



August 18, 2026 5:00 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember John Riggs
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 08-04-2026 Council Minutes
 - b) 08-04-2026 Executive Session Minutes
5. Public hearing and consideration of a motion to approve:
 - A) **APPLICATION V 26-07-01**: 401 S. Main OZ Business, LLC is requesting a Variance from UDC Section 2.2.12C, which requires a PUD to consist of a minimum ten (10) acre lot. The proposed PUD combines five (5) parcels for a total of 7.54-acres. The property is located between South Main Street and West Brannen Street, and South College Street (Tax Parcel # S21 000001A000, S20 000066 000, S20-000064 000, S20 000065 000, and S20 000065A000).
 - B) **APPLICATION RZ 26-07-02**: 401 S. Main OZ Business, LLC is requesting a Zoning Map Amendment from PUD (Planned Unit Development)/R-4 (High Density Residential District), HOC (Highway Oriented Commercial District), and MX (Mixed-Used District) into a PUD (Planned Unit Development). The proposed PUD combines five (5) parcels for a total of 7.54-acres. The property is located on the west side of South Main Street, West Brannen Street, and South College Street (Tax Parcel # S21 000001A000, S20 000066 000, S20-000064 000, S20 000065 000, and S20 000065A000).
6. Public hearing and consideration of a motion to approve **APPLICATION V 26-07-03**: Anthony Hendrickson is requesting a Variance from UDC Section 2.2.11, to allow the use of assembly in LI (Light Industrial) zone for the property located at 201 Johnson Street (Tax Parcel # S18 000175 000).
7. Public hearing and consideration of a motion to approve **APPLICATION V 26-07-04**: Fincher & Everett Holding LLC is requesting a Variance from UDC Section 2.2.5, Table 2.2.5-A R-15 District Use Permissions to allow the operation of a consulting business in the building located at 206 East Grady Street (Tax Parcel # S29 000121 000).

8. Public hearing and consideration of a motion to approve **APPLICATION RZ 26-07-05:** 4AM Development, LLC is requesting a Zoning Map Amendment from R-4 (High-Density Residential District) to O (Office and Business District). The Zoning Map Amendment requests is for one (1) parcel of 26.49-acres locates at 6539 Burkhalter Road for a proposed data center (Tax Parcel# 101 000001 000).
9. Consideration of a motion to approve a five-year contract with Flock Safety beginning FY2027 and extending through FY2031. The yearly cost for equipment and services would be \$229,500.000 for a total over five years of \$1,147,500.00. This contract includes 54 automated license plate readers (LPR's) and 2 square miles of coverage for gunshot detection along with Flock's service and support of said systems.
10. Consideration of a motion to approve the purchase of a Caterpillar 430 Backhoe Loader from Yancey Brothers Company in the amount of \$205,775.40 to be funded by 2019 SPLOST funds in STS-103.
11. Consideration of a motion to set the dates for the required three (3) public hearings to solicit input regarding the proposed 2026 property tax millage rate of 9.60: 1st Public Hearing September 8th 2026 at 12:00 pm, 2nd Public Hearing September 8th 2026 at 6:00 pm, and the 3rd Public Hearing September 15th 2026 at 5:30 pm.
12. Public Comments (General)
13. Other Business from City Council
14. City Managers Comments
15. 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)
16. Consideration of a Motion to Adjourn



CITY OF STATESBORO
COUNCIL MINUTES
AUGUST 04, 2026

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 Ginny Hendley gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Vacant	Councilmember	Vacant	
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) 07-21-2026 Council Minutes

b) 07-21-2026 Executive Session Minutes

A motion was made to approve consent agenda.

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

5. Consideration of a motion to approve staff to enter negotiations with Kimley-Horn and Associates, Inc., to perform engineering design services for the Burkhalter Road Transportation Improvements Project, ENG-123i and ENG-124h, to be funded by 2023 TSPLOST.

A motion was made to approve staff to enter negotiations with Kimley-Horn and Associates, Inc., to perform engineering design services for the Burkhalter Road Transportation Improvements Project, ENG-123i and ENG-124h, to be funded by 2023 TSPLOST.

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

6. Consideration of a motion to approve authorization to request four replacement transit vehicles from the Coastal Regional Commission for FY 2028. The City's portion of the cost is estimated to be \$65,000, to be funded by TSPLOST.

A motion was made to approve authorization to request four replacement transit vehicles from the Coastal Regional Commission for FY 2028. The City's portion of the cost is estimated to be \$65,000, to be funded by TSPLOST.

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

7. Consideration of a motion to approve a one-year contract to provide property and casualty insurance in the amount of \$1,511,065.00 to Travelers. If approved, this coverage will commence on August 14, 2026.

A motion was made to approve a one-year contract to provide property and casualty insurance in the amount of \$1,511,065.00 to Travelers. If approved, this coverage will commence on August 14, 2026.

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

8. Consideration of a motion to award a one-year contract to provide workers compensation insurance in the amount of \$545,881.00 to Bitco. If approved, this coverage will commence on August 14, 2026.

A motion was made to approve an award of a one-year contract to provide workers compensation insurance in the amount of \$545,881.00 to Bitco. If approved, this coverage will commence on August 14, 2026.

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

9. Public Comments (General):

Sue Palmer addressed the Council regarding the ongoing issue of garbage cans being left out on Zetterower Avenue and Savannah Avenue. She noted that a similar issue on East Main Street was resolved over a three-year period, and expressed concern that the current situation on these prominent corridors reflects poorly on the city's appearance. Ms. Palmer questioned whether the City's public education approach is sufficient, or if more active code enforcement—including warnings and fines—is needed to compel compliance.

10. Other Business from City Council

Mayor Pro Tem Shari Barr drew attention to two upcoming community events. First, a ghost tour is being revived by those associated with Raven's Roost, scheduled for Friday evening at 8:00 PM, with council members invited to participate and provide feedback to help improve the experience. Second, a "Fix It Fair" repair event is being held the same evening from 5:00 to 7:00 PM in a downtown alley, where residents can bring items for free repair, and encouraged. Pre-registration via Facebook, noting the event's ongoing goal of reducing landfill waste.

11. City Managers Comments

City Manager Penny shared two updates. First, he noted that Assistant City Manager Jason Boyles is completing his final week of professional development at the UNC School of Government. Second, Mr. Penny informed the Council that the City has been invited to participate in a video feature for the ICMA Conference in October. Typically featuring five communities, the video would give Statesboro an opportunity to tell its story to a national audience, with the resulting footage also available for use on the City's website. A full day of videotaping would be required, featuring approximately five to six community partners. Mr. Penny noted that the City had participated in a similar video eleven years prior. Partners already approached include the Statesboro Convention & Visitors Bureau and the Downtown Statesboro Development Authority (DSDA), with the Development Authority still pending a response. Partners would also assist in covering costs. Mr. Penny asked if Council had any objections, and hearing none, indicated staff would proceed with a phone call to discuss next steps.

12. 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 9:13 am 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 Ginny Hendley
AYES:	Johnson, Hendley, Riggs, Barr
ABSENT:	

At 9:37 am motion was made to exit executive session.

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

13. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 9:37 a.m.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Vacant, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Director of Planning & Development

Date: August 10, 2026

RE: August 18, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code: Variance Request*

Recommendation: Planning Commission recommends approval of V 26-07-01.

Background: 401 S. Main OZ Business, LLC is requesting a Variance from UDC Section 2.2.12C, which requires a PUD to consist of a minimum ten (10) acre lot. The proposed PUD combines five (5) parcels for a total of 7.54-acres. The property is located between South Main Street and West Brannen Street, and South College Street (Tax Parcel # S21 000001A000, S20 000066 000, S20-000064 000, S20 000065 000, and S20 000065A000).

Budget Impact: None

Council Person and District: 2 (Vacant)

Attachments: Development Services Report V 26-07-01 & RZ 26-07-02

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Vacant, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Director of Planning & Development

Date: August 10, 2026

RE: August 18, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment Request*

Recommendation: Planning Commission recommends approval of RZ 26-07-02.

Background: 401 S. Main OZ Business, LLC is requesting a Zoning Map Amendment from PUD (Planned Unit Development)/R-4 (High Density Residential District), HOC (Highway Oriented Commercial District), and MX (Mixed Used District) into a PUD (Planned Unit Development). The proposed PUD combines five (5) parcels for a total of 7.54-acres. The property is located on the west side of South Main Street, West Brannen Street, and South College Street (Tax Parcel # S21 000001A000, S20 000066 000, S20-000064 000, S20 000065 000, and S20 000065A000).

Budget Impact: None

Council Person and District: 2 (Vacant)

Attachments: Development Services Report V 26-07-01 & RZ 26-07-02



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

P.O. Box 348
Statesboro, Georgia 30458

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

V 26-07-01 and RZ 26-07-02 VARIANCE AND ZONING MAP AMENDMENT REQUEST	
LOCATION:	401 South Main Street
PETITIONER/REPRESENTATIVE	401 S. Main OZ Business, LLC/ Zach Riddle
OVERLAYS/DISTRICTS:	Blue Mile Overlay
FUTURE LAND USE CLASSIFICATION	Downtown District
TOTAL ACRES:	7.54-acres (328,442.4 sq ft)
PARCEL TAX MAP #:	S21 000001A000 (2.15-acres) S20 000066 000 (2.16-acres) S20-000064 000 (2.75-acres) S20 000065 000 (.17-acres) S20 000065A000 (.31-acres)
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Warehouses, historic single-family house
PROPOSED USE:	Restaurant/brewery, student housing with parking
VARIANCE REQUEST:	Variance from UDC Section 2.2.12C. Minimum lot sized required.
EXISTING ZONING:	PUD (Planned Unit Development)/R-4 (High Density Residential District) HOC (Highway Oriented Commercial District) MX (Mixed Used District)
PROPOSED ZONING:	Planned Unit Development (PUD)/ Mixed Use (MX)

Planning Commission: August 4, 2026

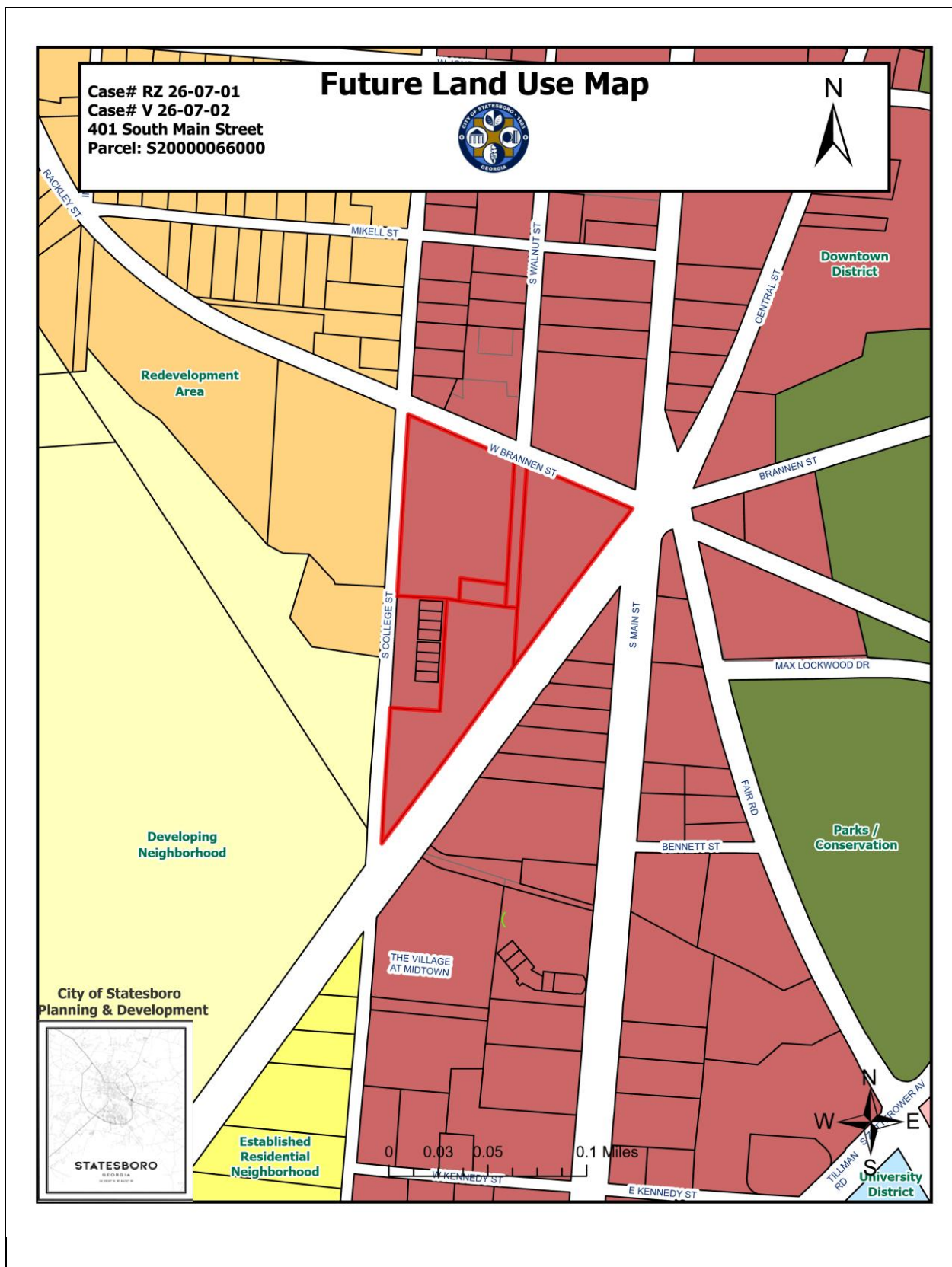
City Council: August 18, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-07-01 and RZ 26-07-02 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
The site was once home to the Coca Cola bottling company in Statesboro. Coca Cola started bottling in Statesboro in 1906. The brick warehouse fronting South Main Street was constructed in 1920 and surrounding warehouses on site were constructed between 1920-1930. The historic house south of the brick warehouse was constructed in 1965. The plant manager lived in the house while working for the company. After the bottling company relocated, the brick warehouse fronting South Main Street housed W.A. Bragg & Co, Inc.
REQUEST
The petitioner is requesting a Variance form UDC Section 2.2.12C. The minimum lot size required for a Planned Unit Development (PUD) is ten (10) acres. The proposed project site is a total of 7.54-acres; combining five (5) parcels. The property is located on the west side of South Main Street and south side of West Brannen Street, and the east side of South College Street. In addition, petitioner is requesting a Zoning Map Amendment (Rezoning) from PUD (Planned Unit Development)/R-4 (High Density Residential District), HOC (Highway Oriented Commercial District), and MX (Mixed Used District) into a PUD (Planned Unit Development)/Mixed Use (MX).





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	HOC (Highway Oriented Commercial)	Commercial
Northeast	HOC (Highway Oriented Commercial)	Commercial
East	HOC (Highway Oriented Commercial)	Commercial
Northwest	O (Office and Business Office District)	Professional Offices
Southeast	HOC (Highway Oriented Commercial)	Commercial
South	HOC (Highway Oriented Commercial)	Hotel
Southwest	R-15 (One-Household Residential)	Vacant
West	R-3 (Medium Density Multi-Household Residential District)	Nursing Home

SITE CHARACTERISTICS	
Overlay/District	Blue Mile Overlay
Acreage	7.54- total acres
Lot	Historic house, historic two-story brick building, and two (2) other historic warehouses.
Flooding	Within a flood way and flood plain.
Wetlands	There are wetlands on the property

[illegible]

SITE DETAILS

Site Design and Layout

The proposed project consists of 7.54-acres which comprises of the following:

Restaurant and Brewery

Two-story restaurant and brewery are proposed to be situated in the historic 1920 brick warehouse fronting South main Street.

Student Housing

Four (4) apartment buildings to consist of sixty (60) beds each to be a total of 240 beds. With approximately twenty-seven (27) units per building for a total of 108 units. Is to located on the west side of the property fronting South College Street. It will be surrounded the existing multi-household units on South College Streets.

Recreational/Amenity Center

The proposed project includes a clubhouse with amenities such as a pool and fitness center. In addition, there is a proposed walking trail along the train tracks the abut the property to south/southeast.

In addition, the proposed project includes outdoor dining areas, and gaming area.

Roadways and Access

The proposed project is for a PUD with public and/or private roads with four (4) access points. Two (2) access points from West Brannen Street, two (2) access points from South College Street.

GDOT has proposed a roundabout project at the intersection of South Main Street, Fair Road and Brannen Street, which may have impacts on traffic in this area.

Infrastructure/Public Utilities

There is an existing 2" waterline running through the property as well as a sewer line. In addition, there are existing gas lines that might have to be relocated.

Historic Buildings and surrounding area

The historic house on site is proposed to be incorporated into the project design. To the north the project site abuts a National Register Historic District "South Main Street Residential Historic District." The historic district is bounded by South Main Street, College Lane, Walnut Street and the railroad along West Brannen Street. The neighborhood was constructed between 1910 and the 1920s, characterized by single story Craftsman/Bungalows and Queen Anne style cottages. This type of architectural history is reflected on the historic buildings on the proposed project site.

The surrounding area history is dominated by railroad and accompanying supporting structures that would have housed businesses related to the rail and the workers for such businesses.

SITE DESIGN DETAILS		
UDC Section 2.2.12 - Planned Unit Development (PUD)		
<u>Required</u>		<u>Proposed</u>
Mixed Use concurrency requirement	20% residential 20% non-residential uses	Have met said requirements.
UDC Section 2.2.13 - Blue Mile Overlay Design Standards		
Maximum building height	Five (5) stories* *rooftop decks are allowed above the top story.	Three (3) stories
Setbacks (for development abutting the Creek on the Blue Mile) (for developments not abutting the Creek on the Blue Mile)	0ft min (all setbacks) Per the underlying zoning districts.	Have met said requirements.
Amenity Space	Five (5) % of development site.	Five (5) % of development site.

STAFF SUMMARY AND ANALYSIS
The subject site is a proposed mixed-use project that the petitioner is requesting to rezone five (5) parcels. <i>City of Statesboro 2024 Comprehensive Master Plan</i> shows this area as a part of the “Downtown District,” is an area is the historic core of the city and should remain the activity and cultural hub of the region, In the Downtown District, traditional development of buildings along the sidewalk and a lively streetscape shall be encouraged. The request is consistent with the downtown’s development patterns and the revitalization efforts of the city’s historic center. The subject property offers residential units that help establish trending patterns of growth in the area. Thus, providing walkability to the city center and encouraging the connection between the downtown area and the Blue Mile District. <u>ENVIRONMENTAL SITE ANALYSIS</u>

The subject property does have wetlands. Based on the report by the U.S. Army Corps of Engineers, the wetlands are regarded as not jurisdictional. This is based on the wetlands on the property being depressional and lacking a continuous surface connection to a requisite water of the US under the current regulations and guidance.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water or Sewer, but water and sewer are both available. Water mains will need to be verified for sizes to support fire lines. There is currently a sewer easement with manholes on the property. No permanent structures are allowed to be built on it. Manhole tops will need to be adjusted properly as the grade of land changes with the proposed site work. In addition, there are existing natural gas services on this property that will need to be removed or relocated based on the final plans for this development. The proposed GDOT roundabout in front of this property will also have an impact on the location of the natural gas mains that would serve this property.

This parcel will be affected when GDOT does the roundabout project on South Main St. West Brannen will be changed to one-way, so driveways will not be permitted to make right turns.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The Unified Development Code permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Analysis: Yes, the proposed project aligns with the current building trends of the city, by providing a mix-use project.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the zoning aligns with current zoning.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Analysis: Portions of the project site are zoned differently. The rezoning would combine several parcels in order to have a unified project that meets the UDC and the Comprehensive Plan.

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

Analysis: The site is in the Blue Mile Overlay. The proposed development would create a connection between the downtown area and other businesses on South Main Street.

5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

Analysis: No, it's the opinion of Staff that the proposed rezone would be beneficial to the city.

6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

Analysis: It is Staff's opinion that the project conforms to the Comprehensive Plan in order to meet the existing development patterns and allow re-alignment of the area with current trends of the area.

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

Analysis: While there are no special conditions pertaining to the land. The house and plant are over 50 years old, making it historically significant.

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

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

Based upon the review of the proposed use and surrounding area, it's the opinion of Staff that provided analysis is demonstrating the zone is appropriate for this area. In addition, fulfilling a Comprehensive goal in providing a better connection to the downtown area and the Blue Mile Overlay District.



Subject property: view of the property from the ROW on South Main Street, facing west.



Subject property: view of the property from the ROW on West Brannen Street, facing south.



Subject property: view of the property from the ROW on West Brannen, facing southeast.



View of the property diagonal across the street from the subject property from the ROW on South Main Street, facing north.



Property to the east of the subject property from the ROW of South Main Street, facing southeast.



View of the property to west of the subject property from the ROW on South College Street, facing east. Multi-family homes reflecting the developing patterns in the historic downtown area.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of V 26-07-01 and RZ 26-07-02**. If this petition is approved by the Mayor and Council, it should be subject to the applicant's agreement the following enumerated condition(s) shall apply:

- (1) Approval of this Zoning Map Amendment does not grant the right to begin construction. All building must be reviewed and approved by the City.
- (2) Changes resulting from the development of the GDOT right-of-way may allow for site changes within the allowances of the MX Zoning District. These changes may not reflect a general change in allowed uses as granted by this PUD.
- (3) Section 2.2.12 (F) shall not be enforced due to the previous commercial construction already on site.

At the regularly scheduled meeting of the Planning Commission on August 4, 2026, the Commission recommended **CONDITIONAL APPROVAL** of the requests and staff conditions with a 6-0 vote.

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Vacant, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Director of Planning & Development

Date: August 10, 2026

RE: August 18, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code: Variance Request*

Recommendation: Planning Commission recommends approval of V 26-07-03.

Background: Anthony Hendrickson is requesting a Variance from UDC Section 2.2.11, to allow the use of assembly in LI (Light Industrial) zone for the property located at 201 Johnson Street (Tax Parcel # S18 000175 000).

Budget Impact: None

Council Person and District: 2 (Vacant)

Attachments: Development Services Report V 26-07-03



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

V 26-07-03 ZONING VARIANCE REQUEST	
LOCATION:	201 Johnson Street
PETITIONER/REPRESENTATIVE	Lead by Example/Anthony Hendrickson
EXISTING ZONING:	LI (Light Industrial)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Redevelopment Area
TOTAL ACRES:	1.37-acres (59,677.20)
PARCEL TAX MAP #:	S18 000175 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Vacant
VARIANCE REQUEST(S):	Variance to the permitted uses in LI (Light Industrial) Section 2.2.11- A Table of LI Use Permissions

Planning Commission: August 4, 2026

City Council: August 18, 2026

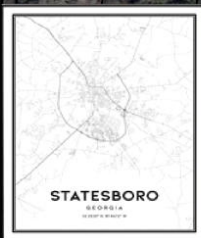
STAFF/PLANNING COMMISSION RECOMMENDATION

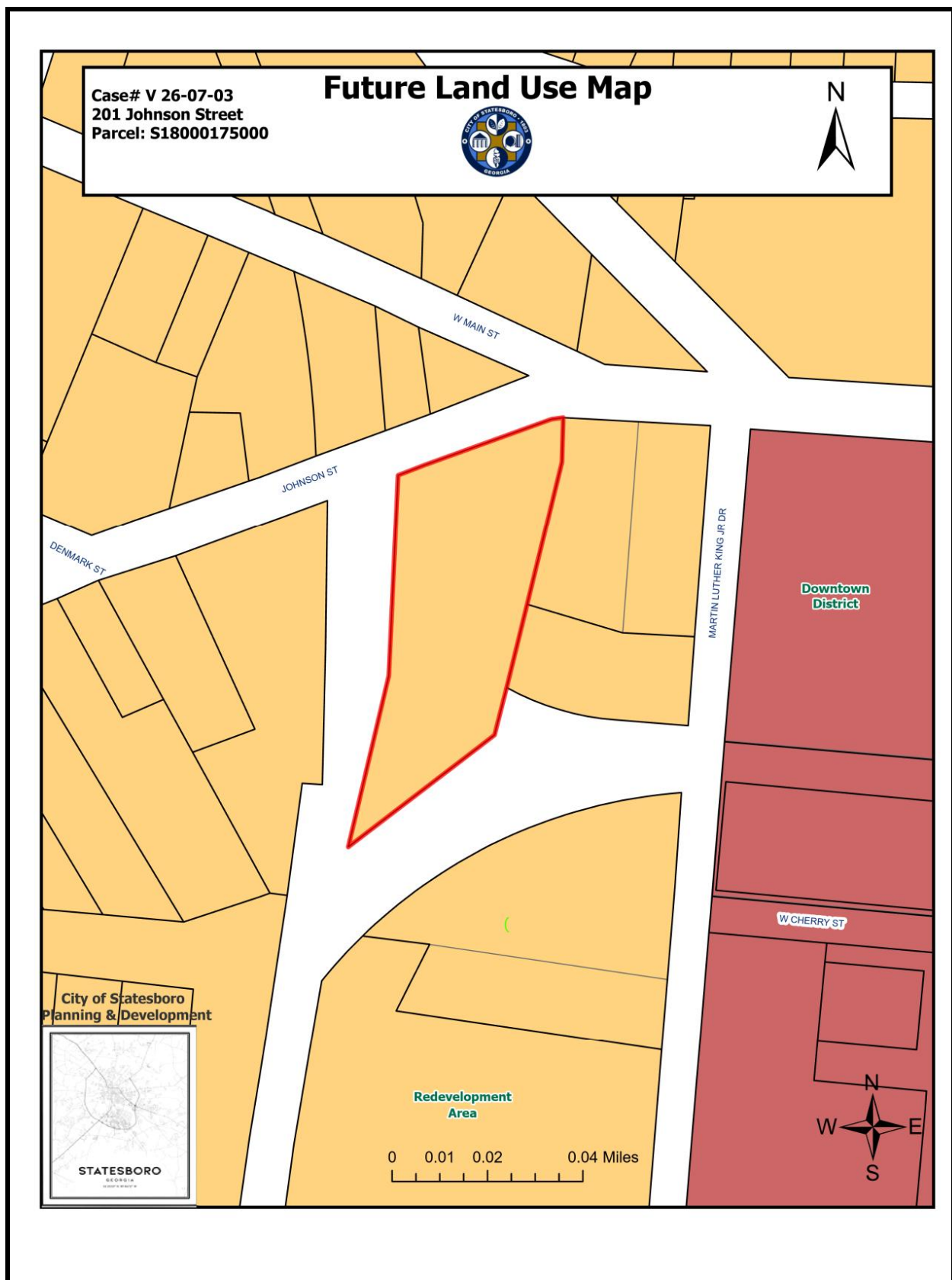
V 26-07-03 CONDITIONAL APPROVAL

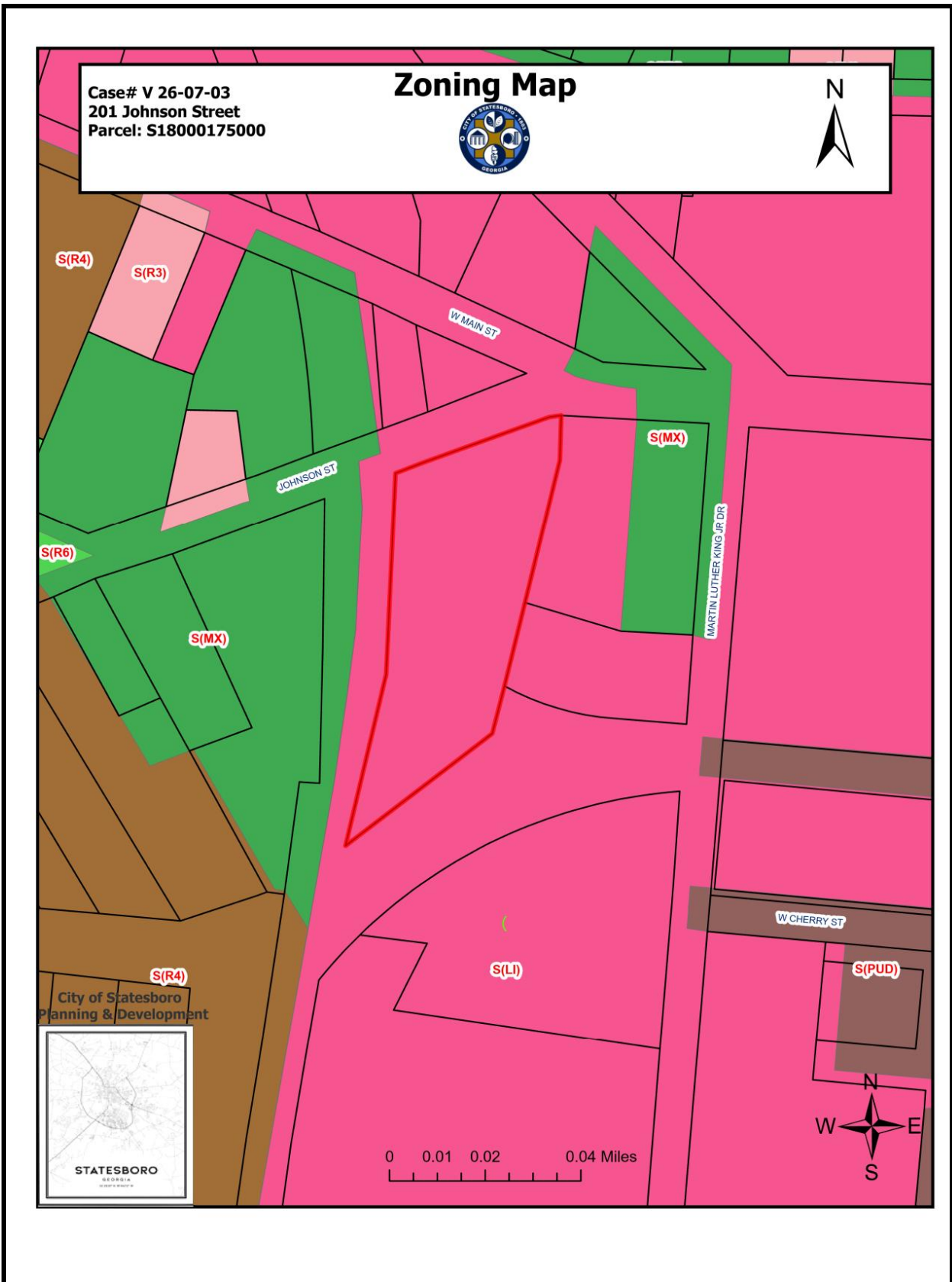
DETAILED DISCUSSION
HISTORY
Based on historic Sanborn maps, this location was once the home to the Statesboro Ginnery in the early 20th century. In addition, those buildings continued to be utilized until the current warehouse was constructed in 1979, according to the Tax Assessor Website. More recently, the facility was Spike's Restore and the non-profit Bulloch affiliate of the Habitat for Humanity.
REQUEST
The petitioner is requesting a variance from Section 2.2.8-A of the permitted uses allowed in LI (Light Industrial District), to allow use of banquet hall.

Case# V 26-07-03
201 Johnson Street
Parcel: S18000175000

Location Map







SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	LI (light Industrial)	Vacant Lot
Northeast	MX (Mixed Use)	Restaurant
East	LI (Light Industrial)/MX (Mixed Use)	Gym
Northwest	MX (Mixed Use)	Vacant Lot
Southeast	LI (Light Industrial)	Commercial
South	LI (Light Industrial)	Railroad
Southwest	MX (Mixed Use)	Warehouse
West	MX (Mixed Used)	Warehouse

SITE CHARACTERISTICS	
Overlay/District	N/A
Acreage	1.37-acres
Lot	195 x 370
Flooding	The property is in a floodway and floodplain.
Wetlands	There are no wetlands on the property.
Easements	There are no easements on the property.

SITE DESIGN DETAILS
UDC Section 2.2.11 – LI (Light Industrial District)
<u>Parking requirements:</u> Parking space per 1000 sq ft of customer service- 13 minimum parking spaces All other pertinent UDC sections are required to followed.

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.11 from the allowable uses to allow a banquet hall. There is some parking in the front of the building. The petitioner is planning to add parking to rear of the building and landscaping to the property.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Redevelopment Area,” which are primarily characterized medium density neighborhood scale development that may be commercial office or mixed-use with some residential. In addition, this area is generally consistent with the Statesboro URP area and is an area where the city shall encourage redevelopment. When redeveloping, the character area incorporates site, landscaping and sign standards to improve function and aesthetics of the surrounding neighborhood.

The request to allow the use of an assemble hall in the LI (light Industrial) zoning district does not specifically align with the comprehensive plan, however it does allow the current underutilize building to be used in a manner that would benefit the neighborhood and the immediate surrounding area. The requested use would be “Lead by Example: Reverse the Trend, a New York based nonprofit. This continues the non-profit use of the building.

ENVIRONMENTAL SITE ANALYSIS

The subject property is in a special flood hazard area, and does contain wetlands. In addition, to the east of the building is a drainage ditch which is maintained by the City.

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities. There is a GDOT project proposed that includes a roundabout at the intersection of Johnson Street and West Main Street, in which will affect the frontage of the property.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

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

Analysis: Yes, property is in a floodway and floodplain. Additionally, to the east of the property is a drainage ditch and to the west is the Norfolk Southern Railroad ROW.

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

Analysis: There are no special conditions or circumstances that resulted from the applicant.

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

Analysis: No, petitioner may use the property with allowed permitted uses according to the UDC.

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

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

5. In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

Analysis: The proposed variance of an unpermitted use (assembly hall) in the LI district is not aligned with the Comprehensive Plan, however the goal for this specific area of the city to use underutilize buildings is being fulfilled with this variance request. The allowance of the proposed use, would continue the usage of a building the supports the character of the surrounding area and connected neighborhood.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis demonstrates the existing building may be used as an assembly hall. Allowing the said use, will continue the existing building to service the neighborhood and surrounding area. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: view of the property on the ROW on Johnson Street, facing south.



Subject property: view of the east side property from the ROW on Johnson Street, facing south.



Subject property: view of the west side of the property from the ROW on Johnson Street, facing south.



View of the property west of the subject property, facing southwest.



View of the properties directly north of subject property from the ROW on Johnson Street, facing north.



View of the property to northeast of the subject property from the ROW on Johnson Street, facing northeast.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** for **V 26 07-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

- (1) Approval of the variance does not grant the right to alter the building without appropriate permitting.
- (2) A Trees and Landscaping plan is required.

At the regularly scheduled meeting of the Planning Commission on August 4, 2026, the Commission recommended **CONDITIONAL APPROVAL** of the requests and staff conditions with a 6-0 vote.

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Vacant, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Director of Planning & Development

Date: August 10, 2026

RE: August 18, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code: Variance Request*

Recommendation: Planning Commission recommends approval of V 26-07-04.

Background: Fincher & Everett Holding LLC is requesting a Variance from UDC Section 2.2.5, Table 2.2.5-A R-15 District Use Permissions to allow the operation of a consulting business in the building located at 206 East Grady Street (Tax Parcel # S29 000121 000).

Budget Impact: None

Council Person and District: 3 (Hendley)

Attachments: Development Services Report V 26-07-04



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

V 26-07-04 ZONING VARIANCE REQUEST	
LOCATION:	206 East Grady Street
PETITIONER/REPRESENTATIVE	Fincher & Everett Holdings LLC/ Amber Hunter
EXISTING ZONING:	R-15 (One Household Residential)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Established Residential Neighborhood
TOTAL ACRES:	0.24-acres (10,454.40 sq ft)
PARCEL TAX MAP #:	S29 000121 000
COUNCIL DISTRICT:	District 3 Hendley
EXISTING USE:	Vacant
VARIANCE REQUEST(S):	Variance to the permitted use in R-15 (One-Household Residential) Section 2.2.5-A Table of R-15 District Use Permissions.

Planning Commission: August 4, 2026

City Council: August 18, 2026

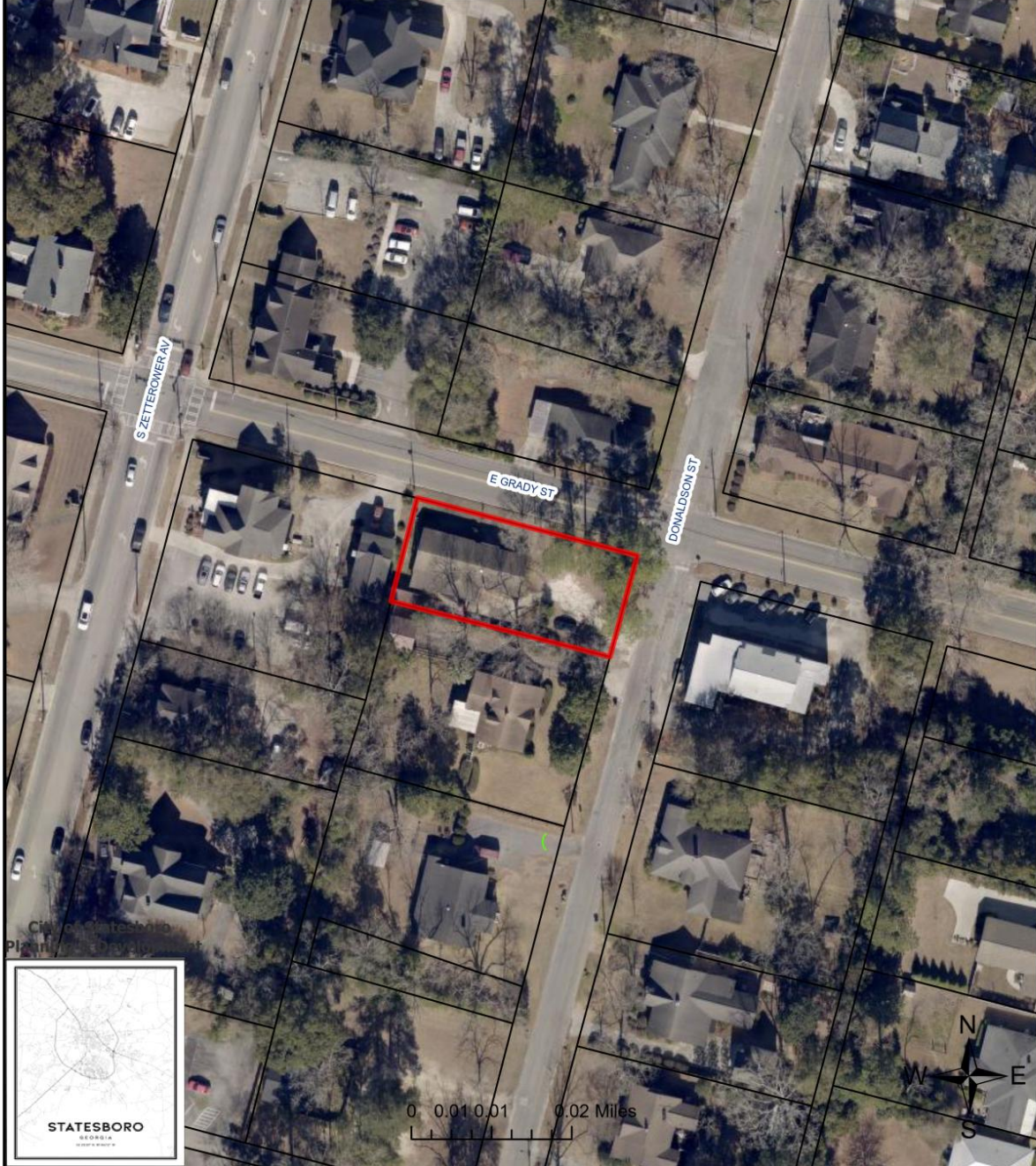
STAFF/PLANNING COMMISSION RECOMMENDATION

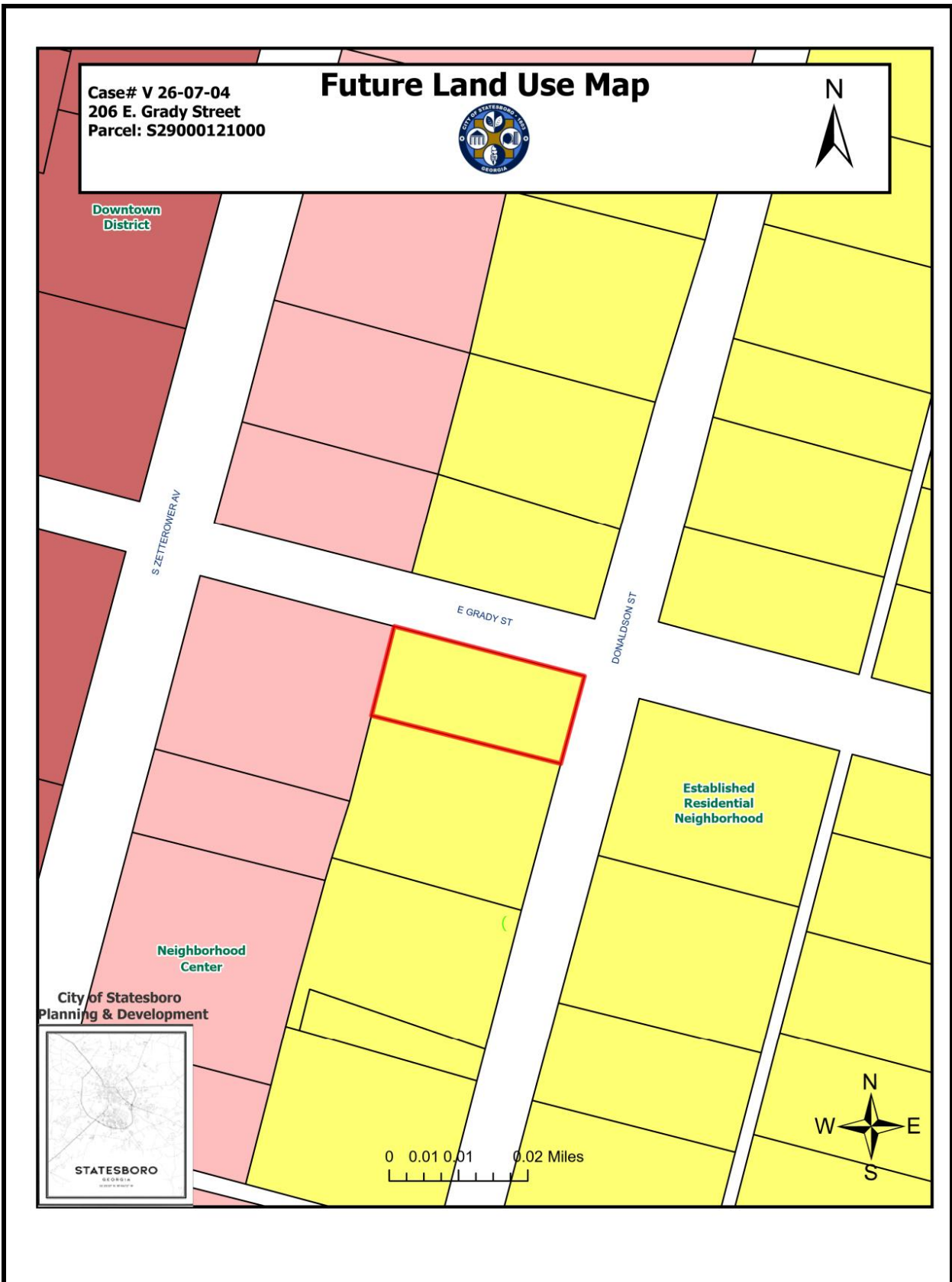
V 26-07-04 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
According to the Tax Assessor website the current house was constructed in 1973. Fincher & Everett Holdings LLC purchased the property in 2021. Then in 2022 the building was leased for a business to operate as Esther’s Place, which was a non-profit philanthropic use, allowed prior to adoption of the UDC. A new business owner has leased the property. In applying for the business license, it was realized the property does not have the allowable use for the current business.
REQUEST
The petitioner is requesting a Variance from UDC Section 2.2.5 – A of the permitted uses allowing in R-15 (One Household Residential) to allow consultation services.

Case# V 26-07-04
206 E. Grady Street
Parcel: S29000121000

Location Map

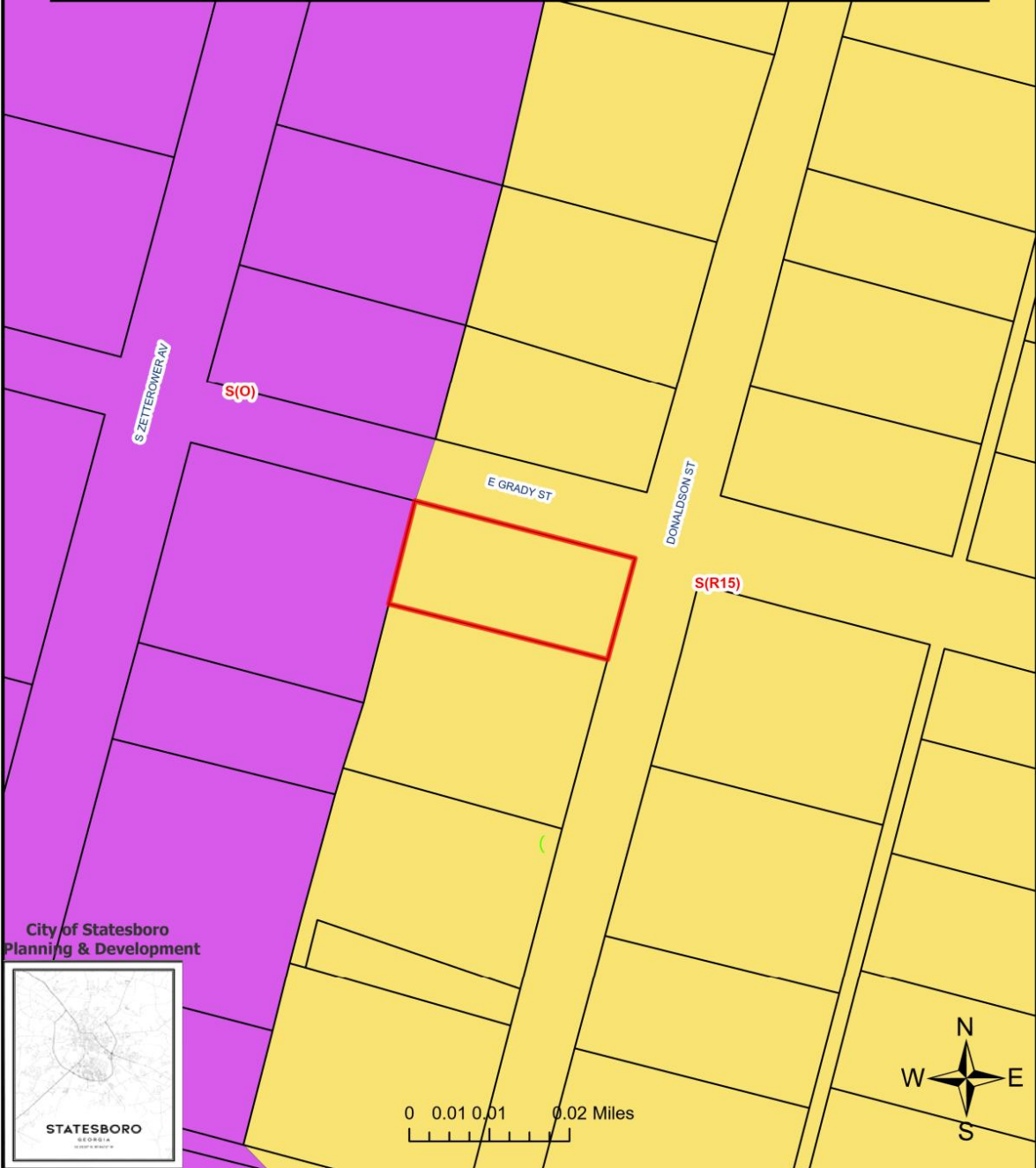




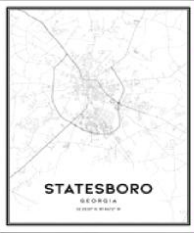
S(R4)

Case# V 26-07-04
206 E. Grady Street
Parcel: S29000121000

Zoning Map



City of Statesboro
Planning & Development



0 0.01 0.01 0.02 Miles



SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-15 (One-Household Residential)	Residential
Northeast	R-15 (One-Household Residential)	Residential
East	R-15 (One-Household Residential)	Multi-Family
Northwest	O (Office and Business Offices District)	Medical Facility
Southeast	R-15 (One-Household Residential)	Residential
South	R-15 (One-Household Residential)	Residential
Southwest	O (Office and Business Offices District)	Group Home
West	O (Office and Business Offices District)	Parking lot

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	0.24 - acres
Lot	150 x 70 corner lot East Grady Street and Donaldson Street
Flooding	None on the parcel or nearby.
Wetlands	None on the parcel or nearby.
Easements	None on the parcel or nearby.

SITE DESIGN DETAILS
UDC Section 2.2.5. R-15 (One-Household)
<u>Parking Requirement</u> Dwelling, one household detached – two (2) per dwelling <u>Parking layout and design</u>

Access. All on-site parking must be arranged so that no vehicle is forced to back out on a public street.

Surfacing material. All parking lots and loading areas must be paved with concrete, asphalt, concrete/brick pavers or similar "all weather" surface materials approved by the UDC administrator.

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.5 from allowable uses to allow a consultation business. The petitioner is a leasing company, which has leased the property to a local business owner,

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Neighborhood Center," which are primarily characterized by a blend of low and medium density neighborhood scale development.

The request to allow consultation services is consistent with the comprehensive plan and remains consistent with the character of surrounding area.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, and does not contain wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

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

Analysis: No, there are no special conditions pertaining to the land. However, the building is approaching historic status with almost 50 years since it was constructed in 1973. The proposed use would allow the building to be used with little exterior work and serve the neighborhood.

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

Analysis: No, there are no special conditions or circumstances.

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

Analysis: No, petitioner may use the property with allowed permitted uses according to the UDC. However, the petitioner created a hardship for the lessee.

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

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations. In addition, R-15 district allows for a home occupation business. It's the opinion of Staff the proposed consultation services would not act beyond the scale of a homebased business, expect for the lessee would not live on the premises.

5. In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

Analysis: The proposed variance of an unpermitted use (consultation services) in the R-15 district remains aligned with the Comprehensive Plan's goal for this specific area. Per the UDC home occupations or homebased businesses are allowed as long it does not occupy more than 25% of heated floor area. The lessee would only use the property for the consultation business. The allowance of the proposed use, would continue the usage of a building that supports the character of the surrounding area and connected neighborhood.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis demonstrates the existing building may be used as a retail space and provide personal services. Allowing the said use, will continue the existing building to service the neighborhood and surrounding area. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: view of the property from the ROW on East Grady Street, facing south.



Subject property: view of the east side elevation from the ROW on East Grady Street, facing south.



Subject property: view of the east side elevation from the ROW on Donaldson Street, facing west.



View of the property to the east of the subject property from the ROW on East Grady Street, facing east.



View of the property to the west of the subject property from the ROW on East Grady Street, facing west.



View of the property to the north of the subject property from the ROW on East Grady Street, facing north.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** for **V 26 07-04**. If this petition is approved by the Mayor and Council, it should be subject to the applicant's agreement the following enumerated condition(s) shall apply:

1. Approval of the variance does not grant the right to alter the building without appropriate permitting.

At the regularly scheduled meeting of the Planning Commission on August 4, 2026, the Commission recommended **CONDITIONAL APPROVAL** of the requests and staff conditions with a 6-0 vote.

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Vacant, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Director of Planning & Development

Date: August 10, 2026

RE: August 18, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment Request*

Recommendation: Planning Commission recommends approval of RZ 26-07-05.

Background: 4AM Development, LLC is requesting a Zoning Map Amendment from R-4 (High-Density Residential District) to O (Office and Business District). The Zoning Map Amendment requests is for one (1) parcel of 26.49-acres locates at 6539 Burkhalter Road for a proposed data center (Tax Parcel# 101 000001 000).

Budget Impact: None

Council Person and District: 5 (Barr)

Attachments: Development Services Report RZ 26-07-05



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 26-07-05 ZONING MAP AMENDMENT	
LOCATION:	6539 Burkhalter Road
PETITIONER/REPRESENTATIVE	4am Development LLC/Thomas & Hutton-John Paul Moore
EXISTING ZONING:	R-4 (High Density Residential District)
PROPOSED ZONING:	O (Office and Business Office District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Developing Neighborhood
TOTAL ACRES:	26.94-acres (1,173,506.4 sq ft)
PARCEL TAX MAP #:	108 000001 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant
PROPOSED USE:	Data Center

Planning Commission: August 4, 2026

City Council: August 18, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 26 07-05 CONDITIONAL APPROVAL</u>

DETAILED DISCUSSION

HISTORY

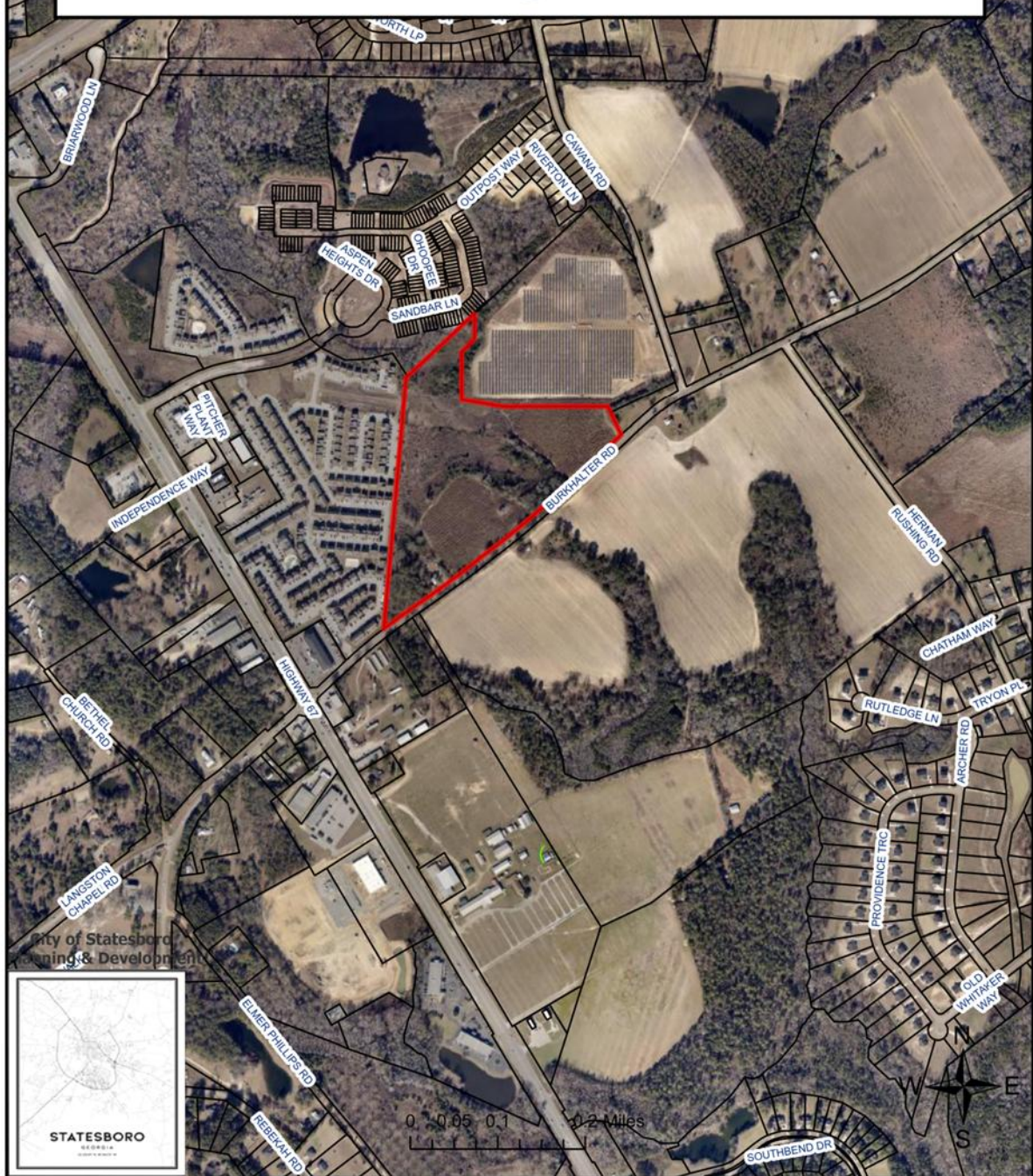
The property is mostly vacant, there is a historic house on the property that is circa 1930. According to topographic and historic maps the property has been a farm since the 1930s. The property was annexed and rezoned in 2023 (AN 23-11-05 and RZ 23-11-06). It was rezoned to a R-4 (High Density residential) with a proposed project consisting of a series of cottage courts. There was an electricity easement running across the property that since has been abandoned and the newer electricity lines (GAPOWR easement) run along the northeast portion of the property.

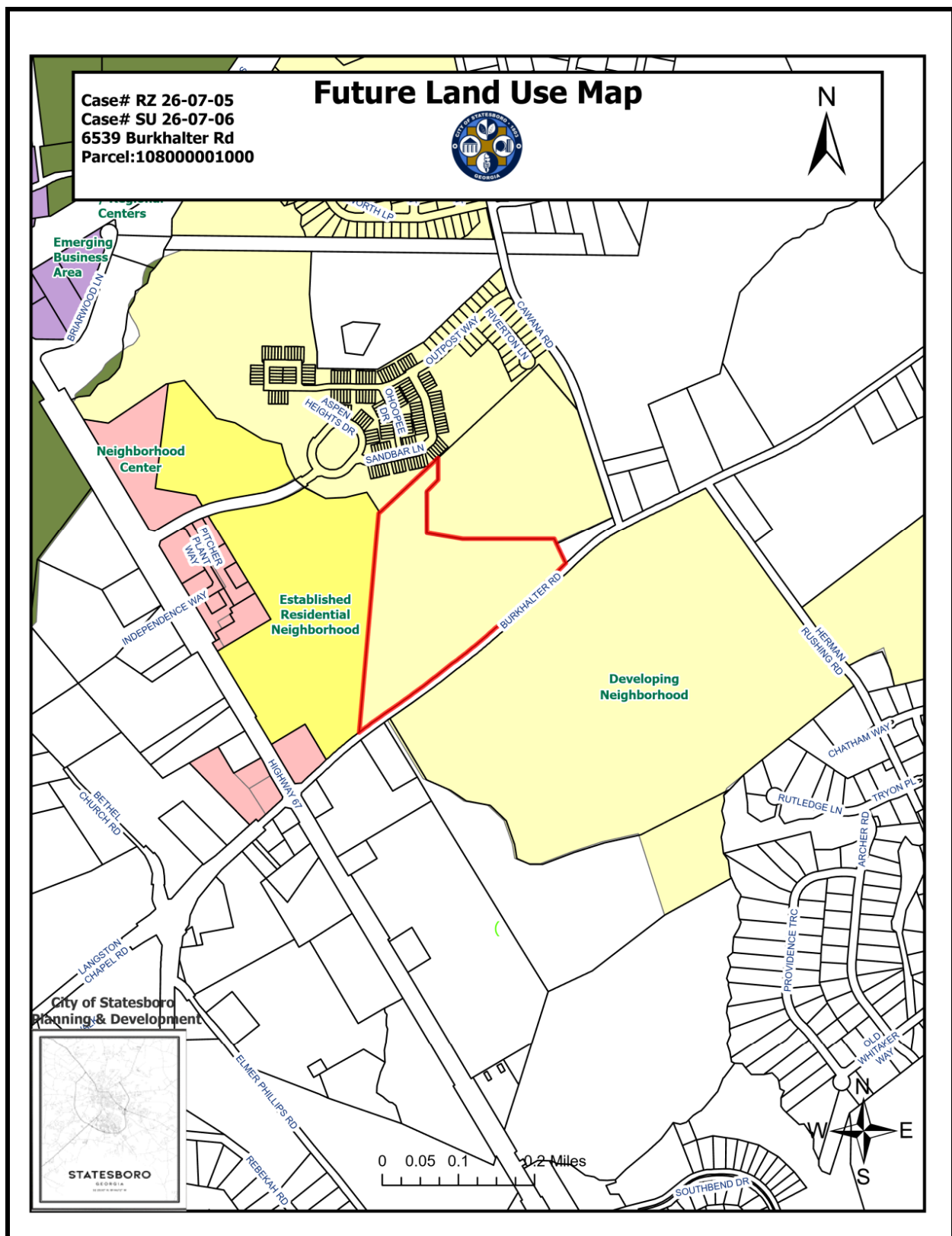
REQUEST

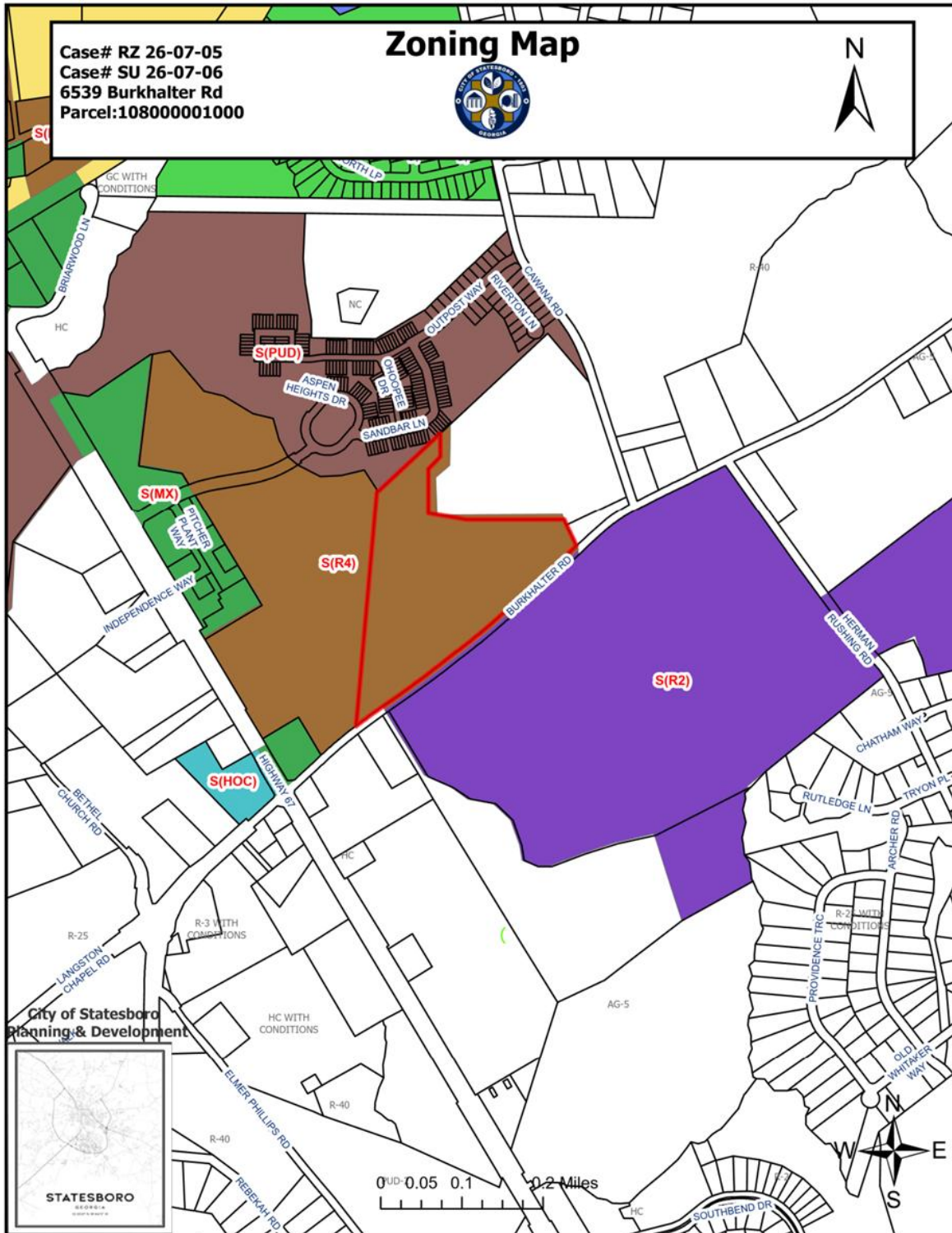
The applicant is requesting a Zoning Map Amendment for the property located 6539 Burkhalter Road from R-4 High Density residential) to O (Office and Business Office District). The Zoning Map Amendment request is for one parcel of 26.49-acres and is proposed for a data center.

Case# RZ 26-07-05
Case# SU 26-07-06
6539 Burkhalter Rd
Parcel:108000001000

Location Map







SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	PUD (Planned Unit Development)	Residential
Northeast	R-40 (Single Family Residential)	Bulloch County- Solar Panel Farm
East	R-40 (Single Family Residential)	Bulloch County
Northwest	PUD (Planned Unit Development)	Residential
Southeast	R-2 (Townhouses Residential District)	Residential
South	R-2 (Townhouses Residential District)	Residential
Southwest	HC (Highway Commercial)	Bulloch County
West	PUD (Planned Unit Development)	Residential

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	26.94-acres
Lot	1874 ft x roughly 1148 ft
Flooding	The property is not in a floodway or in a floodplain.
Wetlands	There are some wetland areas on the property.

CONCEPT PLAN



SITE DETAILS

Site Design and Layout

The proposed project consists of a total 26.94-acres comprising with the following:

Data center building

The proposed data center building consists of a two-story building measuring about 115,000 sq ft. per floor.

Roadways and Access

The proposed project has one (1) planned access off Burkhalter Road. With a thirty (30) foot interior driveway that would circle the entire building. Parking would be situated on the west side of the building.

Infrastructure/Public Utilities

The proposed project would consist of one (1) detention pond and a 32,000 sq ft substation.

SITE DESIGN DETAILS

O (Office and Business Office District)

Parking requirement:

- Other Business or Professional Offices
- One (1) per 1,000 square feet of total floor area.

Design details specifically for the Data Center will be reviewed under the Special use Permit application at a later time.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant lot that the petitioner is requesting to rezone from R-4 (High- Density Residential District to O (Office and Business District).

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as part of the “*Developing Neighborhood*,” which is an area primarily residential areas that may contain a mix of single-family homes, townhouses, or other low to medium density residential developments. Neighborhood-serving commercial development may also be located within this area.

The O (office and Business District) is listed in the Comprehensive Plan as a compatible zoning for this area. Therefore, the request aligns with the Comprehensive Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does have wetlands. Currently under review by the U.S Army Corps of Engineers for proposed on site impacts.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water. However, there is a 12" water main and a 6" sewage line available nearby. There is also an 8" natural gas main is available on Burkhalter Road.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The Unified Development Code permits a zoning amendment subject to conditions if "approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general."

The Zoning Procedures Law, specifically the "Steinberg Criteria" provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Analysis: Yes, rezoning the property to Office and Business District is suitable.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the Office and Business would not adversely affect the existing use or usability of adjacent or nearby properties.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Analysis: Yes, however the previous proposed of multi-family house would add additional traffic to already congested intersection of Burkhalter Road, Cawana Road and Fair Road.

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

Analysis: The site is within the Developing Neighborhood as categorized in the Comprehensive Plan.

5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

Analysis: no, there are no existing or changing conditions affecting the use and development of the property.

6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

Analysis: It is Staff's opinion that the project could be beneficial as part of the Long-Range Use Plan.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis is demonstrating the zone is appropriate for this area limiting the addition of further traffic. Nonetheless, future development patterns might be interrupted by the addition of the data center.

MITIGATING FACTORS

- Per the UDC, the site is required to provide additional setbacks, buffers and screening adjacent to residential use and other non-residential uses.
- The intended data center proposes a water-based cooling system utilizing a closed-loop system.
- Applicant has provided a water management plan indicating:
 - Average daily makeup water (cooling system) 30 to 100GPD
 - Peak daily demand (cooling and domestic) 1,000 GPD
 - Projected monthly average 12,000 GPD
- The traffic would be substantially less compared to the previous multi-family project. The traffic study for that project was provided by the applicant.
- The Special Use Permit application shall be separate from the Zoning Map Amendment.



Subject property: view of the property from the ROW on Burkhalter Road, facing north.



Subject property: view of the east side of the property from the ROW on Burkhalter Road, facing northeast.



Subject property: view of the west side of the property from the ROW on Burkhalter Road, facing northwest.



Subject property: view of the of property running along the solar farm to the northeast, facing north.



View of the property (new subdivision) directly south of the subject property on the ROW on Burkhalter Road, facing south.



View of the property (entrance to the new subdivision) south of the subject property on the ROW on Burkhalter Road, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-07-05**. If this petition is approved by the Mayor and Council, it should be subject to the applicant's agreement the following enumerated condition(s) shall apply:

- (1) In accordance with the previously approved Traffic Impact Analysis and Annexation, the applicant must dedicate 10 feet of property to the City for the completion of necessary traffic improvements along the frontage of Burkhalter Road.

At the regularly scheduled meeting of the Planning Commission on August 4, 2026, the Commission recommended **CONDITIONAL APPROVAL** of the requests and staff conditions with a 5-1 vote.



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

To: Charles Penny, City Manager

From: Jared Akins, Interim Chief 

Date: August 3rd, 2026

Re: Flock Safety contract

Policy Issue: Consideration of a five-year contract with Flock Safety beginning FY 2027 and extending through FY 2031. The yearly cost for equipment and services would be \$229,500.00 for a total over five years of \$1,147,500.00. This contract includes 54 automated license plate readers (LPR's) and 2 square miles of coverage for gunshot detection along with Flock's service and support of said systems.

Background:

The Statesboro Police Department has utilized Flock Safety technology including license plate reader and gunshot detection sensors since 2022. These devices were obtained under grant funding which is now ending. The final installment of the grant, totaling \$57,537.33, will be delivered to Finance as soon as it disburses. The FY 2027 budget already provided for funding of the Flock devices until July 2027 and the bulk of those funds have already been paid. This contract will provide continuity of the existing system for five years.

The Flock Safety LPR and gunshot detection devices were installed based on an analysis of violent crime data and calls for service in the city. They have contributed to increased safety in these areas and in the city as a whole by:

1. Acting as deterrents to crime by increasing the risks of committing these crimes
2. Promptly alerting police to gunshots within the city and geolocating them
3. Providing officers and detectives with prompt investigative leads in an era when witnesses are rare
4. Allowing for "Precision Policing" based on actionable intelligence rather than saturation patrols in areas experiencing criminal activity

Flock information has become a critical part of SPD's activities, from the investigation of "hit and run" crashes to homicide investigations. As a sampling of them, Flock has contributed significantly to the investigation of the following cases: 22 stolen vehicles recovered, 4 missing persons, 3 robberies, 1 kidnapping, 12 aggravated assaults, and 8 homicides. Two of those homicides would have been extremely difficult to solve absent the Flock technology.



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

SPD recognizes that access to Flock technology comes with great responsibilities. This agency has a written policy which names Flock data as protected and prohibits, under penalty of termination and prosecution, misuse of the data. This message has been reinforced by the Interim Chief to all employees. Weekly audits using Flock's "Audit Assistance" feature are conducted to ensure that our officers are using the technology for valid investigatory reason. Technology will not stop evolving and we will always be faced with questions of how to ethically use it for the public good. SPD is committed to using Flock data ethically to prevent and investigate crime and is equally committed to enforcing accountability among its employees for the security of the system and its data.

Recommendations: That Council approve the continuing contract with Flock Safety as annotated in the documents attached to this memo.

Budget Impact: Funding was budgeted under the FY 2027 Operating Budget

Council Person/District: All

Attachments: See contract attached

Flock Safety + GA - Statesboro PD

Flock Safety
3284 Northside Parkway NW, Suite 150
Atlanta, GA 30327

MAIN CONTACT:
Tallon Dameron
tallon.dameron@flocksafety.com
4233602230

Quote Number: Q-217001
Expiration Date: 08/19/2026

flock safety



ORDER FORM

Customer: GA - Statesboro PD
Legal Entity Name: GA - Statesboro PD
Accounts Payable Email: sherry.coxwell@statesboroga.gov

Initial Term: 60 Months
Renewal Term: 36 Months
Payment Terms: Net 30

Address: 50 East Main Street Statesboro, Georgia 30458

Billing Frequency: Annual
Retention Period: 30 Days

Hardware and Software Products

Recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			
Flock Safety Platform			
Flock Safety Platform - Essentials	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	49	Included
Flock Safety LPR, fka Falcon	Included	5	Included
Flock Safety Audio Products			
Flock Safety Gunshot Detection - 1mi, fka Raven	Included	2	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			

Subtotal Year 1:	\$229,500.00
Annual Recurring Subtotal:	\$229,500.00
Estimated Tax:	\$0.00
Contract Total:	\$1,147,500.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Special Terms:

- The term of this contract shall be from 8/1/2026 to 7/31/2031.

This Agreement supersedes any and all previously executed agreement between the Parties, relating to the provision of services by Flock to Customer and any exhibits attached thereto or incorporated therein by reference. Upon execution of this Agreement, all previously executed agreements pertaining to the Services provided shall run coterminous with the Term of this Agreement. In the event of any overlap in subscription terms and prior invoices, payments will be provided in pro rata credit. Any estimates provided on credits are subject to change based on execution of new contract.

If Customer is located in any of the state(s) listed at <https://www.flocksafety.com/legal/state-required-provisions>, the applicable state-required terms set forth therein are incorporated into the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$229,500.00
Annual Recurring after Year 1	\$229,500.00
Contract Total	\$1,147,500.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety Gunshot Detection - lmi, fka Raven	Gunshot detection - 1 square mile of coverage. Number of units deployed depends on geography and density of area. Gunshot detection is license by coverage area, not number of units.
Flock Safety Platform - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Create a list of vehicles of interest and receive real-time alerts when they're detected by your Flock LPR cameras.

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at <https://www.flocksafety.com/terms-and-conditions>.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: GA - Statesboro PD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____



Jonathan Mccollar
Mayor
jonathan.mccollar@statesboroga.gov

Subject: Authorization for Flock Group, Inc. (Flock Safety) to Act on Behalf of GA - Statesboro PD for Permitting Purposes

To Whom It May Concern:

This letter serves as formal authorization for Flock Group, Inc. d/b/a Flock ("Flock"), including its employees, agents, and authorized representatives, to act on behalf of GA - Statesboro PD in all matters related to permitting, approvals, and associated submissions required by applicable jurisdictions.

Flock is hereby authorized to prepare, submit, and manage permit applications and supporting documentation, including but not limited to site plans, engineering documents, traffic control plans, and any other materials required by local, county, or state jurisdictions for the installation and operation of Flock equipment.

This authorization includes permission to:

- Submit permit applications and related documents on behalf of GA - Statesboro PD
- Communicate directly with jurisdictional authorities, agencies, and reviewers
- Respond to comments, requests for information, and required revisions
- Receive correspondence, status updates, and official determinations related to such applications

GA - Statesboro PD acknowledges and agrees that all permit applications submitted by Flock are made with its full knowledge and consent, and that Flock is acting as its authorized representative solely for the purposes described herein.

This authorization shall remain in effect from the date of signature below until further notice, unless revoked in writing by GA - Statesboro PD

If you have any questions or require additional verification, please contact the undersigned.

Sincerely,

CITY OF STATESBORO



COUNCIL

Tangi Johnson, District 1
Vacant, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
I. Cain Smith, City Attorney

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

To: Charles Penny, City Manager
Jason Boyles, Assistant City Manager

From: Brad Deal, P.E., Director of Public Works and Engineering

Date: August 7, 2026

RE: STS-103, Caterpillar 430 Backhoe Loader for Public Works and Engineering Department

Policy Issue: Purchasing Policy

Recommendation:

Staff recommends approval to purchase a new 2026 Caterpillar 430 Backhoe Loader for the Streets Division in the amount of \$204,775.40 from Yancey Brothers Company.

Background:

This item is part of a planned replacement of an existing 2001 Backhoe Loader that is no longer reliable for daily operations. The new 430 Backhoe Loader will be utilized in the Streets and Parks Division at Public Works for maintenance of streets, right of way, and parks throughout the city. The old backhoe will be surplus.

We are proposing to purchase this equipment using Sourcewell Contract # 011723. Sale and service will be through Yancey Brothers Company in Statesboro, GA. Yancey Brothers is the Caterpillar dealer in our area and has a history of excellent service to the City.

Budget Impact: STS-103 Backhoe Replacement has a budgeted amount of \$275,000.00, from 2019 SPLOST funds. Equipment maintenance costs will be reduced as a result of the purchase.

Council Person and District:

N/A (citywide)

Attachments:

Quote from Yancey Brothers Company



July 24, 2026

City of Statesboro

Sourcewell CAT CONTRACT# 011723

SOURCEWELL **Account #33094**

RE: Quote 312724-03

Caterpillar, Inc. Model: 430 Backhoe Loader

CONFIGURATION DETAILS

Components	Ref No.	Wgt	Qty	List
CAT Consist				
430 IT AC E-STICK	543-3343		1	136,166
CAT Components (Attachments)				
LANE 3 ORDER	0P-9003		1	0
STICK, EXT, 15'	543-4286		1	6,685
PT, 2WS, PSHF	544-1066		1	12,793
ENG, 86KW, C3.6, T4F	543-5181		1	12,721
HYD, MP, 6FCN, QC	554-4188		1	8,168
CAB, DLX	544-0883		1	11,186
DISPLAY, STD	545-5047		1	0
AIR CONDITIONER, T4F	542-7810		1	3,203
BELT, SEAT, 2" SUSPENSION	206-1747		1	0
CTWT, 1015 LBS	337-9696		1	2,348
TIRES, 12.5 80/19.5L-24, GY	379-2161		1	3,461
STABILIZER PADS, FLIP-OVER	9R-6007		1	448
BUCKET-MP, 1.4 YD3, IT	216-8840		1	8,325
CUTTING EDGE, TWO PIECE, WIDE	9R-5320		1	346
BUCKET-HD, 24", 6.2 FT3	219-3387		1	2,138
INSTRUCTIONS, ANSI	559-0872		1	0
SERIALIZED TECHNICAL MEDIA KIT	421-8926		1	0
RIDE CONTROL	551-6453		1	1,983
LINES, AUX COMBO, E-STICK	548-1233		1	4,666
STD RADIO (12V)	540-2298		1	742
BEACON, MAGNETIC MOUNT, STROBE	433-0154		1	457
BEACON, MAGNETIC MOUNT	211-4292		1	309
PRODUCT LINK, CELLULAR, PLE643	560-6797		1	0

PACK, DOMESTIC TRUCK	0P-0210		1	0
SHIPPING/STORAGE PROTECTION	461-6839		1	291
RUST PREVENTATIVE APPLICATOR	462-1033		1	153
AUTO-UP STABILIZERS	567-5090		1	0
CARRIAGE, PAL CL3, 61", IT	6W-8832		1	2,640
FORK TINE, 2" X 5" X 48"	195-6935		2	1,945
COUPLER, PG, HYDR.D.LOCK, BHL	485-5303	192	1	4,957
PINS, BUCKET, BHL-F, 45MM-50MM	178-3593	6	2	264
BUCKET-HD, 18", 4.2 FT3	219-3386	284	1	1,982
THUMB, HYD, NO TINE	282-5409	221	1	6,760
THUMB, TINE, A 3	221-4283	107	1	512
KIT, CPLR LINES, 15' E-STICK	577-8613	0	1	2,446
CAB AND SERVICE LIGHTS, LED	657-7707	0	1	1,169
SEAT, DLX	677-7610	0	1	1,916
Total CAT List/Net:				241,180

430 List Price	\$241,180.00
Less State Contract Discount 22%	\$53,059.60
Price after Sourecwell Discount	\$188,120.40
Mandatory Service & Outbound Freight	\$1,843.00
3rd Eye Backup Camera	\$7,500.00
Installation of Thumb, Coupler, & Lines	\$4,432.00
Travel Time & Mileage 72 MO/ 3000Hrs For Warranty Repairs	\$6,773.00
84 Month / 2000HR Premier Warranty	\$4,784.00
Total With Additional Items	\$213,452.40
Less Yancey Discount	\$8,677.00
Total Quote Price	\$204,775.40

Accepted by _____ on _____

Sincerely,

Zach Tatum

Machine Sales / Heavy Rents Rep
Yancey Bros. Co.



Serve. Solve. Succeed.