CITY OF STATESBORO
COUNCIL MINUTES
DECEMBER 2, 2025

Regular Meeting	50 E. Main St. City Hall Council Chambers	9:00 AM

1. Call to Order
Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge
Councilmember John Riggs called on Marcus Toole to give the Invocation and he led the Pledge of Allegiance.

ATTENDENCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	Councilmember	Present	
John Riggs	Councilmember	Present	
Shari Barr	Mayor Pro Tem	Present	

Other staff present: City Manager Charles Penny, Assistant City Manager Jason Boyles, Public Affairs Manager Layne Phillips, City Attorney Cain Smith and City Clerk Leah Harden

3. Public Comments (Agenda Item): None

4. Consideration of a Motion to approve the Consent Agenda
A) Approval of Minutes
- **a) 11-18-2025 Work Session Minutes**
- **b) 11-18-2025 Council Minutes**
- **c) 11-18-2025 Executive Session Minutes**

A motion was made to approve the consent agenda.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

Mayor Jonathan McCollar turned the meeting over to Mayor Pro Tem Shari Barr for the next item.

5. **Consideration of a motion to approve**

   a. APPLICATION RZ 25-10-07: Southeastern Property Acquisitions is requesting a Zoning Map Amendment of approximately 23.15-acres from R-3 (Medium Density Multi-Household Residential District) to MX (Mixed Use District) of property located at 6850 Cypress Lake Road (Tax Parcel # MS33 000023 002).

   b. APPLICATION RZ 25-10-08: Southeastern Property Acquisitions is requesting a Zoning Map Amendment of approximately 5.22-acres from R-3 (Medium Density Multi-Household Residential) to MX (Mixed Use District) of property located 7406 Veterans Memorial Parkway (Tax Parcel # MS42000004A000).

Mayor Pro Tem noted that the Council held a public hearing on this matter at their previous meeting two weeks ago and deferred the decision to this meeting. She also noted that both staff and developers were present to address any questions. Councilmember John Riggs expressed that while he wished Kroger would locate elsewhere in town, the Council can't decide who owns property or what they want to do with it. After weighing the options, he indicated support for approving the request, but expressed concerns about light and noise pollution affecting the neighboring Whispering Pines development. He specifically requested that trees be preserved and lighting be directed inward so residents wouldn't see the backs of lights from their yards.

Steve Rushing a local attorney representing the applicant confirmed they would comply with the MX zoning ordinance's stringent lighting restrictions and assured they would work with the neighboring community. Chris Send, a representative from the development team, noted they had previous experience with similar projects around neighborhoods and would be sensitive to residents' concerns, stating that Kroger wants to support the community and doesn't want neighbors to be unhappy.

City Manager Charles Penny noted that while the concept plan presented looks good, with MX zoning there's no guarantee that the development would follow that exact plan. Unlike PUD zoning, the developer wouldn't be required to build according to the presented concept. Mr. Penny specifically addressed that where the residential development is on the concept plan that it remains between the commercial development and Whispering Pines, rather than having commercial development directly adjacent to the neighborhood.

Director of Planning Justin Williams explained that they could address this concern by applying the mixed-use concurrency requirements from section 2.2.12(f) of the code as a condition of approval. This would require that the area bordering Whispering Pines follow specific requirements that would cap commercial development and require at least 20% residential use.

Mr. Rushing stated the developer agrees to this condition, provided they maintained flexibility in how the residential component was arranged, noting they might need to adjust based on soil testing and site conditions.

A motion was made to approve **APPLICATION RZ 25-10-07** a Zoning Map Amendment of approximately 23.15-acres from R-3 (Medium Density Multi- Household Residential District) to MX (Mixed Use District) of property located at 6850 Cypress Lake Road (Tax Parcel MS33000023 002) and **APPLICATION RZ 25-10-08** a Zoning Map Amendment of approximately 5.22-acres from R-3 (Medium Density Multi- Household Residential) to MX (Mixed Use District) of property located 7406 Veterans Memorial Parkway (Tax Parcel MS42000004A000) with staff conditions as stated in the staff report and an additional condition that the bordering area of Whispering Pines neighborhood must adhere to section 2.2.12(f) of the Unified Development Code.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

6. **Second reading and consideration of a motion to approve <u>Ordinance 2025-18</u>: An Ordinance amending chapter 74, adding Article III Special Services District.**

A motion was made to approve **<u>Ordinance 2025-18</u>**: An Ordinance amending chapter 74, adding Article III Special Services District.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

7. **Public hearing and first reading of <u>Ordinance 2025-19</u>: An Ordinance amending Chapter 5 Purchasing System Policy of the Statesboro Code of Ordinances.**

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

No one spoke for or against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

A motion was made to approve the first reading and advance to the second reading of **Ordinance 2025-19:** An Ordinance amending Chapter 5 Purchasing System Policy of the Statesboro Code of Ordinances.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

8. **Consideration of a motion to approve Resolution 2025-32: A Resolution accepting the street rights of way on portions of Roscomare Lane, Casiano Drive, and Hamner Drive within the Bel-Air East Subdivision Phase 1B as public streets to be owned and maintained by the City of Statesboro.**

A motion was made to approve **Resolution 2025-32**: A Resolution accepting the street rights of way on portions of Roscomare Lane, Casiano Drive, and Hamner Drive within the Bel-Air East Subdivision Phase 1B as public streets to be owned and maintained by the City of Statesboro.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

