PHONE# (912) 314-4329

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_



FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

HAS EACH MEMBER OR PARTNER COMPLETED A FINANCIAL AFFIDAVIT TO ATTACH TO THIS APPLICATION? \_\_\_\_\_

(ATTACH ADDITIONAL PAGES IF NECESSARY)

CORPORATION-STOCKHOLDERS: All corporate applicants who are corporations shall list the names and address of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

14. IF APPLICANT IS A CORPORATION: Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

NAME OF CORPORATION: \_\_\_\_\_  
(Name shown exactly as in Articles of Incorporation or Charter)

HOME OFFICE: \_\_\_\_\_

MAIL ADDRESS IF DIFFERENT: \_\_\_\_\_

DATE AND PLACE OF INCORPORATION: \_\_\_\_\_

DO YOU HAVE A SHAREHOLDERS AGREEMENT? \_\_\_\_\_

IF NOT, WHAT DOCUMENTS ESTABLISH THE OWNERSHIP RIGHTS OF THE SHAREHOLDERS? \_\_\_\_\_  
\_\_\_\_\_

15. OFFICERS:

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

(ATTACH ADDITIONAL PAGES IF NECESSARY)

16. STOCKHOLDERS (If Different from Officer Names)

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

HAS EACH OFFICER AND SHAREHOLDER COMPLETED THE FINANCIAL AFFIDAVIT ATTACHED TO THIS APPLICATION?

(ATTACH ADDITIONAL PAGES IF NECESSARY)

17. If there is any individual or officer, who has resided at his current address less than five (5) years, complete information below.

NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

FULL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

(ATTACH ADDITIONAL PAGES IF NECESSARY)

18. State name and address of owner of the property (Land and Building) where the business will be located.

Frank Parker 721 South Main Street  
Suite 8 Statesboro, GA

19. Is the commercial space where the business is to be located rented or leased?

Answer: YES  NO  If yes, state name of lessor or landlord and address, and provide a copy of the lease with this application.

\_\_\_\_\_  
\_\_\_\_\_

20. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits or receipts from the proposed business with any persons, firm, company, corporation, or other entity.

Answer: YES  NO  If yes, give name of person or firm and address and amount of percentage of profits or receipts to be split.

\_\_\_\_\_  
\_\_\_\_\_

21. Is there anyone connected with this business that is not a legal resident of the United States and at least twenty-one (21) years of age?

Answer: YES  NO  If yes, give full details on separate sheet.

If anyone connected with this business is not a U.S. Citizen, can they legally be employed in the United States.

Answer: YES  NO  N/A  If yes, explain on a separate sheet and submit copies of eligibility.

22. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other City or County in the State of Georgia, or other state or political subdivision and been denied such?

Answer: YES  NO  If yes, give full details on separate sheet.



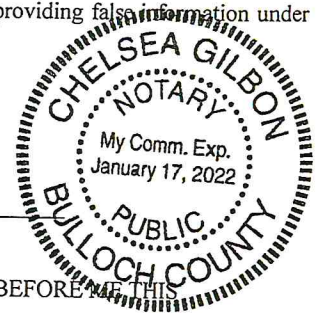
23. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category?  
 Answer: YES \_\_\_\_\_ NO  If yes, give full details on separate sheet
24. Is there anyone connected with this business that has been convicted within fifteen years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred?  
 Answer: YES \_\_\_\_\_ NO  If yes, give full details on separate sheet, including dates, charges and disposition.
25. Is there anyone connected with this business that has been convicted within five years immediately prior to the filing of this application of the violation ( i ) of any state, federal or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability thereof; ( ii ) of a crime involving moral turpitude; or ( iii ) of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident, or any misdemeanor serious traffic offense?  
 Answer: YES \_\_\_\_\_ NO  If yes, give full details on separate sheet, including dates, charges and disposition.
26. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last three (3) year period?  
 Answer: YES \_\_\_\_\_ NO  If yes, give full details on separate sheet.
27. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal Agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity ?  
 Answer: YES \_\_\_\_\_ NO  If yes, give full details on separate sheet.
28. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or United States for the reason the same was being used or intended for use in criminal activities.  
 Answer: YES \_\_\_\_\_ NO  If yes, give full details on separate sheet.
29. Will live nude performances or adult entertainment be a part of this business' operations?  
 Answer: YES \_\_\_\_\_ NO  If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

I, Karen H. Orneal, solemnly swear, subject to the penalties O.C.G.A. §16-10-20 as provided above which I have read and understood, that all information required in this APPLICATION FOR LICENSE TO SELL ALCOHOLIC BEVERAGES and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Karen H. Orneal  
 Print Full Name As Signed Below

Karen Orneal co-owner  
 Signature of Applicant Title

6/18/2018  
 Date



SWORN TO AND SUBSCRIBED BEFORE ME THIS  
6 DAY OF June 2018

Chelsea Gilbon  
 NOTARY PUBLIC (SEAL)  
 My Commission Expires: January 17, 2022



City of Statesboro  
Department of Planning & Development Memorandum

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

**DATE:** June 21, 2018  
**TO:** Teresa Skinner, Tax Clerk  
**SUBJECT:** **ALCOHOLIC BEVERAGE APPLICATION (721 S Main St, Suite 8 – Deacon Blues BBQ)**

The Department of Planning & Development has reviewed the alcoholic beverage application submitted by Karen O'Neal for 721 S Main Street, Suite 8 (Tax Parcel #MS52000008 000). The applicant is proposing the sale of retail beer by the drink at this location. The proposed sale of alcohol is permitted by waiver at the location and the application **may be approved pending council approval**. Staff's recommendation is based on the following:

- 1) Zoning District:** 721 South Main Street is located in the PUD/CR (Planned Unit Development/Commercial Retail) zoning district. Sale of beverages is permitted in this district.
- 2) General Regulations Pertaining to all Licenses:** Per Chapter 6 Section 6-7(c)(2) of the *Statesboro Code of Ordinances*, Class E alcoholic beverage licenses may be issued in the PUD/CR (Commercial Retail Overlay) zoning district.
- 3) Alcoholic Beverages Proximity Restrictions:** The Department of Planning & Development has reviewed the subject property for consistency with the proximity restrictions of Chapter 6 Section 6-7(d) of the *Statesboro Code of Ordinances*. The proposed location is required to adhere to the regulations set forth by O.C.G.A. § 3-3-21. **As per Chapter 6(d)1, Class E licenses shall be issued for a location only if the location complies with the proximity requirements provided by O.C.G.A. § 3-3-21 as measured by the rules and regulations promulgated by the Georgia Department of Revenue. As of the date of this document, the attached survey shows encroachment of 60 feet of the Georgia Southern property line. Conformity with proximity regulations as defined by O.C.G.A. § 3-3-21 may be waived with council approval.**

Department of Planning and Development **approval** is based on the information provided within the alcoholic beverage application submitted for our review.

The Department of Planning & Development encourages all applicants to access the *Statesboro Zoning Ordinance* online at <http://www.statesboroga.gov/>. **The applicant is also encouraged to consult directly with representatives of the Engineering, Fire and other permitting departments if any work on the building or site is occurring to determine whether or not building or site plans associated with the proposed use are necessary.**

Respectfully,

Justin L Williams  
City Planner I  
Department of Planning and Development

**Deacon Blues BBQ LLC**  
**721 S Main St Suite 8**  
**Statesboro Ga 30458**

*Please enter your recommendations and comments with your full name.*

**Alcohol License Review**

**Department                  Full Name      Recommendation                                  Comments**

<b>Planning &amp; Development</b>	Justin Williams	Tentative Approval	Does not meet Prox Requirement of 6-7(e). Distance Waiver under 6-5(o) and Memo Attached
<b>Fire Department</b>	Jeffrey Flake	Approved	6-8-18
<b>Police Department</b>	Jake Saxon	Approved	7/17/18 See Memo
<b>Legal</b>	Cain Smith	Consider	Only issue is with proximity.





# STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

To: Sue Starling, City Clerk

From: Jake Saxon, Impact Team Sergeant *JES 941*

Date: 7/17/18

Ref: Deacon Blues BBQ Alcohol Application Review

I have completed a review of the alcohol application for Deacon Blues BBQ. No issues were found with the application, pending Council approval for the proximity waiver.

I have spoken with Karen O'Neal and discussed the business model of Deacon Blues BBQ. Deacon Blues BBQ will be operating under the City Ordinance **6-9 (a)** designation at all times per the operating procedures outlined by O'Neal.



June 20, 2018  
Karen H. O'Neal  
721 South Main Street  
Suite 8  
Statesboro, GA 30458

City of Statesboro  
50 East Main Street  
Statesboro, GA 30458

Dear Honorable Mayor and City Council Members,

On behalf of our restaurant I am asking for a distance waiver permit for our new barbeque and soul food restaurant.

I have completed all of the necessary paperwork and have submitted the requested survey. Our primary business is a full-service restaurant. We do not intend to be known as a bar or a hangout for underage drinkers to socialize. We intend to comply with every law and regulation to have a restaurant that will be successful long term.

Please grant us this distance waiver permit so that we can be a viable restaurant in the city we call home.

Respectfully,

A handwritten signature in cursive script that reads "Karen H. O'Neal".

Karen H. O'Neal



## Proximity Waiver Application (Alcohol License)

<b>Applicant Information</b>	DEACON BLUES BBQ, LLC Applicant <u>KAREN H O'NEAL</u> Mailing Address <u>721 S. Main Street Suite 8</u> City <u>Statesboro</u> State <u>GA</u> Zip <u>30458</u> Telephone <u>(912) 293-7856</u> Fax ( )
<b>Property Ownership</b>	Property Owner <u>SEGLA FRANK PARKER</u> Mailing Address <u>32 E. Main Street</u> City <u>Statesboro</u> State <u>GA</u> Zip <u>30458</u> Telephone <u>(912) 7645623</u> Fax ( )
<b>Business Information</b>	Location Address <u>721 S. Main Street Suite 8</u> Type of Business <u>Restaurant</u> Alcohol Class Requested <u>Beer</u>

Residence: Karen O'Neal  
10 Briarwood Court  
Statesboro, GA  
30458



<b>Checklist For Submission</b>	<input checked="" type="checkbox"/> Narrative of alcohol waiver request (Please attach with this form). <input checked="" type="checkbox"/> Proximity Survey provided by a registered surveyor in the state of GA (If not submitted in original application).
<b>Application Fee</b>	<input checked="" type="checkbox"/> There is no Fee to Submit Waiver.

I/We understand and agree, upon execution and submission of this waiver, I/we agree to abide by all provision of the Statesboro Zoning Ordinance, as well as the policies and procedures related to the processing of licenses by the Department of Planning & Development. I/We attest that the information provided in this application is true and accurate to the best of my/our knowledge.

Signature of Applicant Karen + Neal Date 7/9/2018

APPROVED X

DISSAPPROVED \_\_\_\_\_

Zoning Authority Justin Eugene Williams Date 7/10/2018



# Statesboro Fire Department

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



*Jonathan M. McCalla  
Mayor*

Print Date: 6/8/2018

## INSPECTION SUMMARY REPORT

Page 1 of 1

Name: Decon Blues 721 S Main ST, Statesboro		
Date: 6/8/2018	Contact: Author Barefoot	
Inspector Name: Prevention Officer Tracy NeSmith	Date notice sent:	
Type of Inspection: Occupational Tax Certificate Inspection		
Property Notes:		
Fire Code Reference	Discrepancy / Remarks	Date Resolved
Special Notes	OTC/Business License: No Violations Noted After the completion of a Fire and Life Safety Inspection at this location, no violations were noted. The Statesboro Fire Department has no objections to the issuance of an OTC pending approval by additional departments as necessary.	

Inspector Signature

Site Signature

--



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

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

DATE OF APPLICATION 8/7/2018

DATE OF EVENT 8/31/2018

TIME OF EVENT 7:00 pm - 11:30 pm

LOCATION OF EVENT 1430 Chandler Rd. (The Blue Room)

TYPE OF EVENT (DETAILED DESCRIPTION) Riley Green

parking lot Country concert

PRODUCTS TO BE SERVED:  BEER  WINE  LIQUOR

DESCRIPTION OF THE AREA, INCLUDING THE SIZE AND THE MAXIMUM NUMBER OF PERSONS FOR SUCH AREA The majority of the

parking lot will be used with an entrance and exit next to

each other towards Chandler Rd. 280ft x 40ft = 11,200 sqft

7 sqft per person = 1600 people. we are planning for 700 people  
 DESCRIPTION OF THE METHOD AND STRUCTURES THAT WILL BE USED TO SECURE AND SEPARATE SUCH AREA FROM OTHER PUBLIC AREAS

Interlocking stainless steel crowd control gates

will be used to secure and separate the areas

ATTACH AN 8 1/2 x 11 INCH MAP OF THE AREA BEING CLOSED OFF.

✓

NAME OF APPLICANT Kheleo Lyles

APPLICANT'S ADDRESS 112 Greenbrier Cir. Statesboro GA, 30458

APPLICANT'S PHONE NUMBER 678 - 943 - 5362

  
SIGNATURE OF APPLICANT

8/7/2018  
DATE

OFFICE USE: \_\_\_\_\_

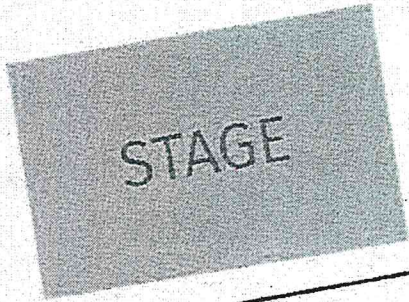
DATE OF COUNCIL MEETING \_\_\_\_\_

DATE APPROVED BY MAYOR AND CITY COUNCIL \_\_\_\_\_



# THE BLUE ROOM - PARKING LOT

1830 CHANDLER RD, STATESBORO, GA 30458  
OUTDOOR EVENT SETUP



STAGE

PROPERTY LINE

BACKYARD AREA

THE BLUE ROOM

EXIT



POTTY WORLD

OPEN AIR PORCH

GREEN ROOM  
OFFICE SPACE



ENTRANCE

CHANDLER ROAD

**The Blue Room**  
**Kaleo Lyles**  
**1830 Chandler Rd**  
**Statesboro GA 30458**  
**8/31/18**

*Please enter your recommendations and comments with your full name.*

**Exemptions To Open Container Prohibition**

**Department                  Full Name    Recommendation                                  Comments**

<b>Department</b>	<b>Full Name</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Fire Department</b>	Carlos Nevarez	Approve/Pending	<u>The Blue Room Letter 08-13-2018</u>
<b>Public Works</b>	Robert Seamans	Approve	Do not block sidewalks or the flow of traffic on Chandler Road.





Timothy E. Grams  
Fire Chief

# Statesboro Fire Department

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



Jonathon M. McCollar  
Mayor

---

August 13, 2018

To: Kaleo Lyles  
The Blue Room  
1830 Chandler Road

From: Carlos Nevarez  
Prevention Division  
Statesboro Fire Department

RE: Riley Green Concert for August 31, 2018

Mr. Lyles,

The Statesboro Fire Department has reviewed the application for Exemptions to Open Container Prohibition submitted on August 7, 2018. The Statesboro Fire Statesboro Department has no objections with approving this request contingent upon the following conditions:

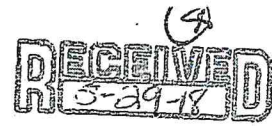
1. The maximum occupant load for the premises shall no exceed more than **2,280** which also includes all staff members and the band group. Please note that the occupancy load for **The Blue Room** is **680** and shall not exceed inside the building at any time.
2. Georgia requires a trained Crowd Control Manager for assembly occupant loads of 100 or more with an additional Crowd Control Manager for every 250 people.
  - a. For example, an establishment has an occupant load of 260. This establishment would have to be staffed with a minimum two (2) Crowd Control Managers anytime it is open and in operation (1 for the first 100 people, 1 for the additional 150 people.). The individual(s) must complete the certification process before the event and have their cards in hand.
  - b. 1,600 occupant load will require **8 crowd managers** for the outside event and **3 crowd managers** for the inside of The Blue Room.
3. The drawing submitted with the application shows only **6** means of egress. Based on this drawing the **number of openings is inadequate for the total number of occupant load of 2,280**. In order to meet the requirements, the egress capacity must equal or exceed that of the total occupancy load (2,280). The calculations used to determine required egress can be found in NFPA 101 Life Safety Code Edition 2012 section 7.3.3.1.

**If All six opening shall not be less than 5 feet (60in.) wide and add on 8 foot (96 in.) gate by the stage area, egress requirements would be satisfied.**

Failure to comply with the conditions listed within at any time during the event could cause a revocation of this permit.

Thank you.

Carlos Nevarez  
Prevention Division  
Statesboro Fire Department



City Of Statesboro

www.statesboroga.gov

P. O. Box 348  
Statesboro, Ga. 30459

(912)764-5468  
(912)764-4691(Fax)

Occupational Tax Application  
Massage Parlors

Application Must Be Legible  
(Please Print or Type)

All lines must include correct information or marked "N/A" (if not applicable)

A business must be issued an Occupational Tax Certificate before conducting business.  
All applicants will be required to provide a photo ID.

- 1. Date of Application: 5/9/2018
- 2. Business Legal Name: Long Life Medical Massage Therapy
- 3. Business Name (DBA): Long Life Medical Massage Therapy
- 4. Applicants Name: Thomas Redfean
- 4. Business Location: 116 B Savannah Ave Statesboro, GA 30458
- 5. Business Mailing Address: \_\_\_\_\_
- 6. Business Telephone: 912-536-9202
- 7. Dominant Line of Business: Medical Massage
- 8. Contact Email: RedfeanLLMMT@gmail.com
- 17. Georgia Sales Tax # \_\_\_\_\_ Federal Tax ID# 46-2312530
- 18. State Board <sup>License</sup> Certificate # MT-001363 Expiration Date: 10/31/18
- 9. List all Owners, Partners, Officers and Managing Agents and provide a copy of driver's license  
Full Legal Name: Thomas Redfean  
Home Address: \_\_\_\_\_  
Two (2) Previous Addresses: \_\_\_\_\_  
\_\_\_\_\_  
Employment for the past three (3) years: 20 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone: 912-536-9202 SSN: \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Height: \_\_\_\_\_ Weight: 150 Eye color: \_\_\_\_\_ Hair color: \_\_\_\_\_ Sex:  Male  Female

15. Is this property Rented/Leased Yes Owned \_\_\_\_\_

16. Property Owner: Forest Resource (Dr. Amy Kitching)

19. Do you operate an amusement game room? Yes \_\_\_\_\_ No X

If so, how many Class B Machines? \_\_\_\_\_

20. Most recent business at this location? Psychology

21. Is this an ownership change only? No

22. Are alcohol sales proposed? Yes \_\_\_\_\_ No X

23. Have you ever owned or operated a business in the City of Statesboro? Yes X No \_\_\_\_\_

If yes, please list the name of the business and the location of the business:

LongLife Medical Massage Therapy 2A Ed Moore Ct

24. Have you ever had a business license revoked or suspended in another city or state? No

25. If yes, list all massage or similar business license history whether the applicant has had a business license revoked or suspended, the reason therefore, and the business activity, or occupation subsequent to such action of suspension or revocation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

26. List the name and address of each massagist who is or will be employed in the establishment. List any massage business or other establishment owned or operated by that massagist.

Thomas Redfern

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

27. Described any other business to be operated on the same premises or on adjoining premises owned or controlled by the applicant.

N/A

28. List all criminal convictions other than misdemeanor traffic violations, including the dates of convictions, nature of the crimes and place convicted.

N/A

30. Provide the name and address of the recognized school attended, the dates attended and a copy of the diploma or certificate of graduation awarded the applicant showing the applicant has completed not less than 70 hours of instruction.

31. Provide the names, current addresses and written statements of at least three(3) bona fide permanent residents, other than relatives, of the United States that the applicant is of good moral character. If the applicant is able, the statement must be furnished from residents of the city, then Bulloch County, then the State of Georgia, then lastly the rest of the united states.

32. Is your business a home occupation? Yes \_\_\_\_\_ No X

X YES  
\_\_\_\_ NO

If your proposed place of business is utilizing an existing building, will it constitute a change of use from the type of business previously there?  
If yes, please contact the Engineering Department at (912)764-0655.

\_\_\_\_ YES  
X NO

Will there be electrical, plumbing, or heating/air work performed prior to opening your business?  
If yes, please contact the City Building Official at (912)764-0655.

\_\_\_\_ YES  
X NO

Will construction valued at more than \$1000.00 be performed prior to opening your business? If yes, please contact the Engineering Department at (912)764-0655.

X YES  
\_\_\_\_ NO  
\_\_\_\_ UNSURE

Does the building meet handicap accessibility?  
If no or unsure, please contact the Building Official at (912)764-0655.

Even if all questions are checked "NO" the Fire Official must perform an inspection of your building and any code violations found must be corrected. Please call (912)764-3473 to schedule the fire inspection. If any code violations are found, they must be corrected and re-inspected prior to the issuance of the Occupation Tax Certificate.

Each person who is licensed by the examining boards of the Secretary of State's office must provide evidence of proper and current state licensure before a City of Statesboro Occupation Tax Certificate will be issued. Please submit this information with your application.

Each person who is licensed by the medical boards must provide a copy of the current license before a City of Statesboro Occupation Tax Certificate will be issued. Please submit this information with your application.



**FEES:**

Application Fee: \$ 40.00  
Administrative Fee: \$ 95.00  
Regulatory Fee: \$ 55.00  
1 X \$20.00 \$ 20.00  
Number of Employees Rate per employee

\*Full time equivalent employees are determined by adding the total number of hours worked by all employees per week and dividing by 40.

Total Due to City: \$ 210.00

.....  
**CERTIFICATION:**

I, Thomas Redfern BEING THE Owner  
Name Title

Of the business firm herein named, attest that the number of employees reported above is the number of employees reported for the third quarter of the calendar year on the Georgia Department of Labor Tax and Wage Report and I declare that the above information contained in this return is true and correct to the best of my knowledge.

Thomas Redfern  
SIGNATURE

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 25<sup>th</sup> DAY OF May, 20 18



Karla Kuraj  
NOTARY PUBLIC

1.24.2020  
MY COMMISSION EXPIRES



## STATESBORO POLICE DEPARTMENT

25 WEST GRADY STREET / STATESBORO, GEORGIA 30458  
PHONE: (912) 764-9911 / FAX: (912) 489-5050

Please take a moment to complete the following information regarding your new business. This information will be forwarded to the Statesboro Police Department in maintaining a database for current information on businesses in case of emergency after hours contact. If any of the information should change, we would appreciate notification at the following address and telephone number. Again thank you for your time and patience in completing this form. If you have any questions or concerns, please feel free to contact:

**Statesboro Police Department**  
25 West Grady Street  
Statesboro, Ga. 30458  
(912) 764-9911

Business Name: Long Life Medical Massage Therapy

Street Address: 116-B Savannah Ave

Business Phone: 912-536-9202 Reference Person: Tommy Redfeorn

Dispatch Alert: Please note any private security information regarding your business (such as vicious dog at gate, alarm company, etc...).

**Contact Information:** Please list three emergency contacts.

<u>Name</u>	<u>Telephone Numbers</u>	<u>Cell Phone Numbers</u>
<u>Cardice Redfeorn</u>	<u>912-314-9130</u>	
<u>Beth Upchurch</u>	<u>912-286-5386</u>	
<u>Sandi Farrell</u>	<u>912-314-2052</u>	

**General Information:** Such as hours of operation, also please list any information that you feel would assist us in serving you and your business.

8:30 AM - 5:30 PM



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: May 31, 2018  
TO: Teresa Skinner, Tax Clerk  
SUBJECT: BUSINESS OCCUPATION TAX APPLICATION (116 B Savannah Avenue- Long Life Medical Massage Therapy)

The Department of Planning and Development has reviewed the business occupation tax application submitted by Mr. Thomas Redfearn for 116 B Savannah Avenue (Tax Parcel# S28 000079 000 ). The applicant is proposing a "Medical Massage Establishment" at the location. The proposed use is permitted at the location and the application may be approved. Staff's recommendation is based on the following:

- 1) **Zoning District:** 116 B Savannah Avenue is located in the CBD (Central Business) district.
- 2) **Zoning Use Classification:** Per Article VIII, a "Medical Massage Establishment" may be classified in the CBD (Central Business) district for a business occupancy as:

- Personal services facilities.

However, this establishment must adhere to all restrictions and specifications within Article VI of the Municipal Code.

- 3) **Parking:** All concerns for parking should be referred to Article XVI of the Statesboro Zoning Ordinance in relation to home businesses
- 4) **Signage:** This property is located in Sign District 4. Per Article XV (Signs) of the *Statesboro Zoning Ordinance*, all proposed signage – whether a new sign or modification of an existing sign – must obtain a sign permit from the Statesboro Department of Planning and Development.

Department of Planning and Development approval 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 allowed in the zoning district. This approval does not confer rights to open or operate the proposed business until all dimensional requirements of the *Statesboro Zoning Ordinance*, or applicable requirements of any other chapter of City Code have been met.

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. The applicant is also encouraged to consult directly with representatives of the Engineering, Fire, Community Development and other permitting departments if any work on the building or site is occurring to determine whether or not building or site plans associated with the proposed use are necessary.

Respectfully,

*Justin Eugene Williams*

Justin L Williams  
Planning and Development



Complete Only One Section Below

Section 1

**PRIVATE EMPLOYER EXEMPTION AFFIDAVIT PURSUANT TO O.C.G.A. § 36-60-6(d)**

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. §36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the Federal Work Authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90.

Signature of Exempt Private Employer: Thomas Redfean

Printed Name of Exempt Private Employer: Thomas Redfean

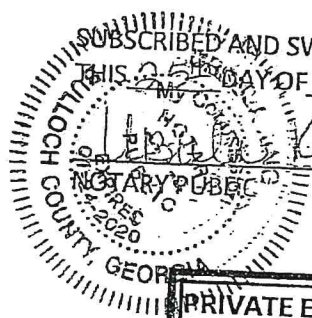
Name of Business: Long Life Medical Massage Therapy

I do hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on May, 25, 2018 in Statesboro (city), GA (state)

Signature of Authorized Officer or Agent: Thomas Redfean

Printed Name and Title of Authorized Officer or Agent: Thomas Redfean, Owner



SUBSCRIBED AND SWORN BEFORE ME ON THIS 25 DAY OF May, 2018.

1-24-2020  
My Commission Expires

Section 2

**PRIVATE EMPLOYER AFFIDAVIT OF COMPLIANCE PURSUANT TO O.C.G.A. § 36-60-6(d)**

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs more than ten employees and has registered with and utilizes the Federal Work Authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User ID Number: \_\_\_\_\_ Authorization Date: \_\_\_\_\_

Name of Private Employer: \_\_\_\_\_

Name of Business: \_\_\_\_\_

I do hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_ in \_\_\_\_\_ (city) \_\_\_\_\_ (state)

Signature of Authorized Officer or Agent: \_\_\_\_\_

Printed Name of Authorized Officer or Agent: \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

My Commission Expires \_\_\_\_\_



**STATESBORO, GEORGIA**  
**SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) PROGRAM**  
**O.C.G.A. § 50-36-1 (e) (2) Affidavit**

NOTE: O.C.G.A. § 50-36-1 defines an applicant as "any natural person, 18 years of age or older, who has made application for access to public benefits on behalf of an individual, business, corporation, partnership, or other private entity."

O.C.G.A. § 50-36-1 provides a list of public benefits for which alien verification is required. Included in the list of public benefits at O.C.G.A. § 50-36-1 is "a state or local benefit as defined in 8 U.S.C. Section 1621," which specifically includes "any grant, ... loan, professional license, or commercial license provided by an agency of a State or local government or by appropriated funds of a State or local government."

By executing this affidavit under oath, as an applicant for one of the enumerated benefit as referenced in O.C.G.A. § 50-36-1 and 8 U.S.C. 1621 from City of Statesboro, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1)  I am a United States citizen.
- 2)  I am a legal permanent resident of the United States.
- 3)  I am a qualified alien, non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agent is:  
\_\_\_\_\_

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document (i.e. valid driver's license or passport), as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

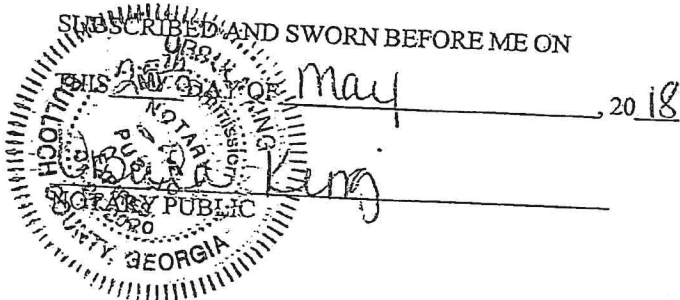
The secure and verifiable document provided with this affidavit can best be classified as:  
\_\_\_\_\_ Driver's License \_\_\_\_\_

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Statesboro (City), GA (State)

Thomas Redhearn  
Printed Name of Applicant

Thomas Redhearn  
Signature of Applicant



Commission Expires: 1/24/2020



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: May 31, 2018

TO: Teresa Skinner, Tax Clerk

SUBJECT: BUSINESS OCCUPATION TAX APPLICATION (116 B Savannah Avenue- Long Life Medical Massage Therapy)

The Department of Planning and Development has reviewed the business occupation tax application submitted by Mr. Thomas Redfean for 116 B Savannah Avenue (Tax Parcel# S28 000079 000 ). The applicant is proposing a "Medical Massage Establishment" at the location. The proposed use is permitted at the location and the application may be approved. Staff's recommendation is based on the following:

- 1) **Zoning District:** 116 B Savannah Avenue is located in the CBD (Central Business) district.
- 2) **Zoning Use Classification:** Per Article VIII, a "Medical Massage Establishment" may be classified in the CBD (Central Business) district for a business occupancy as:

- Personal services facilities.

However, this is establishment must adhere to all restrictions and specifications within Article VI of the Municipal Code.

3) **Parking:** All concerns for parking should be referred to Article XVI of the Statesboro Zoning Ordinance in relation to home businesses

4) **Signage:** This property is located in Sign District 4. Per Article XV (Signs) of the *Statesboro Zoning Ordinance*, all proposed signage – whether a new sign or modification of an existing sign – must obtain a sign permit from the Statesboro Department of Planning and Development.

Department of Planning and Development **approval** 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 allowed in the zoning district. This approval does not confer rights to open or operate the proposed business until all dimensional requirements of the *Statesboro Zoning Ordinance*, or applicable requirements of any other chapter of City Code have been met.

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. **The applicant is also encouraged to consult directly with representatives of the Engineering, Fire, Community Development and other permitting departments if any work on the building or site is occurring to determine whether or not building or site plans associated with the proposed use are necessary.**

Respectfully,

*Justin Eugene Williams*

Justin L Williams  
Planning and Development



# Statesboro Fire Department

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



*Jonathan M. McCollan Mayor*

Print Date: 6/4/2018

## INSPECTION SUMMARY REPORT

Page 1 of 1

Name: Long Life Medical message Therapy 116 Savannah AVE, STATESBORO		
Date: 6/4/2018	Contact: Thomas Redfern	
Inspector Name: Fire Inspector Jeffrey Flake	Date notice sent:	
Type of Inspection: Occupational Tax Certificate Inspection		
Property Notes:		
Fire Code Reference	Discrepancy / Remarks	Date Resolved
Special Notes	OTC/Business License: No Violations Noted After the completion of a Fire and Life Safety Inspection at this location, no violations were noted. The Statesboro Fire Department has no objections to the issuance of an OTC pending approval by additional departments as necessary.	

Inspector Signature

Site Signature

**Long Life Medical Massage Therapy**  
**116 B Savannah Ave**  
**Statesboro Ga 30458**

*Please enter your recommendations and comments with your full name.*

**Business License Review**

**Department          Full Name   Recommendation          Comments**

<b>Department</b>	<b>Full Name</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Planning &amp; Development</b>	Justin Williams	Approve	See Memo
<b>Fire Department</b>	Jeffrey Flake	Approve	6-4-18
<b>Building Official</b>	SS	Approve	
<b>Engineering Department</b>			
<b>Building Permit</b>	Sharon Anton	Approve	No active building permit
<b>Police Department</b>			

RECEIVED  
5-29-18



**City Of Statesboro**

**www.statesboroga.gov**

P. O. Box 348  
Statesboro, Ga. 30459

(912)764-5468  
(912)764-4691(Fax)

**Massagist Business Permit Application**

**Application Must Be Legible  
(Please Print or Type)**

**All lines must include correct information or marked "N/A" (if not applicable)**

**A business must be issued an Occupational Tax Certificate before conducting business.  
All applicants will be required to provide a photo ID.**

1. Date of Application: 5/9/18

2. Applicants Name: Thomas Redfearn

3. Business Location: 116-B Savannah Ave

4. Business Mailing Address: \_\_\_\_\_

5. Business Telephone: 912 536 9202

6. Contact Email: RedfearnLLMMT@gmail.com

7. Georgia Sales Tax # \_\_\_\_\_ Federal Tax ID# \_\_\_\_\_

8. State Board Certificate # \_\_\_\_\_ Expiration Date: \_\_\_\_\_

9. Full Legal Name: Thomas Surles Redfearn

Other names: nicknames, and aliases by which you have been know:  
Tommy

Home Address: \_\_\_\_\_

Two (2) Previous Addresses: \_\_\_\_\_

Driver's license number; provide a copy: 050188681

Telephone: 912-536-9202 SSN: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Eye color: \_\_\_\_\_ Hair color: \_\_\_\_\_ Sex:  Male  Female

10. Provide two (2) front face portrait photograph taken within thirty (30) days of the date of this application; at least two (2) inches by two (2) inches.

11. The name and address of the recognized school attended, the dates attended and a copy of the diploma or certificate of graduation; showing the applicant has completed not less than seventy (70) hours of instruction.  
Marital Arts Academy, school of Massage  
18 S.E. Broad St  
Metter, GA 30439



12. Massage or similar business history and experience for the past ten (10) years prior to the date of this application; including but not limited to whether or not such person is previously operating in this or another city or state under license or permit has had such license or permit denied, revoked or suspended and the reasons therefor and the business activities or occupants subsequent to such action or denial, suspension or revocation.

Massage Therapist for 12 years @ 2-A Ed Moore  
18 S.E. Broad St Mettew, GA 30439 Statesboro,

13. List all convictions for felony or misdemeanor or violation of a local ordinance except traffic violations, including the dates of convictions, nature of the crimes and place convicted.

NA

14. Have you ever had a business license revoked or suspended in another city or state? NO

15. If yes, list all massage or similar business license history whether the applicant has had a business license revoked or suspended, the reason therefore, and the business activity, or occupation subsequent to such action of suspension or revocation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Provide the names, current addresses and written statements of at least five (5) bona fide permanent residents, other than relatives, of the United States that the applicant is of good moral character. If the applicant is able, the statement must be furnished from residents of the city, then Bulloch County, then the State of Georgia, then lastly the rest of the United States.

17. A medical certificate signed by a physician, licensed to practice in the state, within seven (7) days of the date of the application the certificate shall state that the applicant was examined by the certifying physician and that the applicant

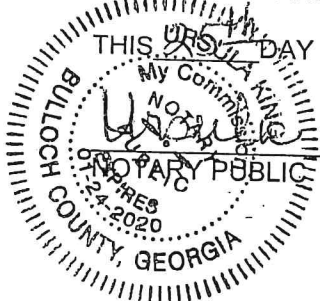
**CERTIFICATION:**

I, Thomas Reelfearn, solemnly swear subject to the penalties O.C.G.A. §16-10-20 as provided above which I have read and understood, that all information required in this application for Massage Therapy and supporting documents is true and correct to the best of my knowledge. I fully understand that any false information will cause the denial or revocation of any Massage Therapy Permit/license issued by the City of Statesboro. I fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Thomas Reelfearn  
SIGNATURE

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 18th DAY OF May, 2018



Wanda Keraj  
NOTARY PUBLIC

1-24-2020  
MY COMMISSION EXPIRES



**City Of Statesboro**  
 P. O. Box 348  
 Statesboro, Ga. 30459

**www.statesboroga.gov**  
 (912)764-5468  
 (912)764-4691(Fax)

**Occupational Tax Application  
 Massage Parlors**

**Application Must Be Legible  
 (Please Print or Type)**

**All lines must include correct information or marked "N/A" (if not applicable)**

**A business must be issued and Occupational Tax Certificate before conducting business.  
 All applicants will be required to provide a photo ID.**

1. Date of Application: March 06, 2018

2. Business Legal Name: L & S Gedy LLC

3. Business Name (DBA): LISA'S THERAPEUTIC MASSAGE

4. Applicants Name: Xuehua Yaws

4. Business Location: 609 BRANNON ST

5. Business Mailing Address: \_\_\_\_\_

6. Business Telephone: 706-504-3017

7. Dominant Line of Business: MASSAGE THERAPY

8. Contact Email: LANDSBEET@GMAIL.COM

9. List all Owners, Partners, Officers and Managing Agents and provide a copy of driver's license  
 Full Legal Name: (OWNER) Xuehua Yaws

Home Address: \_\_\_\_\_

Two (2) Previous Addresses: \_\_\_\_\_

Employment for the past three (3) years: LISA'S THERAPEUTIC MASSAGE (Augusta GA)

Telephone: 706-421-5836 SSN: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Eye color: \_\_\_\_\_ Hair color: \_\_\_\_\_ Sex:  Male  Female

Full Legal Name: DAVID Lee Whiters II

Home Address: \_\_\_\_\_

Two (2) Previous Addresses: \_\_\_\_\_

Employment for the past three (3) years: \_\_\_\_\_

Telephone: 706-495-4664 SSN: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Height \_\_\_\_\_ Weight \_\_\_\_\_ Eye color \_\_\_\_\_ Hair color: \_\_\_\_\_ Sex:  Male  Female

Full Legal Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Two (2) Previous Addresses: \_\_\_\_\_

Employment for the past three (3) years: \_\_\_\_\_

Telephone: \_\_\_\_\_ SSN: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Eye color: \_\_\_\_\_ Hair color: \_\_\_\_\_ Sex:  Male  Female

Full Legal Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Two (2) Previous Addresses: \_\_\_\_\_

Employment for the past three (3) years: \_\_\_\_\_

Telephone: \_\_\_\_\_ SSN: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Eye color: \_\_\_\_\_ Hair color: \_\_\_\_\_ Sex:  Male  Female

15. Is this property Rented/Leased Rented Owned \_\_\_\_\_

16. Property Owner: Tracy Waters

17. Georgia Sales Tax # N/A Federal Tax ID# 46-295-1503

18. State Board Certificate # MT011536 Expiration Date: 10/31/2018

19. Do you operate an amusement game room? Yes \_\_\_\_\_ No

If so, how many Class B Machines? NO (1)

20. Most recent business at this location? ONE

21. Is this an ownership change only? NO

22. Are alcohol sales proposed? Yes \_\_\_\_\_ No

23. Have you ever owned or operated a business in the City of Statesboro? Yes \_\_\_\_\_ No

If yes, please list the name of the business and the location of the business:

N/A

24. Have you ever had a business license revoked or suspended in another city or state? NO

25. If yes, list all massage or similar business license history whether the applicant has had a business license revoked or suspended, the reason therefore, and the business activity, or occupation subsequent to such action of suspension or revocation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

26. List the name and address of each massagist who is or will be employed in the establishment. List any massage business or other establishment owned or operated by that massagist.

DAVID LEE Whifers II

\_\_\_\_\_  
\_\_\_\_\_

27. Described any other business to be operated on the same premises or on adjoining premises owned or controlled by the applicant.

NONE



28. List all criminal convictions other than misdemeanor traffic violations, including the dates of convictions, nature of the crimes and place convicted.

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30. Provide the name and address of the recognized school attended, the dates attended and a copy of the diploma or certificate of graduation awarded the applicant showing the applicant has completed not less than 70 hours of instruction.

31. Provide the names, current addresses and written statements of at least three(3) bona fide permanent residents, other than relatives, of the United States that the applicant is of good moral character. If the applicant is able, the statement must be furnished from residents of the city, then Bulloch County, then the State of Georgia, then lastly the rest of the United States.

32. Is your business a home occupation? Yes \_\_\_\_\_ No

YES  
 NO  
If your proposed place of business is utilizing an existing building, will it constitute a change of use from the type of business previously there?  
If yes, please contact the Engineering Department at (912)764-0655.

YES  
 NO  
Will there be electrical, plumbing, or heating/air work performed prior to opening your business?  
If yes, please contact the City Building Official at (912)764-0655. 3<sup>rd</sup> FL

YES  
 NO  
Will construction valued at more than \$1000.00 be performed prior to opening your business? If yes, please contact the Engineering Department at (912)764-0655. 3<sup>rd</sup> FL

YES  
 NO  
 UNSURE  
Does the building meet handicap accessibility?  
If no or unsure, please contact the Building Official at (912)764-0655.

Even if all questions are checked "NO" the Fire Official must perform an inspection of your building and any code violations found must be corrected. Please call (912)764-3473 to schedule the fire inspection. If any code violations are found, they must be corrected and re-inspected prior to the issuance of the Occupation Tax Certificate.

Each person who is licensed by the examining boards of the Secretary of State's office must provide evidence of proper and current state licensure before a City of Statesboro Occupation Tax Certificate will be issued. Please submit this information with your application.

Each person who is licensed by the medical boards must provide a copy of the current license before a City of Statesboro Occupation Tax Certificate will be issued. Please submit this information with your application.



**FEES:**

Application Fee: \$ 40.00

Administration Fee: \$ 95.00

3 X \$20.00 = \$ \_\_\_\_\_  
Number of Employees Rate per employee

\*Full time equivalent employees are determined by adding the total number of hours worked by full time and part time employees per week and dividing by 40. Owners should be counted as full time employee.

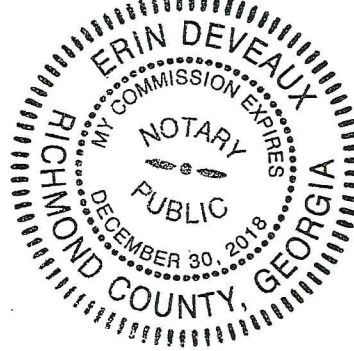
Total Due to City \$ \_\_\_\_\_

.....  
**CERTIFICATION:**

I, Xuehua Yang BEING THE Owner  
Print Name Title

OF THE BUSINESS FIRM HEREIN NAMED, ATTEST THAT THE NUMBER OF EMPLOYEES REPORTED ABOVE IS THE NUMBER OF EMPLOYEES REPORTED ON THE GEORGIA DEPARTMENT OF LABOR TAX AND WAGE REPORT AND I DECLARE THAT THE ABOVE INFORMATION CONTAINED IN THIS RETURN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]  
SIGNATURE



SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 21<sup>st</sup> DAY OF March, 2018

[Signature]  
NOTARY PUBLIC

12-30-2018  
MY COMMISSION EXPIRES



## STATESBORO POLICE DEPARTMENT

25 WEST GRADY STREET / STATESBORO, GEORGIA 30458  
PHONE: (912) 764-9911 / FAX: (912) 489-5050

Please take a moment to complete the following information regarding your new business. This information will be forwarded to the Statesboro Police Department in maintaining a database for current information on businesses in case of emergency after hours contact. If any of the information should change, we would appreciate notification at the following address and telephone number. Again thank you for your time and patience in completing this form. If you have any questions or concerns, please feel free to contact:

Statesboro Police Department  
25 West Grady Street  
Statesboro, Ga. 30458  
(912) 764-9911

Business Name: Lisa's Therapeutic Massag

Street Address: 609 BRAUNN STREET STATESBORO GA

Business Phone: 706-504-3017 Reference Person: LISA or SHAWN

Dispatch Alert: Please note any private security information regarding your business (such as vicious dog at gate, alarm company, etc...).

NONE AT THIS TIME

Contact Information: Please list three emergency contacts.

<u>Name</u>	<u>Telephone Numbers</u>	<u>Cell Phone Numbers</u>
<u>Xuehua Tang</u>	<u>678-408-7299</u>	
<u>Shawn Carneal</u>	<u>706-401-5836</u>	

General Information: Such as hours of operation, also please list any information that you feel would assist us in serving you and your business.

9:30 hrs To 2:30 hrs

Section 1

**PRIVATE EMPLOYER EXEMPTION AFFIDAVIT PURSUANT TO O.C.G.A. § 36-60-6(d)**

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. §36-60-6, stating affirmatively that the individual, firm or corporation **employs fewer than eleven employees** and therefore, is not required to register with and/or utilize the Federal Work Authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90.

Signature of Exempt Private Employer: Xuehua Yang

Printed Name of Exempt Private Employer: Xuehua Yang

Name of Business: Lisa's Therapeutic Massage

I do hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on March 21<sup>st</sup>, 2018 in Augusta (city), GA (state)

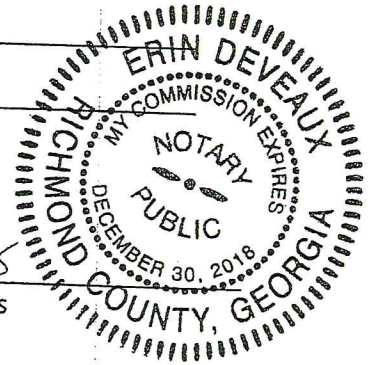
Signature of Authorized Officer or Agent: Xuehua Yang

Printed Name and Title of Authorized Officer or Agent: Xuehua Yang

SUBSCRIBED AND SWORN BEFORE ME ON THIS 21<sup>st</sup> DAY OF March, 2018.

[Signature]  
NOTARY PUBLIC

12-30-2018  
My Commission Expires



Section 2

**PRIVATE EMPLOYER AFFIDAVIT OF COMPLIANCE PURSUANT TO O.C.G.A. § 36-60-6(d)**

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation **employs more than ten employees** and has registered with and utilizes the Federal Work Authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User ID Number: \_\_\_\_\_ Authorization Date: \_\_\_\_\_

Name of Private Employer: \_\_\_\_\_

Name of Business: \_\_\_\_\_

I do hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, 20\_\_\_\_ in \_\_\_\_\_ (city) \_\_\_\_\_ (state)

Signature of Authorized Officer or Agent: \_\_\_\_\_

Printed Name of Authorized Officer or Agent: \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires



**STATESBORO, GEORGIA**  
**SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) PROGRAM**  
**O.C.G.A. § 50-36-1 (e) (2) Affidavit**

NOTE: O.C.G.A. § 50-36-1 defines an applicant as "any natural person, 18 years of age or older, who has made application for access to public benefits on behalf of an individual, business, corporation, partnership, or other private entity."

O.C.G.A. § 50-36-1 provides a list of public benefits for which alien verification is required. Included in the list of public benefits at O.C.G.A. § 50-36-1 is "a state or local benefit as defined in 8 U.S.C. Section 1621," which specifically includes "any grant, ... loan, professional license, or commercial license provided by an agency of a State or local government or by appropriated funds of a State or local government."

By executing this affidavit under oath, as an applicant for one of the enumerated benefit as referenced in O.C.G.A. § 50-36-1 and 8 U.S.C. 1621 from City of Statesboro, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1)  I am a United States citizen.
- 2)  I am a legal permanent resident of the United States.
- 3)  I am a qualified alien, non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agent is:  
\_\_\_\_\_.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document (i.e. valid driver's license or passport), as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

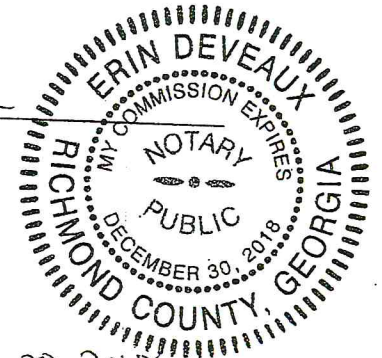
The secure and verifiable document provided with this affidavit can best be classified as:  
Georgia Driver's License 055480071.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Augusta (City), Georgia (State)

Xuehua Yang  
Printed Name of Applicant

Xuehua Yang  
Signature of Applicant



SUBSCRIBED AND SWORN BEFORE ME ON

THIS 21<sup>st</sup> DAY OF March, 2018

Erin Deveau  
NOTARY PUBLIC

Commission Expires: 12-30-2018

GEORGIA DEPARTMENT OF REVENUE

ANY PERSON WHO PERFORMS ANY BUSINESS, OCCUPATION OR PROFESSION SUBJECT TO AN OCCUPATION TAX OR REGULATORY FEE UNDER O.C.G.A. 48-13-1 IS REQUIRED TO PROVIDE THE CITY THE FOLLOWING INFORMATION WHEN PAYING SUCH OCCUPATION TAX OR REGULATORY FEE.

LEGAL NAME OF BUSINESS LTS Beely LLC

ANY ASSOCIATED TRADE NAMES FOR THE BUSINESS Lisa's Therapeutic Massage

MAILING ADDRESS FOR BUSINESS P.O. Box 329 Grovetown GA 30813

PHYSICAL ADDRESS FOR EACH LOCATION OF THE BUSINESS 609

BRANNEW ST STE 7 STATESBORO GA 30458

SALES AND USE TAX IDENTIFICATION NUMBER ASSIGNED TO THE BUSINESS BY THE GEORGIA DEPARTMENT OF REVENUE, IF THE BUSINESS IS REQUIRED BY LAW TO HAVE SUCH A NUMBER \_\_\_\_\_

I SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES FOR FALSE SWEARING AS PROVIDED UNDER GEORGIA LAW, ALL INFORMATION REQUIRED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND I FULLY UNDERSTAND THAT ANY FALSE INFORMATION WILL CAUSE THE DENIAL OR REVOCATION OF ANY LICENSE ISSUED BY THE CITY OF STATESBORO. I ALSO FULLY UNDERSTAND THAT KNOWINGLY PROVIDING FALSE INFORMATION UNDER OATH IN THIS AFFIDAVIT WILL SUBJECT ME TO CRIMINAL PROSECUTION AND POSSIBLE IMPRISONMENT.

Yang. Yan Hue  
SIGNATURE

[Signature]  
NOTARY

ANDRE WOODARD  
NOTARY PUBLIC  
Lincoln County  
State of Georgia  
My Comm. Expires Sept. 12, 2021

OFFICE USE:

NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM CODE (NAICS) \_\_\_\_\_





**City Of Statesboro**  
 P. O. Box 348  
 Statesboro, Ga. 30459

**www.statesboroga.gov**  
 (912)764-5468  
 (912)764-4691(Fax)

**Massagist Business Permit Application**

**Application Must Be Legible  
 (Please Print or Type)**

**All lines must include correct information or marked "N/A" (if not applicable)**

**A business must be issued an Occupational Tax Certificate before conducting business.  
 All applicants will be required to provide a photo ID.**

- 1. Date of Application: March 21, 2018
- 2. Applicants Name: DAVID LEE WHITERS II
- 3. Business Location: 609 BRANSON ST. STATESBORO GA.
- 4. Business Mailing Address: P.O. Box 329 Grovetown GA 30813
- 5. Business Telephone: 706-504-3017
- 6. Contact Email: LANDSGEELY@gmail.com
- 7. Georgia Sales Tax # N/A Federal Tax ID# N/A
- 8. State Board Certificate # MT011536 Expiration Date: 10/31/2018
- 9. Full Legal Name: DAVID LEE WHITERS II

Other names: nicknames, and aliases by which you have been know:  
 \_\_\_\_\_

Home Address: \_\_\_\_\_

Two (2) Previous Addresses: \_\_\_\_\_

Driver's license number; provide a copy: \_\_\_\_\_

Telephone: 706 495 4664 SSN: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Eye color: \_\_\_\_\_ Hair color: \_\_\_\_\_ Sex:  Male  Female

10. Provide two (2) front face portrait photograph taken within thirty (30) days of the date of this application; at least two (2) inches by two (2) inches.

11. The name and address of the recognized school attended, the dates attended and a copy of the diploma or certificate of graduation; showing the applicant has completed not less than seventy (70) hours of instruction.

\_\_\_\_\_  
 \_\_\_\_\_

12. Massage or similar business history and experience for the past ten (10) years prior to the date of this application; including but not limited to whether or not such person is previously operating in this or another city or state under license or permit has had such license or permit denied, revoked or suspended and the reasons therefor and the business activities or occupants subsequent to such action or denial, suspension or revocation.

No

13. List all convictions for felony or misdemeanor or violation of a local ordinance except traffic violations, including the dates of convictions, nature of the crimes and place convicted.

met

14. Have you ever had a business license revoked or suspended in another city or state? No

15. If yes, list all massage or similar business license history whether the applicant has had a business license revoked or suspended, the reason therefore, and the business activity, or occupation subsequent to such action of suspension or revocation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Provide the names, current addresses and written statements of at least five (5) bona fide permanent residents, other than relatives, of the United States that the applicant is of good moral character. If the applicant is able, the statement must be furnished from residents of the city, then Bulloch County, then the State of Georgia, then lastly the rest of the United States.

17. A medical certificate signed by a physician, licensed to practice in the state, within seven (7) days of the date of the application the certificate shall state that the applicant was examined by the certifying physician and that the applicant is free of communicable disease.

**CERTIFICATION:**

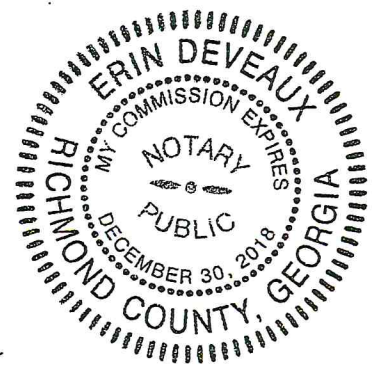
I, David Whiteners, solemnly swear subject to the penalties O.C.G.A. §16-10-20 as provided above which I have read and understood, that all information required in this application for Message Therapy and supporting documents is true and correct to the best of my knowledge. I fully understand that any false information will cause the denial or revocation of any Message Therapy Permit/license issued by the City of Statesboro. I fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

David 2 Whiteners II  
SIGNATURE

SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 21 DAY OF March, 2018

E. Allen  
NOTARY PUBLIC

12-30-2018  
MY COMMISSION EXPIRES



**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 3<sup>rd</sup> 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:

---

Jonathan McCollar, Mayor

---

Sue Starling, City Clerk



## **Ordinance 2018-06**

### **Section 6-3 Definitions**

*Bar* means any public place with its primary business being the service of alcoholic beverages for on premises consumption. Bars shall not be required to have any food preparation capacity or certain percentage of food sales.

*Bar with Kitchen* means any public place with its primary business being the service of alcoholic beverages for on premises consumption that has an adequate and sanitary kitchen and dining room equipment, having employed a sufficient number of cooks and kinds of employees to prepare, cook, and serve suitable food at tables with seating, and holding a certificate of inspection and approval from the county health department.

*Event Venue* means a public place hosting advertised sporting events, projected cinematic showings, live musical concerts, performing arts presentations or performances. and/or any other type of entertainment for which a ticket is required for admission and attendance with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto. Event Venues may host private functions with guest list and no ticket being required. Cover charges are expressly prohibited. Serving of prepared food and its attendant facilities shall be permitted but not required. Event Venues shall only be open to public for one hour before and after hosted events.

*Live Musical Concert* means any musical performance by one or more musicians/singers playing music through the use of conventional musical instruments where a ticket is required for admission. A Disc Jockey, a person playing pre-recorded music, would also qualify. In any case a single event contract between performer(s) and licensee shall be required. Karaoke is not considered to be a live musical performance for the purposes of this ordinance.

*Live Performing Arts Presentation* means an artistic performance by one or more actors/performers in a play, comedy act or other similar live ticketed presentation. A film, movie, or video presentation does not meet the requirements of this definition.

*Pub* means any public place kept, used, maintained, and advertised and held out to the public as a place where meals are served and where meals are actually and regularly served, such place being provided with adequate and sanitary kitchen and dining room equipment, having employed a sufficient number of cooks and kinds of employees to prepare, cook, and serve suitable food at tables with seating, and holding a certificate of inspection and approval from the county health department. At least one meal per day shall be served every day that the premises is open to the public, and the serving of such meals shall be a substantial portion of the business conducted, with the serving of alcoholic beverages also comprising a substantial portion of its business. A pub shall have 40 percent or more of its total annual gross sales of from the sale of prepared meals. The sale of ice, garnishes, soft drinks, mixers or beverages of any kind shall not constitute the sale of prepared meals.

*Restaurant* means any public place kept, used, maintained, and advertised and held out to the public as a place where meals are served and where meals are actually and regularly served, such

place being provided with adequate and sanitary kitchen and dining room equipment, having employed a sufficient number of cooks and kinds of employees to prepare, cook, and serve suitable food at all times the place is open with the sole exception of one hour after food preparation ceases for business at tables with seating, and holding a certificate of inspection and approval from the county health department. At least one meal per day shall be served every day that the premises is open to the public, and the serving of such meals shall be the principal business conducted, with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto. A restaurant shall have 70 percent or more of its total annual gross sales of from the sale of prepared meals. The sale of ice, garnishes, soft drinks, mixers or beverages of any kind shall not constitute the sale of prepared meals.

#### **Section 6-4**

(e) *Underage Permit.* All licensees who hold a Class D, E, or F and desire to allow Minor Persons under 21 Years of Age on their premises under Sec 6-9(b) and in accordance with O.C.G.A. 3.3.24.1 shall be required to obtain an Under Age Permit. Application for Underage Permit may be made with license application, with license renewal or by separate application to the City Clerk. Only Mayor and Council shall have the authority to grant Underage Permits. Such permit shall only be operative when premises is hosting a Live Musical Concert or Live Performing Arts Presentation. During all times that the Underage Permit is operative the kitchen must remain open, offering the full or a substantial menu during that time. At no time shall patrons under 21 be allowed to sit at alcohol dispensing station (bar). Events permitted under this subsection shall be limited to 12 events annually per licensed premises. Licensee shall furnish Statesboro City Clerk and Chief of the Statesboro Police Department or his/ her designees with notice of events being held pursuant to this subsection not less than ten (10) business days prior to event.

#### **Sec. 6-9. - Minors and persons under 21 years of age.**

In addition to the prohibitions set forth at O.C.G.A. §§ 3-3-23, 3-3-23.1, 3-3-24, and 3-3-24.1 as amended, which are hereby incorporated by reference herein, the following guidelines for license type shall apply:

- (a) *Bars:* No persons under 21 are allowed to enter, remain, or be employed except for third-party outside vendors or other non-staff individuals who are on the premises for a limited duration and are being compensated to perform a specific task on the premises but are not regularly on the premises nor are on the premises to patronize the Bar. Examples of such individuals include, but are not limited to, the following: construction workers, couriers, deliverymen, and handymen and repairmen.
- (b) *Bars with Kitchens:* The prohibitions set forth in 6-9(a) shall apply unless licensee possesses an Underage Permit as stipulated in 6-4-(e), proper notice under referenced subsection has been made, and the kitchen is open serving a full or substantial menu of premises prepared meals. At such times, and in compliance with O.C.G.A. 3.3.24.1, the restriction in 6-9 (a) shall not apply if a minor between 18 years and 20 years of age

enters a Bar with Kitchen in order to attend a bona fide Live Musical Concert or Live Performing Arts Presentation for which the minor has purchased a ticket. Tickets for such events may not be made available or sold at the premises at any time less than two hours prior to noticed start of event. During such events door personnel must use an ID Scanner to verify the age of each patron, regardless of age, and must place wristbands on patrons 21 years or older. Alcoholic Beverages served to non-minor patrons must be in a plastic, colored cup when Underage Permit is operative.

- (c) *Event Venues*: No age restrictions during permitted hours of operation.
- (d) *Low Volume Licensees*: No age restrictions shall apply.
- (e) *Pubs*: No one under 18 shall be allowed in or to remain on premises after 10 pm without a parent or guardian. No one under 21 years of age shall be allowed to enter or remain on premises after the kitchen has stopped serving. Pubs may allow patrons over 18 years of age to enter and remain during live music concerts that continue past 10 PM if the kitchen remains open offering the full or substantial menu during that time. At no time shall patrons under 21 be allowed to sit at alcohol dispensing station (bar) unless accompanied by parent or guardian. There shall be no set time for a Pub owner to close the kitchen nor does the closing time need to be consistent on a daily basis.
- (f) *Restaurants*: At no time shall patrons under 21 be allowed to sit at alcohol dispensing station (bar) unless accompanied by parent or guardian. No other age restrictions shall apply.

Ordinance 2018-07

**PROPOSED**

Sec. 2-98. - Establishment; appointment; terms; compensation; removal.

There is hereby created a board to be known as the alcohol advisory board. The alcohol advisory board shall consist of six members who shall be residents of Bulloch County. The mayor and each city council member shall each have authority to appoint one member to the alcohol advisory board. The appointment of members of the alcohol advisory board on September 4, 2018 shall be as follows:

- (1) Board members appointed by Mayor, and Districts 1 and 4 shall be appointed for terms of two years.
- (2) Board members appointed by Districts 2, 3, and 5 shall be appointed for terms of one year.

Each successor appointed to the alcohol board thereafter shall be appointed by majority vote of the governing body for a term of two years. **(alternately by the council district or Mayor that appointed the outgoing member)** Members may be appointed for up to two successive terms. Vacancies on the alcohol advisory board occurring other than by expiration of term shall be filled by an interim appointment for the unexpired term by majority vote of the governing body. The governing body shall have the authority to remove any member of the alcohol advisory board by a majority vote for cause, on written charges, after a public hearing. All members shall serve without compensation.

**CURRENT**

Sec. 2-98. - Establishment; appointment; terms; compensation; removal.

There is hereby created a board to be known as the alcohol advisory board. The alcohol advisory board shall consist of six members who shall be residents of Bulloch County. The mayor and each city councilmember shall each have authority to appoint one member to the alcohol advisory board. The term of office of each appointed member of the alcohol advisory board shall be two years, and the term shall begin on July 1 st , and end at the stroke of midnight on June 30 th . The initial term for initial members of the alcohol advisory board shall end on June 30, 2018. The initial members of the alcohol advisory board shall be appointed at the time this division takes effect, shall hold office for the balance of their terms then remaining, and their successors shall be appointed by the mayor and each city councilmember for a term of two years. Vacancies on the alcohol advisory board occurring other than by expiration of term shall be filled by an interim appointment for the unexpired term by the mayor or councilmember who appointed the member who vacated the seat. The mayor and city council shall have the authority to remove any member of the alcohol advisory board appointed by it by a majority vote for cause, on written charges, after a public hearing. All members shall serve without compensation.

**REDLINE**

Sec. 2-98. - Establishment; appointment; terms; compensation; removal.

There is hereby created a board to be known as the alcohol advisory board. The alcohol advisory board shall consist of six members who shall be residents of Bulloch County. The mayor and each city councilmember shall each have authority to appoint one member to the alcohol advisory board. ~~The term of office of each appointed member of the alcohol advisory board shall be two years, and the term~~



~~shall begin on July 1 st , and end at the stroke of midnight on June 30 th . The initial term for initial members of the alcohol advisory board shall end on June 30, 2018. The initial members of the alcohol advisory board shall be appointed at the time this division takes effect, shall hold office for the balance of their terms then remaining, and their successors shall be appointed by the mayor and each city councilmember for a term of two years. The appointment of members of the alcohol advisory board shall be as follows:~~

~~(1) Board members appointed by Mayor, and Districts 2 and 4 shall be appointed for terms of four years.~~

~~(2) Board members appointed by Districts 1, 3, and 5 shall be appointed for terms of two years.~~

~~Each successor appointed to the alcohol board thereafter shall be appointed for a term of four years. Members may be appointed for up to two successive terms. Vacancies on the alcohol advisory board occurring other than by expiration of term shall be filled by an interim appointment for the unexpired term by the mayor or councilmember who appointed the member who vacated the seat. The mayor and city council shall have the authority to remove any member of the alcohol advisory board appointed by it by a majority vote for cause, on written charges, after a public hearing. All members shall serve~~

# 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:** August 10, 2018

**RE:** August 21, 2018 City Council Agenda Items

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

**Recommendation:** Staff recommends approval of the zoning map amendment requested by application RZ-18-07-01 with conditions.

**Background:** Haken Holdings requests a zoning map amendment of 2.24 acres of property located at 814 South Main Street from the CR (Commercial Retail) to the R-4 (High Density Residential) zoning district in order to develop a multi-family cottage community (Tax Parcel MS52 000027 000).

**Budget Impact:** None

**Council Person and District:** Yawn (District 3)

**Attachments:** Development Services Report RZ 18-07-01



*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)

<b>RZ 18-07-01</b> <b>ZONING MAP AMENDMENT REQUEST</b> <b>814 South Main Street</b>	
<b>LOCATION:</b>	814 South Main Street
<b>REQUEST:</b>	Zoning map amendment from CR (Commercial Retail) to R4 (High Density Residential District).
<b>APPLICANT:</b>	Haken Holdings – Justin Helms
<b>OWNER(S):</b>	FFF Properties, LLC & S&F Enterprises
<b>ACRES:</b>	2.24 Acres
<b>PARCEL TAX MAP #:</b>	MS52 000027 000
<b>COUNCIL DISTRICT:</b>	District 3 (Yawn)

**PROPOSAL:**

The applicant requests a zoning map amendment from the CR (Commercial Retail) zoning district to the R4 (High Density Residential) zoning district in order to demolish the existing vacant metal building and develop a multi-family cottage community, which is not an allowed use in the existing zoning designation.

**BACKGROUND:**

This property contains a vacant commercial building. The City previously received a building permit and LDAP application for True Value Hardware in June 2017, but the application was withdrawn.

**SURROUNDING LAND USES/ZONING:**

	ZONING:	LAND USE:
<b>NORTH:</b>	CR (Commercial Retail), EXPT (Exempt)	Automotive Services Facility, Vacant Land
<b>SOUTH:</b>	R4 (High Density Residential District)	Apartment House/Group of Apartment Houses
<b>EAST:</b>	EXPT (Exempt)	Educational Facility
<b>WEST:</b>	HOC (Highway Oriented Commercial)	Automotive Services Facility

The subject property is located within the CR (Commercial Retail) district. Surrounding parcels include two businesses in the automotive repair industry, as well as vacant land and Georgia Southern University Property (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 Architectural Renderings), Exhibit E (Proposed Site Plan)

**COMPREHENSIVE PLAN:**

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

<b><u>“Activity Centers/ Regional Centers”</u></b>	
<b><i>Vision:</i></b>	Currently dominated by auto-oriented design and large surface parking lots, the <b>Activity Centers</b> will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development. Where excess parking is located, infill development can break up large surface lots. Tree plantings and landscaping will be generous to soften the development intensity in these areas. Access to these activity centers will be easily achieved for pedestrians, cyclists, and drivers alike.
<b><i>Suggested Development &amp; Implementation Strategies:</i></b>	<ul style="list-style-type: none"> <li>• Infill and redevelopment in these areas should occur according to a master plan that allows for mixed uses, transportation choices and urban design that mitigates the appearance of auto-dependence.</li> <li>• Encourage infill, new, and redevelopment to build close to the street.</li> <li>• Evaluate parking ordinances for appropriate standards, including maximum standards and shared parking provisions.</li> <li>• New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.</li> <li>• <b>Diverse mix of higher density housing types</b>, such as multi-family, town houses, apartments, lofts, and condos.</li> </ul> <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 25-26.</i></p>

The subject area also lays between “Commercial Redevelopment Area #2” and the “University District” character areas.

<b><u>“Commercial Redevelopment Area”</u></b>	<b><u>“Residential Redevelopment Area”</u></b>
<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:</i> Development within this area, whether on campus or nearby, should focus heavily on pedestrian and bike accessibility, as well as transit. Transitioning the area along the northern side of campus into more active uses, such as residences, educational buildings, activity centers, etc. could significantly bridge the physical gap between downtown and university.</p>

Per Article VII Section 700, the Appendix A of the Code of Ordinances of Statesboro, Georgia:

High density residential purposes shall be “in accordance with the objectives, policies, and proposals of the future land use plan; to permit a variety of housing; to assure the suitable design of apartments in order to protect the surrounding environment of adjacent and nearby neighborhoods; and to insure that the proposed development will constitute a residential environment of sustained desirability and stability and not produce a volume of traffic in excess of the capacity for which access streets are designed.”



**ANALYSIS**

**COMMUNITY FACILITIES AND TRANSPORTATION:**

The subject property falls under the jurisdiction of city utilities, sanitation, and public safety, though existing commercial building is not currently in use. No significant impact is expected on community facilities or services as a result of this request.

**ENVIRONMENTAL:**

An additional study may be required to determine the presence of wetlands on the subject property.

**ZONING CONSIDERATIONS:**

**Whether or not to grant a zoning map amendment from the CR (Commercial Retail) zoning district to the R4 (High Density Residential) 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 R4 (High Density Residential) district as set forth in the *Statesboro Zoning Ordinance*.

<p><b>Current Zoning</b></p> <p>The commercial retail (CR) district can accommodate a variety of business types and some residential uses. However, "High Density Residential," are not listed as permissible uses allowable by right in the CR district. Those uses are explicitly permitted in the R4 district.</p>	<p><b>Requested Zoning</b></p> <p>The R4 (High Density Residential) district allows for apartment houses, which is the applicant's intended land use for the subject property.</p>
---	--

**STANDARDS: ZONING MAP AMENDMENT**

Section 2007 of the *Statesboro Zoning Ordinance* 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:

- (1) Existing uses and zoning or (of) property nearby
  - a. Existing uses and zoning of property nearby varies. **The surrounding lots are zoned CR (Commercial Retail), R4 (High Density Residential), and EXPT (Exempt),** and are occupied by automotive repair businesses, vacant land, and Georgia Southern University.
- (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, similar to some of the surrounding lots. However, high density residential developments are specifically restricted to R4 zoned properties. Under the proposed zoning, the applicant would be able to develop a high density residential project.

- (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**
  - a. Proposed land use change would cause an increase in population density.
  - b. Impacts on local traffic should be considered.
- (8) Consistency with other governmental land use, transportation, and development plans for the community.**

**RECOMMENDATION:**

Staff recommends approval of this zoning map amendment based on the site plan dated July 2, 2018, and architectural renderings submitted on July 3, 2018, as a part of application RZ 18-07-01.

At the regularly scheduled meeting held on August 7, 2018, at 5:00 PM, the Planning Commission voted 5-0 to approve application RZ 18-07-01 with staff recommendations and the following condition as stated:

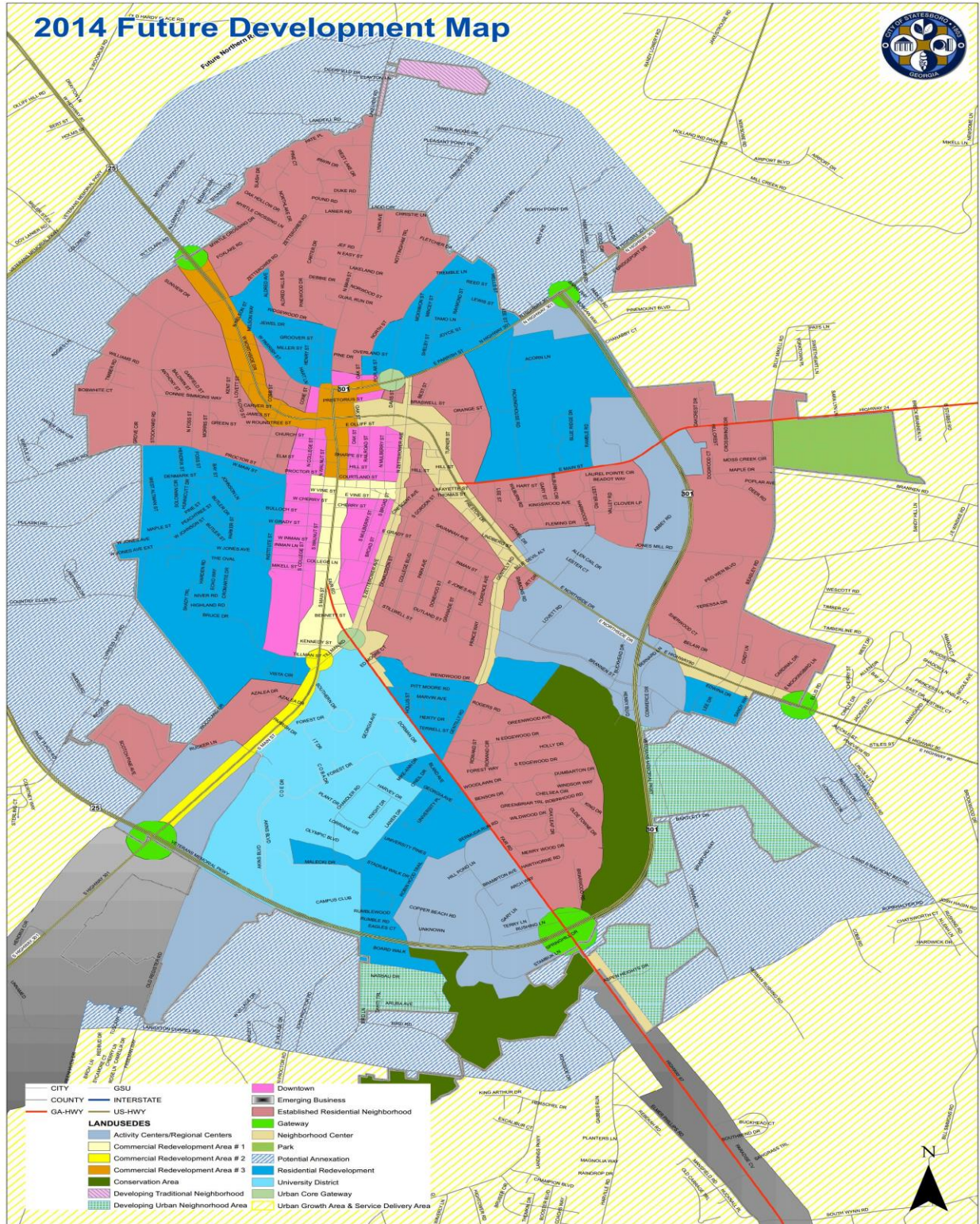
- (a) By-laws and restrictive covenants are to be recorded prior to construction commencement.

EXHIBIT A: LOCATION MAP





EXHIBIT B: FUTURE DEVELOPMENT MAP





**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS**

**Picture 1:** Rear view of subject site, looking west from Register Road



**Picture 2:** Looking north, a portion of the subject site's rear view & adjacent property to the north, currently an automotive repair business



**Picture 3:** Front view of subject site, looking west from South Main Street



**Picture 4:** Front view of subject site, looking north along South Main Street





**Picture 5:** Looking West from the subject site, currently an automotive repair business (D&R Car Care II)



**Picture 6:** Looking East from the subject site, currently Georgia Southern University property



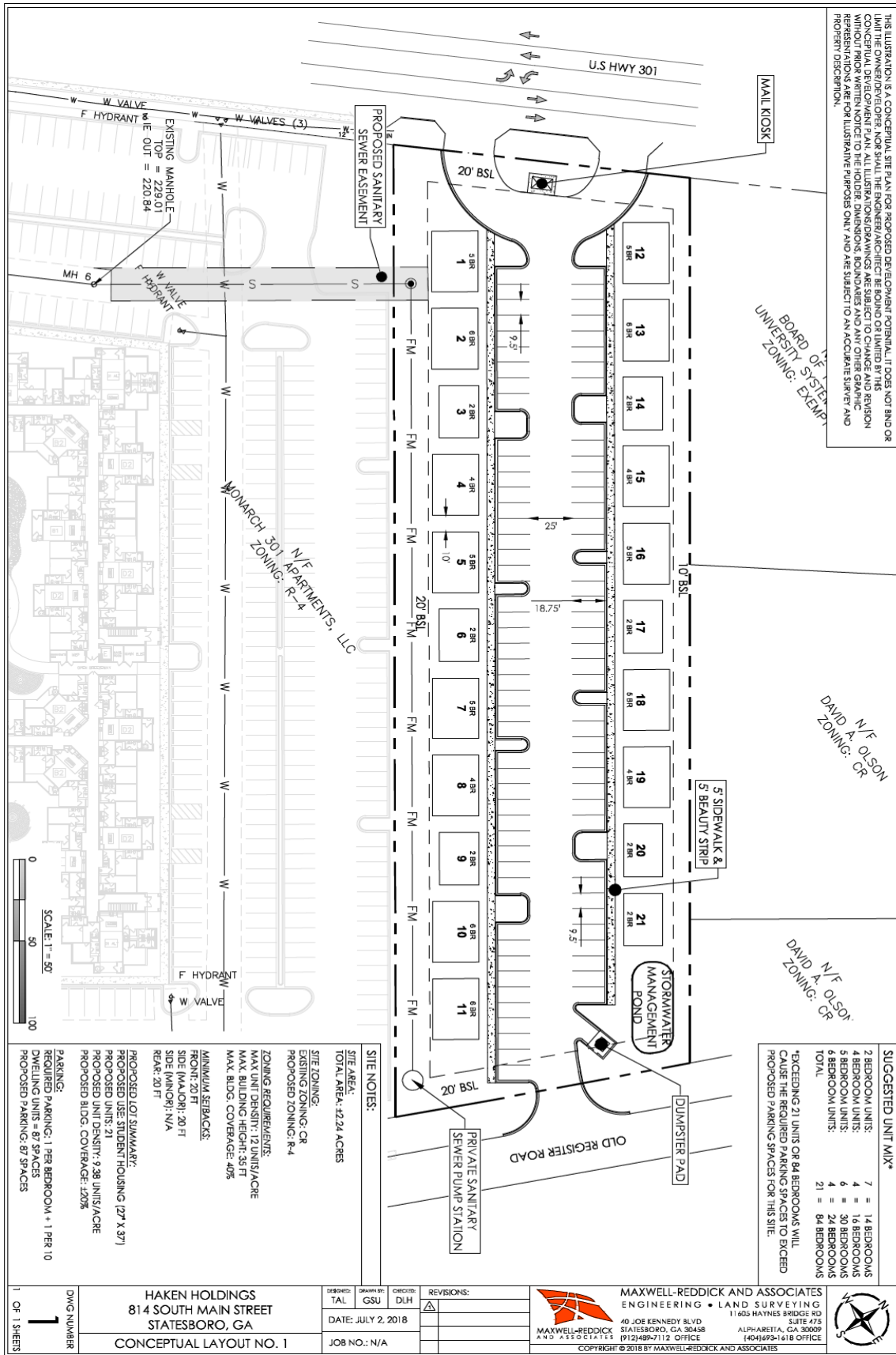


**EXHIBIT D: Proposed Architectural Renderings**





**Exhibit E: Proposed Site Plan**



THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT. IT DOES NOT BIND OR LIMIT THE OWNER/DEVELOPER. NOR SHALL THE ENGINEER/ARCHITECT BE BOUND OR LIMITED BY THIS CONCEPTUAL DEVELOPMENT PLAN. ALL ILLUSTRATIONS/DRAWINGS ARE SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND ANY OTHER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO AN ACCURATE SURVEY AND FURTHER DESCRIPTION.

DAVID A. OLSON  
N/E ZONING: CR

DAVID A. OLSON  
N/E ZONING: CR

**SUGGESTED UNIT MIX\***

2 BEDROOM UNITS:	7 = 14 BEDROOMS
4 BEDROOM UNITS:	4 = 16 BEDROOMS
5 BEDROOM UNITS:	4 = 20 BEDROOMS
6 BEDROOM UNITS:	4 = 24 BEDROOMS
<b>TOTAL:</b>	<b>21 = 84 BEDROOMS</b>

\*EXCEEDING 21 UNITS OR 84 BEDROOMS WILL CAUSE THE REQUIRED PARKING SPACES TO EXCEED PROPOSED PARKING SPACES FOR THIS SITE.

**SITE NOTES:**

**SITE AREA:**  
TOTAL AREA: 42.24 ACRES

**SITE ZONING:**  
EXISTING ZONING: CR  
PROPOSED ZONING: R-4

**ZONING REQUIREMENTS:**  
MAXIMUM BUILDING HEIGHT: 35 FT  
MAX. BLDG. COVERAGE: 40%

**MINIMUM SETBACKS:**  
FRONT: 20 FT  
SIDE (MAJOR): 20 FT  
SIDE (MINOR): N/A  
REAR: 20 FT

**PROPOSED LOT SUMMARY:**  
PROPOSED USE: STUDENT HOUSING (27' X 37')  
PROPOSED UNITS: 21  
PROPOSED UNIT DENSITY: 9.28 UNITS/ACRE  
PROPOSED BLDG. COVERAGE: 25%

**PARKING:**  
REQUIRED PARKING: 1 PER BEDROOM + 1 PER 10 DWELLING UNITS = 87 SPACES  
PROPOSED PARKING: 87 SPACES

HAKEN HOLDINGS 814 SOUTH MAIN STREET STATESBORO, GA CONCEPTUAL LAYOUT NO. 1	SHEET NO. 1 OF 1 SHEETS	DWG NUMBER 1	MAXWELL-REDDICK AND ASSOCIATES ENGINEERING • LAND SURVEYING 40 JOE KENNEDY BLVD STATESBORO, GA 30458 (912) 489-7112 OFFICE 11605 HAYNES BRIDGE RD SUITE #75 ALPHARETTA, GA 30009 (404) 693-1618 OFFICE
	DATE: JULY 2, 2018 JOB NO.: N/A	REVISIONS: 1	MAXWELL-REDDICK AND ASSOCIATES COPYRIGHT © 2018 BY MAXWELL-REDDICK AND ASSOCIATES

# 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:** August 10, 2018

**RE:** August 21, 2018 City Council Agenda Items

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

**Recommendation:** Staff recommends approval of the zoning map amendment requested by application RZ 18-07-02 with conditions.

**Background:** Windward South requests a zoning map amendment of 19.2 acres from a 54.12 acre property located on S&S Railroad Bed Road from R-10/R-8 (Single Family Residential) to the PUD (Planned Unit Development) zoning district in order to develop a multifamily residential subdivision. (Tax Parcel # 107 000009 000).

**Budget Impact:** None

**Council Person and District:** Duke (District 5)

**Attachments:** Development Services Report RZ 18-07-02



*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)*

<b>RZ-18-07-02            ZONING MAP AMENDMENT REQUEST            S&amp;S RAILROAD BED ROAD</b>	
<b>LOCATION:</b>	S&S Railroad Bed Road (Parcel 12)
<b>REQUEST:</b>	Zoning Map Amendment of 19.2 acres of a 54.12 parcel from R10/R8 to PUD to build a multifamily residential development
<b>APPLICANT:</b>	David Pearce (Windward South)
<b>OWNER(S):</b>	CFN Partners/L&S Acquisitions LLC
<b>ACRES:</b>	19.2
<b>PARCEL TAX MAP #:</b>	107 000009 000
<b>COUNCIL DISTRICT:</b>	District 5 (Duke)

**PROPOSAL:**

The applicant requests a zoning map amendment of 19.2 acres to be subdivided from a 54.12 property located on S&S Railroad Bed Road from the R-10/R-8 (Single Family Residential) zoning district to the PUD (Planned Unit Development) zoning district, in order to construct a multifamily residential subdivision consisting of 119 units and 261 beds (See **Exhibit B**—Proposed PUD Site Plan). At this time, the property is serving as farmland, and has no current additional use. (See **Exhibit F** – Location Map).

**BACKGROUND:**

Currently, the site is being used as farmland with multiple zoning classifications. The previous owner of the parcel was Walter Beasley. The property was annexed by the city on July 1, 2013. During the annexation process, the 60.92 parcel was rezoned from R40 (Single Family Residential, Bulloch County) to R8 (Single Family Residential) and R10 (Single Family Residential). On May 1, 2018, 6.8 acres was subdivided from the northern portion of the 60.91 acre parcel and was rezoned to CR (Commercial Retail).

**SURROUNDING LAND USES/ZONING:**

	ZONING:	LAND USE:
<b>NORTH:</b>	PUD (Planned Unit Development)	Multifamily Residential
<b>SOUTH:</b>	R40 (Single Family Residential)	Single Family Detached Dwellings
<b>EAST:</b>	R25 (Single Family Residential (County))	Single Family Detached Dwellings
<b>WEST:</b>	R40 (Single Family Residential (County))	Single Family Detached Dwellings

The subject property is located within the R8/R10) district. Surrounding parcels include several county properties currently used for agriculture (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map & **Exhibit C**—Photos of Subject Site).

**ATTACHMENTS:** **Exhibit A** (Location Map), **Exhibit B** (Proposed Site Plan), **Exhibit C** (Landscape Plan), **Exhibit D** (Wetland Plan), **Exhibit E** (Property Photos), **Exhibit F** (Future Development Map), **Exhibit G** (Revised Site Plan w/ Fee Simple Layout)

**COMPREHENSIVE PLAN:**

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

<b><u>“Established/Existing Traditional Neighborhood”</u></b>	
<b><i>Vision:</i></b>	The residential areas in the Developing Urban Neighborhood Areas are located in newly developing or redeveloping areas of the City. The developments in this area will primarily be characterized by urban style housing, likely with clustered densities, green space, and a higher level of resident amenities. Nodal commercial development should also be included to serve the needs of residents. New developments should strive to connectivity within developments to existing streets, and to adjacent undeveloped properties. Pedestrian access should remain a priority.
<b><i>Suggested Development &amp; Implementation Strategies:</i></b>	<ul style="list-style-type: none"> <li>• Large new developments should be Master Planned to include mixed uses whenever appropriate</li> <li>• New developments that contains a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.</li> <li>• Residential development with a healthy mix of uses (corner groceries, barber shops, drug stores) with easy walking distances.</li> </ul> <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 19.</i></p>

The subject area also lies between county properties which are currently undeveloped properties.

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

“Large areas of green space will be conserved for active and passive recreation, as well as protection of environmental sensitive areas, such as wetlands and floodplains.

*Statesboro Comprehensive Master Plan, Community Agenda page 31.*

**ANALYSIS**

**COMMUNITY FACILITIES AND TRANSPORTATION:**

The subject property falls under the jurisdiction of city utilities, sanitation, and public safety, though the property currently only receives water for agricultural use. Expected impact will require connection to city sewer

**ENVIRONMENTAL:**

The subject property contains 3.3 acres of wetlands along the southern portion of the property line, but the proposed development

**ZONING CONSIDERATIONS:**

**Whether or not to grant a zoning map amendment from the current R8/R10 (Single Family Residential) zoning district to the PUD (Planned Unit Development) 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 PUD (Planned Unit Development) district as set forth in the *Statesboro Zoning Ordinance*.



**ANALYSIS (CONT'D)**

**Current Zoning**

The R10/R8 (Single Family Residential) district purpose statement declares that standards and uses are designed “in order to maintain and protect the desirable benefits which single-family detached residential uses have throughout the community.

**Requested Zoning**

The PUD (Planned Unit Development) district has the declared purpose of “is to permit flexibility in situations where modifications of specific provisions of this ordinance will not be contrary to its intent and purpose.”

In the case of the subject parcel, current zoning does not allow for the construction of proposed subdivision as outlined in conceptual plan (**Exhibit B**). The proposed development would consist of duplexes and triplexes.

**STANDARDS: ZONING MAP AMENDMENT**

Section 2007 of the *Statesboro Zoning Ordinance* 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:

- (1) Existing uses and zoning or (of) property nearby**
  - a. Surrounding lots are zoned east and west are **R25/R40**. Currently both properties are outside of the city limits.
- (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 was zoned R10/R8 (Single Family Residential) as part of a PUD that was never developed. This atypical mixed zoning created during annexation restricts the property to a design that did not come to fruition, so almost any other proposed development would require a zoning map amendment in order to move forward. In this case, the property owner is proposing a unit density higher than the R-4 zoning district permits.
- (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.**
- (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**
  - a. The new development would increase the population density and traffic in the area, but such an increase is consistent with the planned residential development areas for Statesboro as shown in the Future Development Map.
- (8) Consistency with other governmental land use, transportation, and development plans for the community.**

**RECOMMENDATION:**

Staff recommends approval of this zoning map amendment based on PUD site plan submitted on July 6, 2018.

At the regularly scheduled meeting held of August 7, 2018, at 5:00 PM, the Planning Commission voted 5-0 to approve application RZ 18-07-02 with staff recommendations and the following condition(s) as stated:

- (a) By-laws and restrictive covenants are to be recorded prior to construction commencement.
- (b) Staff approval of a new landscape plan.
- (c) Site plan to be revised for Fee Simple ownership.

\*Revised Site Plan submitted on August 15, 2018 to meet condition (c) of Planning Commission approval.

EXHIBIT A: LOCATION MAP









**EXHIBIT C: LANDSCAPE PLAN (Revised 8/10/18)**

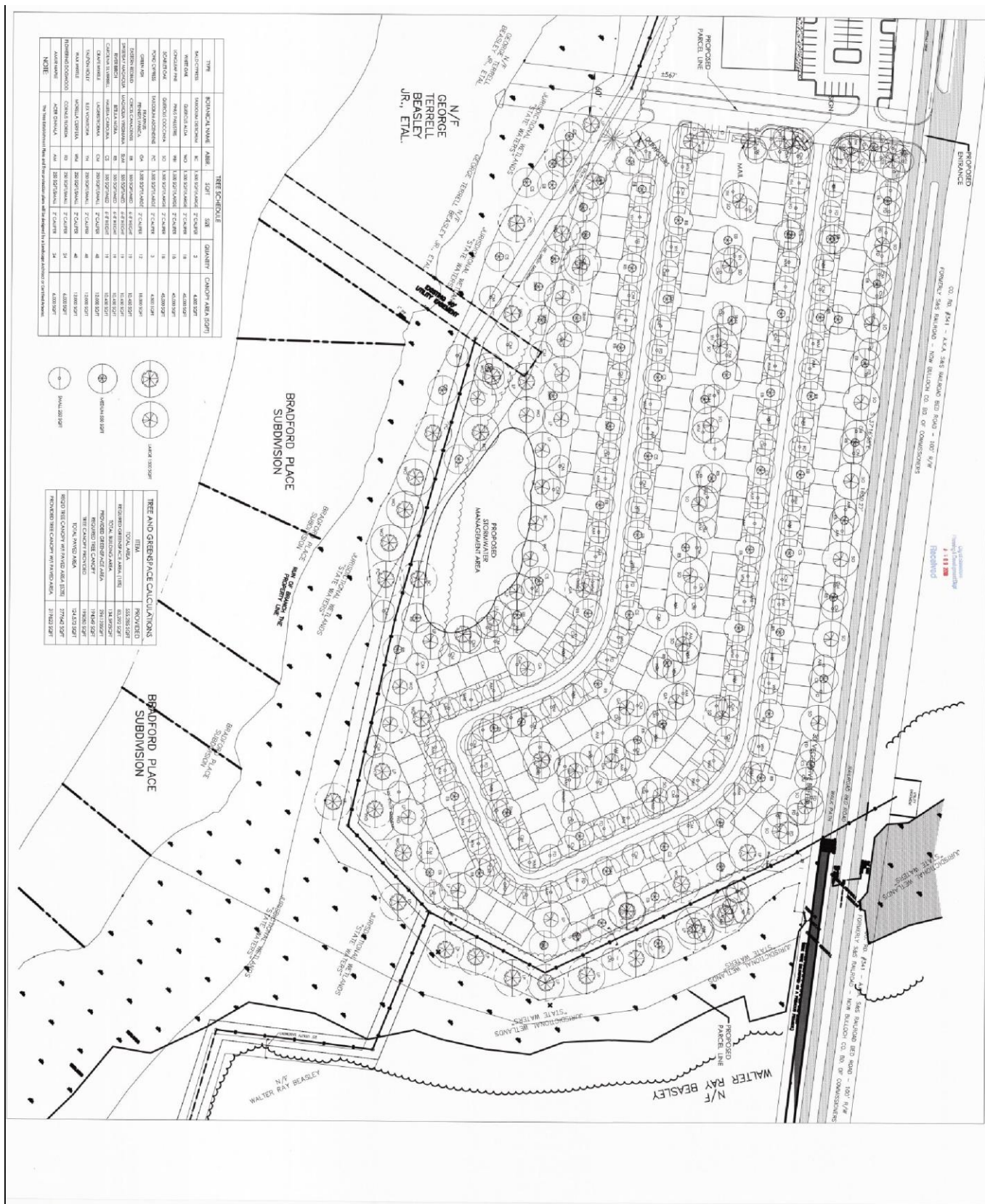
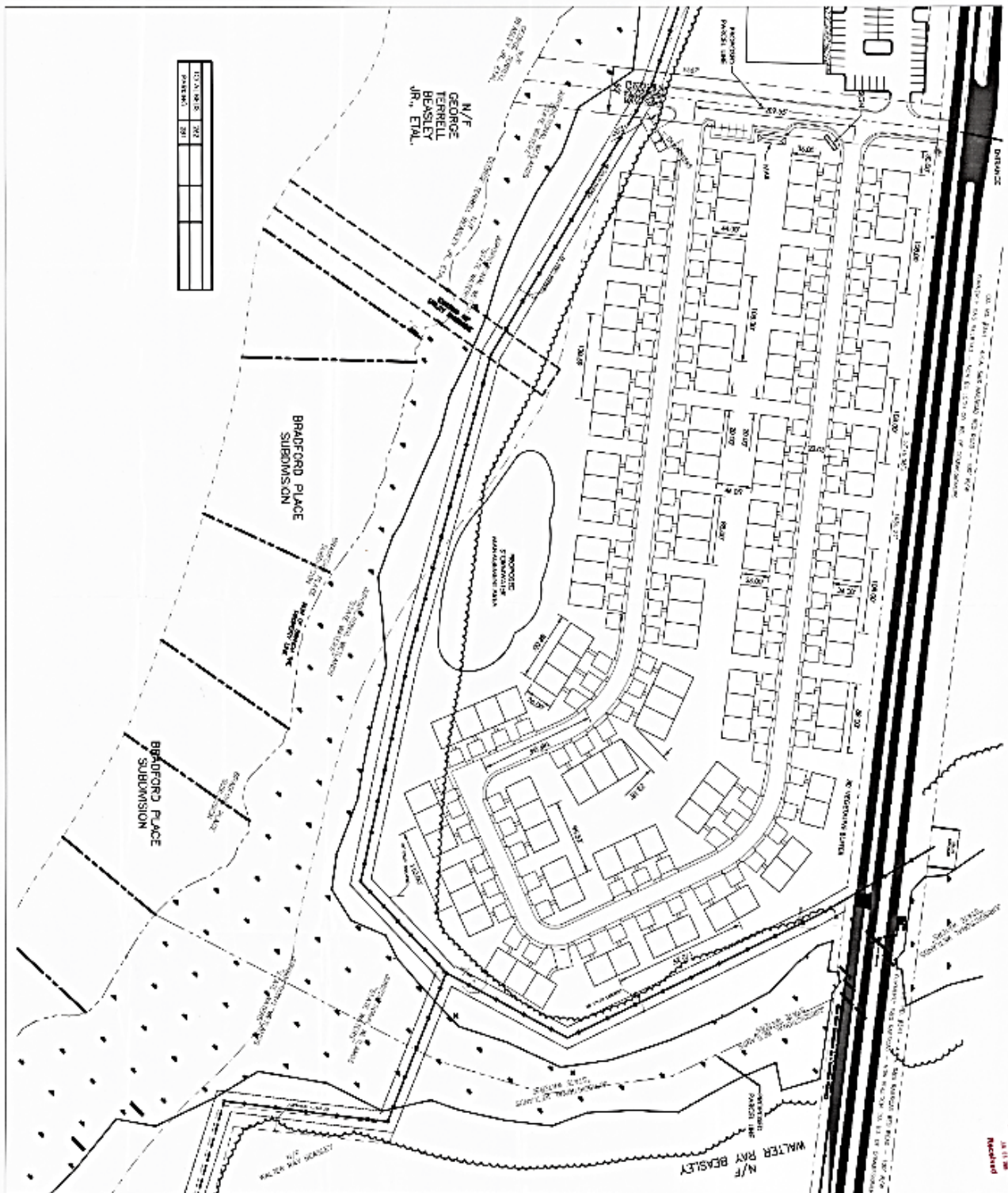


EXHIBIT D: SITE PLAN W/ WETLANDS





**EXHIBIT E: SITE AND SURROUNDING PROPERTY PHOTOS**

**Picture 1:** Subject Site Depicted from parcel end closest to Cawana Road



**Picture 2:** Subject Frontage from S&S Railroad Bed Road



**Picture 3:** Subject frontage towards Pretoria Rushing Road



**Picture 4:** Subject center point floodplain





**Picture 5:** Google Earth Image of Parcel and Surrounding Properties





EXHIBIT F: FUTURE DEVELOPMENT MAP

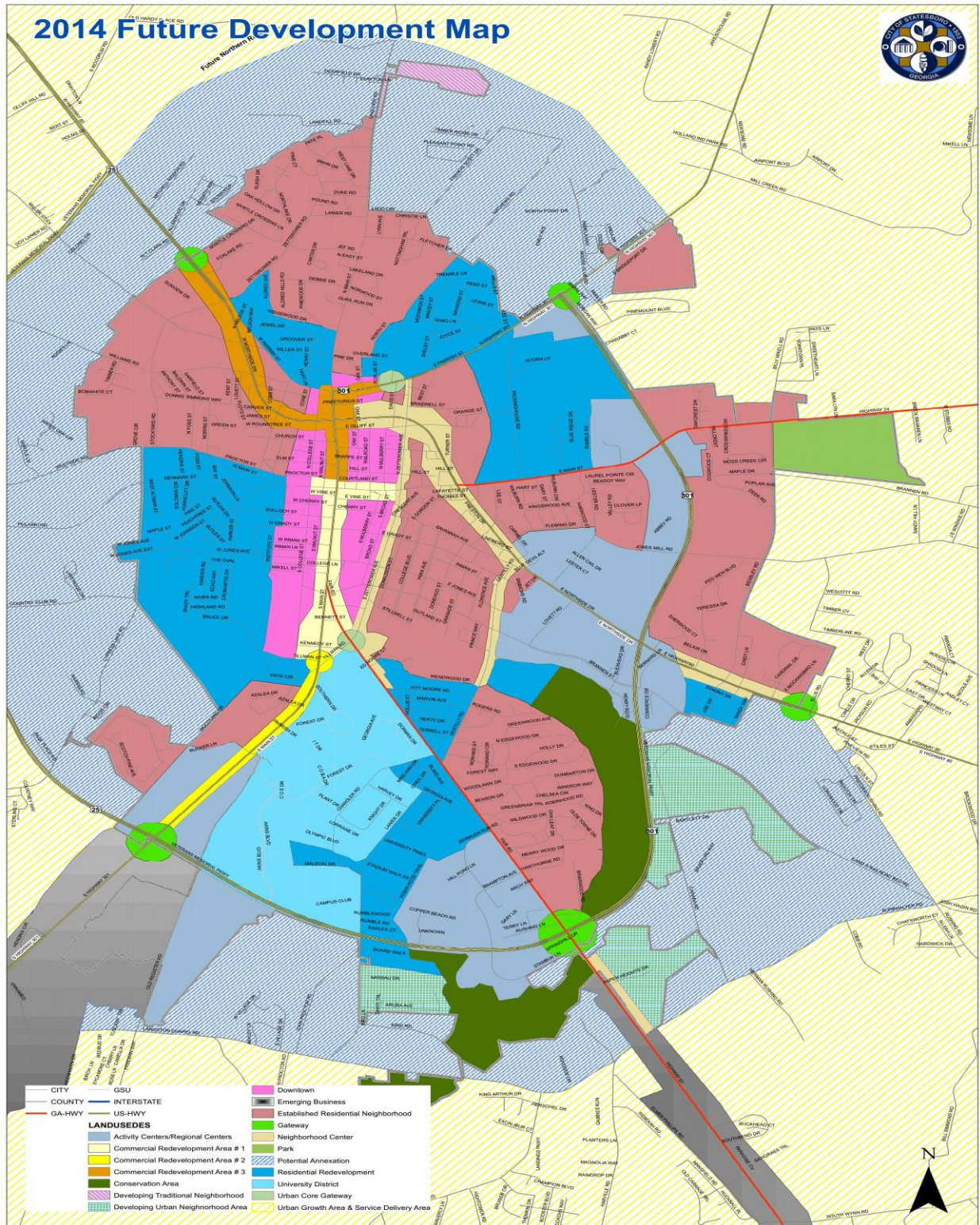
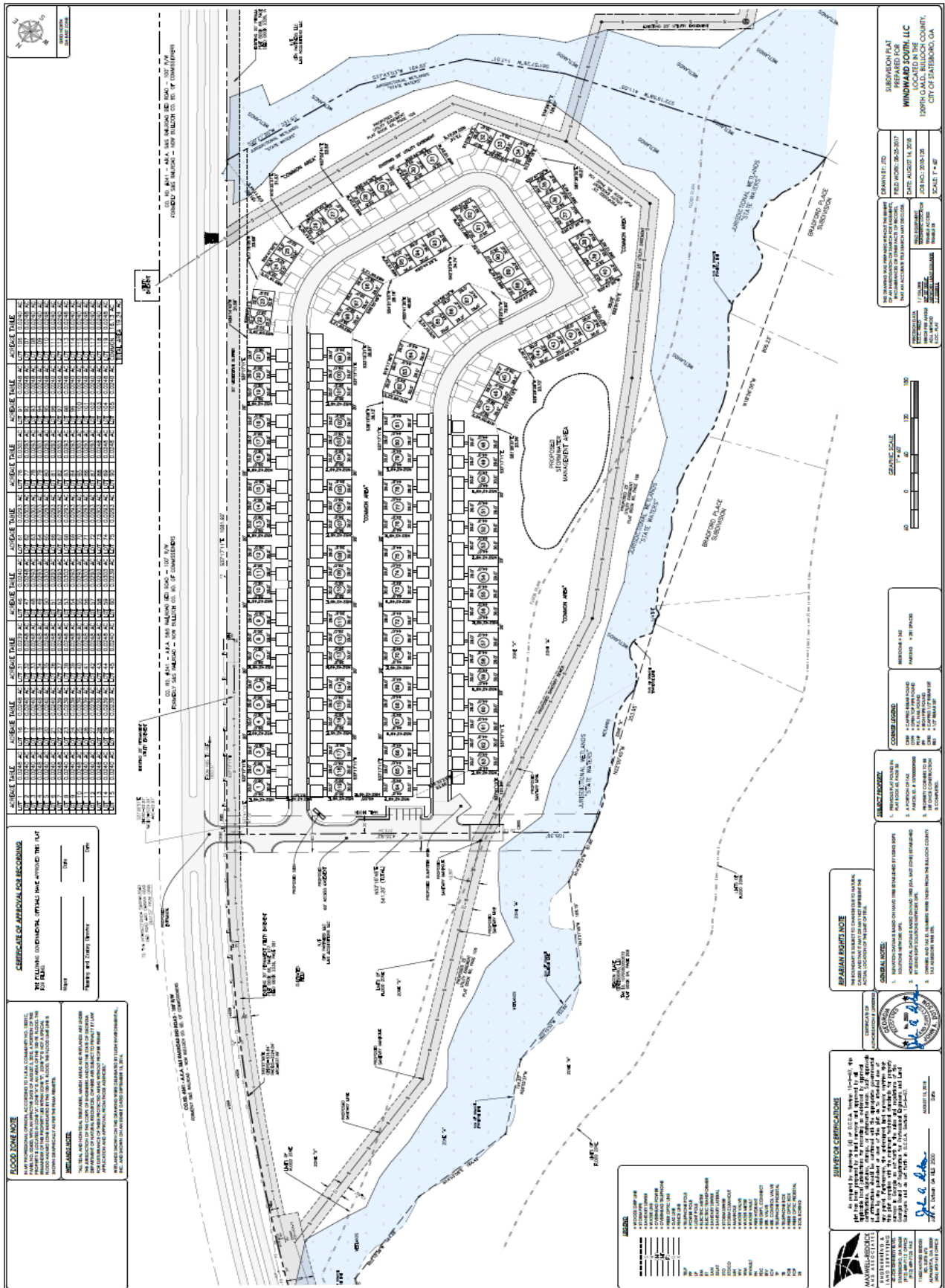




EXHIBIT G: REVISED SITE PLAN W/ FEE SIMPLE LAYOUT (DATED: AUGUST 15, 2018)



# 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:** August 10, 2018

**RE:** August 21, 2018 City Council Agenda Items

**Policy Issue:** *Statesboro Zoning Ordinance: Central Business District Plan Review*

**Recommendation:** Staff recommends approval of the Central Business District Plan Review requested by CBD application 18-07-03.

**Background:** Northland Communications Corporation requests approval of the proposed site and architectural plans submitted for 1.17 acres of property located at 32 E. Vine St, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcel S29 000019 000).

**Budget Impact:** None

**Council Person and District:** Jones (District 2)

**Attachments:** Development Services Report CBD 18-07-03






*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)*

<b>CBD 18-07-03            CBD PLAN REVIEW            32 EAST VINE STREET</b>	
<b>LOCATION:</b>	32 East Vine Street
<b>REQUEST:</b>	Approval of the site and architectural plans for development on a CBD (Central Business District) property.
<b>APPLICANT:</b>	Northland Communications Corporation
<b>OWNER(S):</b>	Northland Communications Corporation
<b>ACRES:</b>	1.17 Acres
<b>PARCEL TAX MAP #:</b>	S29 000019 000
<b>COUNCIL DISTRICT:</b>	District 2 (Jones)



**PROPOSAL:**

The applicant requests approval of the proposed site and architectural plans submitted for 1.17 acres of property located at 32 E. Vine St, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District

**BACKGROUND:**

This property is the former site of the Northland Communications office building. That structure was demolished following the City Council decision on May 1, 2018 regarding application DSDA 18-04-01. Structures located in the boundaries of the Downtown District and meeting one of the criteria contained in Article XXX, Section 3003(D) require a finding of necessity for proposed demolitions.

**SURROUNDING LAND USES/ZONING:**

	ZONING:	LAND USE:
<b>NORTH:</b>	CBD (Central Business District)	Food service facilities, retail or wholesale establishments, business or professional offices and office buildings
<b>SOUTH:</b>	LI (Light Industrial)	Retail or wholesale establishments
<b>EAST:</b>	CBD (Central Business District)	Personal services facilities
<b>WEST:</b>	CBD (Central Business District)	Personal services facilities

**ATTACHMENTS:** Exhibit A (Location Map), Exhibit B (Photos of Subject Site), Exhibit C (Proposed Site Plan), Exhibit D (Proposed Architectural Elevations/Renderings)

**COMPREHENSIVE PLAN:**

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

<b><u>"Downtown"</u></b>	
<b><i>Vision:</i></b>	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.
<b><i>Suggested Development &amp; Implementation Strategies:</i></b>	<ul style="list-style-type: none"><li>• New development should respect historic context of building mass, height and setbacks.</li><li>• Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts as well as economic development goals of the City and the Downtown Statesboro Development Authority (DSDA) / Main Street program.</li><li>• Develop architectural guidelines to guide new development and renovations of historic buildings.</li></ul> <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 14-16.</i></p>
<b>ANALYSIS</b>	

**Whether or not to approve the proposed site and architectural plans for property in the CBD (Central Business District)**

The request should be considered in light of:

- the standards for and intent of the CBD as defined in Article VIII, section 800 of the of the *Statesboro Zoning Ordinance*
- the vision and community policies articulated within the *Statesboro Comprehensive Plan*

<b>STANDARDS: CENTRAL BUSINESS DISTRICT</b>
Section 803 of the <i>Statesboro Zoning Ordinance</i> states the following with regarding to requirements for development in the CBD zoning district:  "A site plan and architectural drawings are required prior to issuance of a building permit. The planning commission shall review these plans and drawings and submit their findings and recommendations to the building inspector and city council prior to the issuance of the building permit. The drawings shall keep in mind the integrity and harmony of the central business district as designated in the future land use plan and other related studies."
<b>RECOMMENDATION:</b>
Staff recommends approval of application CBD 18-07-03 based on the submitted site plans dated June 19, 2018 and elevations dated July 2, 2018.  At the regularly scheduled meeting held on August 7, 2018, at 5:00 PM, the Planning Commission voted 5-0 to approve application CBD 18-07-03 with staff recommendations.



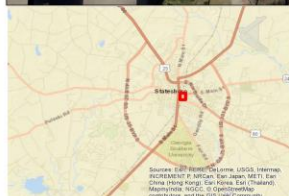
**EXHIBIT A: LOCATION MAP**

Case # **CBD 18-07-03** Parcel # **S29 000019 000**



Location Map:

32 East Vine Street



City of Statesboro Department of  
Planning and Development



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



**EXHIBIT B: SITE AND SURROUNDING PROPERTY PHOTOS**

**Picture 1:** Front view of subject site, looking southeast from E Vine St



**Picture 2:** Front view of subject site, looking south from E Vine St



**Picture 3:** Looking east from the McTell Trail at the subject site

**Picture 4:** Front view of subject site, looking north along South Main Street





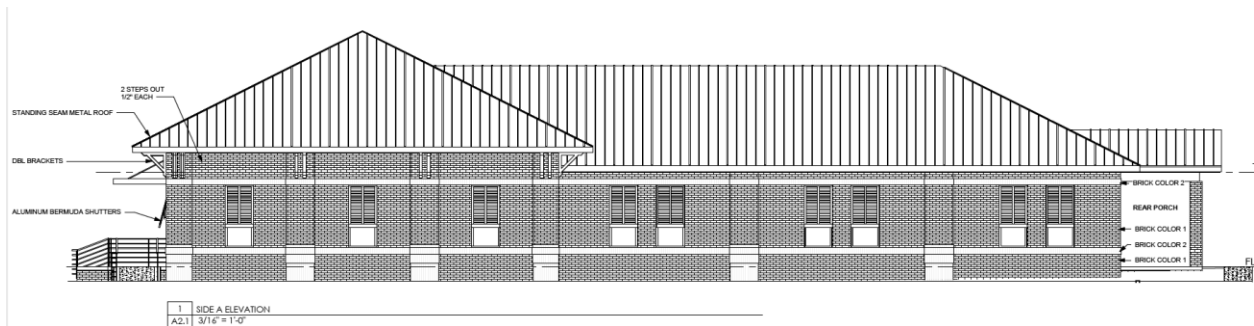


# EXHIBIT D : PROPOSED ARCHITECTURAL ELEVATIONS

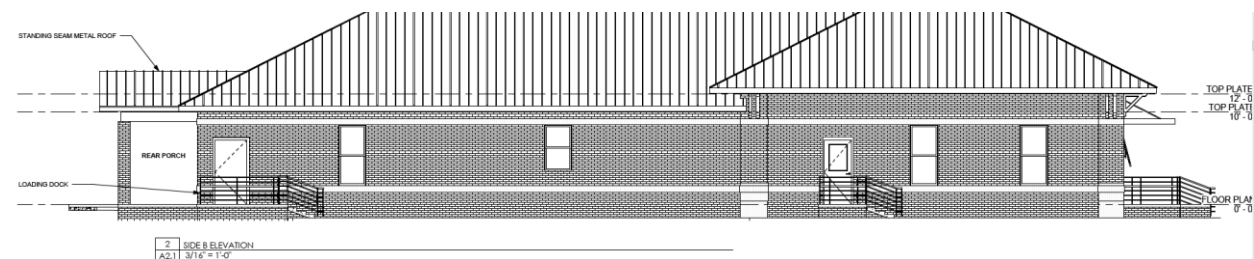
## Rendering



## Side A Elevation

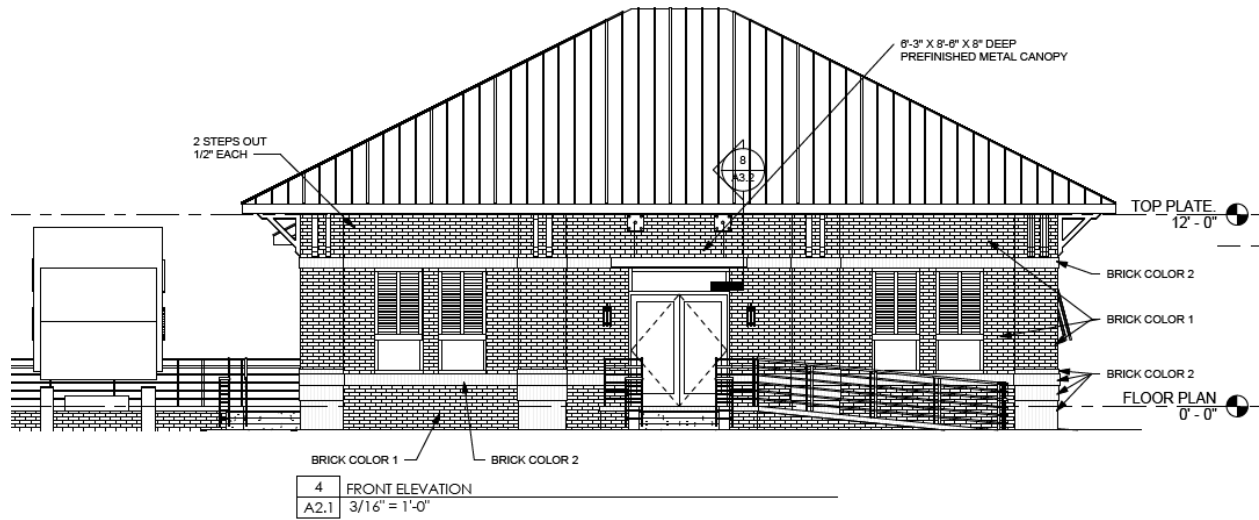


## Side B Elevation

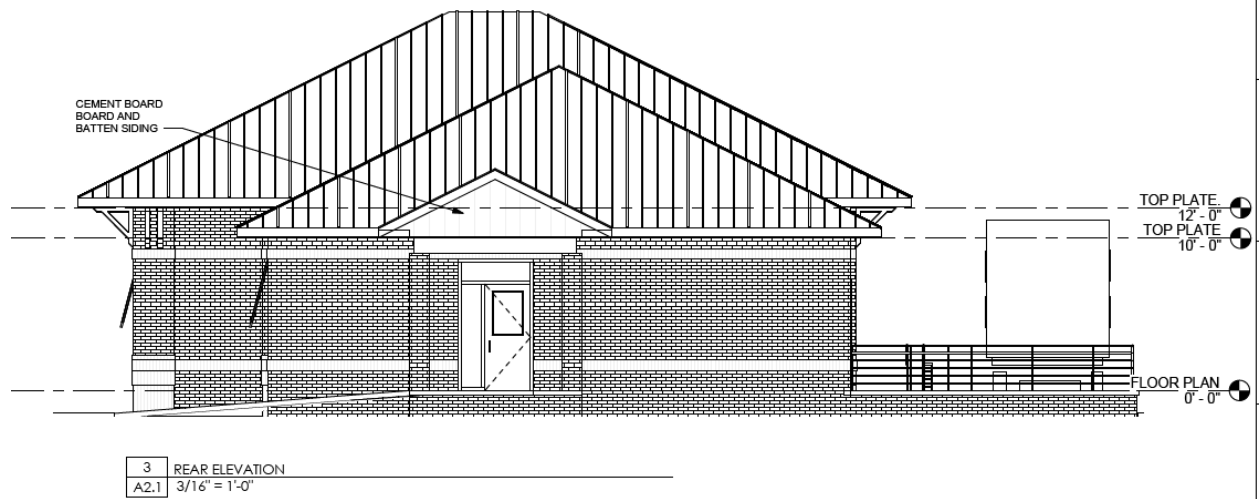


# EXHIBIT D: PROPOSED ARCHITECTURAL ELEVATIONS

## Front Elevation



## Rear Elevation





# CITY OF STATESBORO

COUNCIL  
Phillip A. Boyum  
Sam Lee Jones  
Jeff B. Yawn  
John C. Riggs  
Derek Duke



Jonathan McCollar, Mayor  
Randy Wetmore, 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: Steve Hotchkiss  
Director Public Utilities**

**Date: 8-21-18**

**RE: Birds Pond Pump Station Improvements**

**Recommendation: Motion to approve the award of a contract to Tyson Utilities for improvements to the Bird's Pond Lift Station in the amount of \$172,962.40.**

**Policy Issue: Council Approval**

**Background: The Birds Pond sewer pump station is the City's highest capacity lift station, handling approximately twenty five percent of the total city volume. Because of the high flows this station can only be out of service for a short period of time before there is risk of an overflow. This site is protected with an emergency generator but this does not protect against pump failure or other forms of non-electrical damage or maintenance needs. Given the critical nature of this station our engineers have recommended that we install an emergency diesel powered By-Pass pump that would take over pumping when needed.**

**Bids for this project were opened on August 2<sup>nd</sup> and three bids were received (See attached bid tab). The low bid was from Tyson Utilities in the amount of \$203,428.16, which was well above our estimate of \$150,000.00. In accordance with City purchasing policies we entered into negotiations to reduce the price and bring it more in line with estimates. Tyson performed a Value Engineering review of the proposal and offered some design changes to reduce cost and the grading and drainage requirement were deleted.**

# CITY OF STATESBORO

## COUNCIL

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



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

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

**The changes and deletions resulted in a savings of \$30,465.76, which brought the total price to \$172,962.40. Staff feels that given the current construction market and the high priority of this project that we should approve the contract award to Tyson Utilities.**

**Budget Impact: Funding will come through the Capital Improvements Program and system revenue.**

**Council Person and District: All**

**Attachments: Bid Tabulation Sheet and Amended Quotation.**



Tyson Utilities Construction Inc.  
777 Little Road  
Metter, Ga. 30439  
Phone: (912) 685-9651  
Fax: (912) 685-9708

Quote

Date: 8/13/2018

**Owner:** City of Statesboro  
**Attn:** Danny Lively  
**Job:** Bird's Pond Lift Station Improvements – Value Engineering

We propose to furnish the following materials, labor and equipment to perform the following work, within specified quantities noted.

1. Install Manhole Ring and Cover to 1' +/- above existing top grade.
2. Install Diesel bypass pump on trailer, concrete pad, hoses, above ground 10" DIP with concrete supports, and new 10" PVC suction into wet well  
As shown on plans.
3. Install new 12" force main, check valve in vault, and connect to existing 16" Force main with tapping saddle and valve in box, as shown on plans.
4. Install SCADA and electrical conduits as require for floats and control wiring.

We have removed the grading/swales, GABC and 12" RCP storm pipe from this Proposal.

Total for Job	\$172,962.40
---------------	--------------





August 14, 2018

Mr. Steve Hotchkiss  
Public Works Director  
City of Statesboro  
P O Box 348  
Statesboro, Georgia 30458

RE: Bird's Pond Lift Station Improvements  
For the City of Statesboro

Dear Mr. Hotchkiss:

The following bids were received on August 2, 2018 for the above referenced project:

Tyson Utilities Construction, Inc.	\$ 203,428.16
Mill Creek Construction	\$ 229,500.00
Y-Delta, Inc.	\$ 245,450.00

As indicated, the low bid was submitted by Tyson Utilities Construction, Inc. It is recommended they be awarded a contract in the amount of \$203,428.16. The successful bidder has the resources to successfully prosecute the work.

Also enclosed is the Abstract of Bids for your use.

Sincerely,  
HUSSEY GAY BELL

Chris Burke, P.E.

Enclosures:

Copy: Mr. Danny Lively  
Ms. Jennifer Oetgen, P.E.

ABSTRACT OF BIDS  
 BIRD'S POND LIFT STATION IMPROVEMENTS  
 Bids Received: August 2, 2018

Item	DESCRIPTION	ESTIMATED QUANTITY	Y-Delta, Inc.		Mill Creek Construction		Tyson Utilities Construction, Inc.	
			TOTAL PRICE	TOTAL PRICE	TOTAL PRICE	TOTAL PRICE	TOTAL PRICE	TOTAL PRICE
1.	Bird's Pond Lift Station Improvements	JOB LS	\$240,500.00	\$224,550.00	\$198,478.16			
2.	SCADA Allowance	JOB LS	\$4,950.00	\$4,950.00	\$4,950.00			
	<b>TOTAL BID</b>		<b>\$245,450.00</b>	<b>\$229,500.00</b>	<b>\$203,428.16</b>			
	Bid Bond		X	X	X			
	Non-Collusion Affidavit		X	X	X			
	Addendum No. 1		X	X	X			

I certify that this is a correct Abstract of Bids received August 2, 2018



Chris Burke, P.E.

# 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  
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:** August 14, 2018  
**RE:** Placement of Historical Marker on City Property by  
The Bulloch County Historical Society

**Policy Issue:** City Property

### **Recommendation:**

Consideration of a motion to approve the Bulloch County Historical Society to place a historical marker on city property recognizing the grave of Willie Heddleston, the first internment in Eastside Cemetery and authorize the mayor to sign an MOU for the placement of said marker.

### **Background:**

The Bulloch County Historical Society (BCHS) has placed over 20 historical markers throughout Bulloch County recognizing historical facts about the property in which they are placed. Several of these historical markers have been erected on City of Statesboro property including Fabulous Fifty, United States vs Darby Lumber, City of Statesboro founding, and Eastside Cemetery. Currently, the BCHS is requesting to install a new historical marker in Eastside Cemetery to recognize the grave of Willie Heddleston, the first internment in Eastside Cemetery. Staff has no concerns or objections to this request.

The content on the marker will read as follows:

Willie Heddleston  
The first internment in Eastside  
Cemetery occurred on March 8, 1890.  
Willie Heddleston was born April 17, 1856  
And was printer for the Eagle Publishing  
Company. Eagle Publishing Company sold  
Stationery, books and periodicals

**Budget Impact:** None

**Council Person and District:** Phil Boyum, District 1

**Attachments:** Map of Subject Area



**MEMORANDUM OF UNDERSTANDING  
BETWEEN THE CITY OF STATESBORO AND  
BULLOCH COUNTY HISTORICAL SOCIETY, INC.**

**WHEREAS**, Bulloch County Historical Society, Inc. (“Society”) is a non-profit corporation incorporated under Georgia law dedicated to educating the community about the rich history of Bulloch County;

**WHEREAS**, the City of Statesboro (“City”) is a municipal corporation located in and the county seat of Bulloch County;

**WHEREAS**, City and Society desire an arrangement under which the Society can install and maintain historical education markers at the Eastside Cemetery of City’s property located at 1502 Northside Drive East, Statesboro (“Premises”) and in essence be the curator of historical markers on Premises;

**NOW THEREFORE**, this Memorandum of Understanding is entered into by and between the City of Statesboro and the Bulloch County Historical Society, Inc. this, the \_\_\_ day of August, 2018.

The City and the Society mutually agree as follows:

1. **PURPOSE.** This Memorandum of Understanding serves to clarify and solidify the arrangement between City and Society regarding the use and curation of historical markers on the Premises.
2. **GOVERNING LAW.** This Memorandum of Understanding shall be governed in all respects by the laws of the State of Georgia.
3. **TERMS AND CONDITIONS.** Society will be the curator of historical markers on the Premises and shall be permitted to install historical markers relating to the history of Statesboro and Bulloch County within the Premises. Society will also be allowed to enter Premises for the purpose of maintenance and installation of these markers. City approval of markers is not required prior to installation by Society, but City can object to markers, which must be removed by Society within seven days from receipt of City’s written objection. City assumes no risk or liability for any damage done to Society markers or any injury caused by said markers Society shall take all appropriate and reasonable measures to mitigate the physical effect of marker installation, maintenance, and removal on the Premises.
4. **ENTIRE AGREEMENT.** This Memorandum of Understanding constitutes the entire agreement and understanding between the parties with respect to the subject matter. This is intended as the final expression of their agreement and is a complete statement of the terms thereof.
5. **MODIFICATION.** This Memorandum of Understanding may be modified at any time with the written mutual consent of the City and Society.

6. **AMENDMENTS IN WRITING.** No amendment to this Memorandum of Understanding shall be effective unless it is in writing and signed by the Mayor of City and CEO of Society.
7. **NOTIFICATION.** All notices under this Memorandum of Understanding shall be deemed duly given upon delivery, if delivered by hand, or three {3} days after posting, if sent by registered or certified mail, return receipt requested, to a party hereto at the address set forth below or to such other address as a party may designate by notice pursuant hereto.

**City:** City Clerk Sue Starling  
50 E Main St., Statesboro, GA 30458

**Society:** President Joe McGlamery  
PO Box 42, Statesboro, GA 30458

8. **ASSIGNABILITY.** Neither party shall assign any interest in the Memorandum of Understanding, nor shall either party transfer any interest in the same (whether by assignment or notification), without prior written consent of the party thereto.
9. **SECTION HEADINGS.** Section headings contained in this Memorandum of Understanding are for reference purposes only and shall not affect, in any way, the meaning and interpretation of this Agreement.
10. **SCOPE AND DURATION.**
- a. This Agreement shall commence on August 21, 2018. This Agreement shall automatically renew on August 21, 2019 and each year thereafter on August 21, until such time as written notice of termination or modification is received by either party at least thirty {30} days prior to the expiration of the first term or any term thereafter.
- b. This Memorandum of Understanding may be terminated at any time by either party with at least ninety (90) days written notice to the other party.

**IN WITNESS WHEREOF**, the City of Statesboro and Bulloch County Historical Society, Inc. have executed this agreement as of the date written above.

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**Jonathan M. McCollar, Mayor**  
**City of Statesboro**

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**Attest**

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**Joe McGlamery, President**  
**Bulloch County Historical Society, Inc.**

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Attest



# Eastside Cemetery Proposed Historical Marker



Grave of  
Willie Heddeleston

Proposed Willie Heddeleston  
Historical Marker