9. **Consideration of a motion to approve the purchase of a 2026 F-250 XL Crew Cab 4x4 from JC Lewis Ford in the amount of $49,690.72 for the Stormwater Division, to be funded by Stormwater Utility Fee Funds under STM-7.**

A motion was made to approve the purchase of a 2026 F-250 XL Crew Cab 4x4 from JC Lewis Ford in the amount of $49,690.72 for the Stormwater Division, to be funded by Stormwater Utility Fee Funds under STM-7.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

10. Consideration of a motion to approve a contract with Vickery Farms Sodscapes, LLC for vegetation maintenance services on various stormwater facilities, in the amount of $18,320 annually, to be funded by the Stormwater Fund. This contract will be a four-year agreement with an option to renew after each one-year term.

A motion was made to approve a contract with Vickery Farms Sodscapes, LLC for vegetation maintenance services on various stormwater facilities, in the amount of $18,320 annually, to be funded by the Stormwater Fund. This contract will be a four-year agreement with an option to renew after each one-year term.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

11. Consideration of a motion to approve a task order with WSP USA, Inc. in the amount of $32,784 for engineering design services for the replacement of the transfer station tipping floor, to be funded by Solid Waste Disposal Reserve Funds.

A motion was made to approve a task order with WSP USA, Inc. in the amount of $32,784 for engineering design services for the replacement of the transfer station tipping floor, to be funded by Solid Waste Disposal Reserve Funds.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

12. Consideration of a motion to approve a purchase of a Caterpillar 950 Wheel Loader in the amount of $396,660 under SWD-11, to be funded by Solid Waste Disposal Operating Income.

A motion was made to approve a purchase of a Caterpillar 950 Wheel Loader in the amount of $396,660 under SWD-11, to be funded by Solid Waste Disposal Operating Income.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

13. Consideration of a motion to award a contract to Southeast Connections, LLC in the amount of $990,349.82 for the relocation of natural gas facilities along Highway 301 North as part of a GDOT Road Widening Project. To be paid for with funds in the Natural Gas CIP budget item # NGD-95.

A motion was made to approve an award of contract to Southeast Connections, LLC in the amount of $990,349.82 for the relocation of natural gas facilities along Highway 301 North as part of a GDOT Road Widening Project. To be paid for with funds in the Natural Gas CIP budget item # NGD-95.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

14. Public Comments (General):

Annie Bellinger expressed concern about neighborhood children who approached her asking to rake her yard to earn money for food after their family's food stamps were cut off. She indicated she couldn't afford to feed them regularly and asked if the city could provide assistance for families in similar situations or help direct them to appropriate resources, particularly when they reject food bank options.

Kristie Hendrix, owner of Classic Car Care and Auto Sales and Classic Car Care Detail Services, described ongoing issues with a sump pump at her business at 121 East Main Street. Despite paying for city sewage services for over 20 years, the pump frequently backs up and overflows, creating costly plumbing issues and foul odors. She requested guidance on connecting to a proper sewer line. City Manager Penny indicated that staff would speak with her after the meeting to address her concerns, noting that sump pumps are typically a private property owner's responsibility.

Jordan Gray asked for clarification about buffer requirements for the Kroger development project approved earlier in the meeting. Planning staff explained that there are three different buffer options available: a 50-foot natural strip with no alterations, planting evergreen trees and other vegetation, or installing a fence with additional space. Staff also clarified that the residential component would serve as an initial buffer between the commercial development and the neighborhood. Mr. Gray also expressed concern that the council was approving zoning changes before seeing the results of a traffic study that was currently underway.

15. Other Business from City Council

Mayor Pro Tem Shari Barr highlighted the recent tree lighting event downtown, commending staff who decorated city hall and downtown for the holiday season. She mentioned upcoming events including a holiday kickoff scheduled for Friday night from 5:30-8:00 PM (weather permitting), with a parade, window decorations, and vendors. If postponed due to weather, the event would be rescheduled to the following Friday. She also noted a concurrent event at the Visit Statesboro location where Habitat for Humanity would be hosting a version of a chili supper.

16. City Managers Comments

City Manager Charles Penny acknowledged city staff's involvement in making the tree lighting event successful, particularly recognizing Cindy West who initiated the project to decorate city hall for the holidays and advocated for adding a Christmas tree. He mentioned that planning for next year's event was already underway following a debriefing meeting.

Mr. Penny also noted:

- The ongoing toy drive needs continued donations, and arrangements are being made so people can donate even if city hall is closed
- Georgia Power Resource Day would be held Saturday from 10:00 AM to 2:00 PM in the council chambers, with representatives available to discuss programs people can utilize

In response to the earlier public comment about traffic studies and zoning decisions, Mr. Penny explained that zoning decisions are separate from traffic studies—the council first decides if the land use is appropriate, and then traffic impact analysis happens afterward. Developers typically wouldn't pay for a traffic study before knowing if the zoning would be approved.

17. 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(b).

At 9:47 a.m., a motion was made to enter into Executive Session to discuss "Personnel Matters" in accordance with O.C.G.A. 50-14-3(b).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

At 9:58 a.m., a motion was made to exit Executive Session.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Paulette Chavers
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

18. Consideration of a Motion to Adjourn

A motion was made to

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Paulette Chavers
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

The meeting was adjourned at 9:58 a.m.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk