CITY OF STATESBORO, GEORGIA
CITY HALL COUNCIL CHAMBERS

CITY COUNCIL MEETING &
PUBLIC HEARING AGENDA

September 15, 2026 5:30 pm

1. Call to Order by Mayor Jonathan McCollar

2. Invocation and Pledge of Allegiance by Councilmember Tangie Johnson

3. Recognitions/Public Presentations:

   A) Presentation of a Proclamation recognizing September 15th – October 15th as Hispanic Heritage Month.

4. Public Comments (Agenda Item):

5. Consideration of a Motion to approve the Consent Agenda
   A) Approval of Minutes
      a) 09-01-2026 Council Minutes
      b) 09-01-2026 Executive Session Minutes
      c) 09-08-2026 Public Hearing Minutes 2026 Millage Rate – 12:00 p.m.
      d) 09-08-2026 Public Hearing Minutes 2026 Millage Rate – 6:00 p.m.
   B) Consideration of a motion to approve the due date of December 21, 2026 for the City of Statesboro property tax bills.

6. Public hearing and consideration of a motion to approve **Resolution 2026-37**: A Resolution setting the millage rate for Ad Valorem (Property) Taxes for the 2026 calendar year for the City of Statesboro, Georgia.

7. Consideration of a motion to approve **Resolution 2026-38**: A Resolution approving the issuance of bonds by the Statesboro Housing Authority for the Statesboro Summit project.

8. Public hearing and consideration of a motion to approve **APPLICATION RZ 26-08-01**: Zack Smith Properties is requesting a Zoning Map Amendment from the R-15 (One-Household Residential)/HOC (Highway Oriented Commercial) to R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel of 17.83-acres located along Zetterower Road (Tax Parcel # MS48000022 000).

9. Public hearing and consideration of a motion to approve **APPLICATION SU 26-08-03**: Robert Fordham requests a Special Use Permit to allow a sober living residence at 105 Peg Wen Boulevard. Applicants requests the property to be used as a residence for up to eight (8) women (Tax Parcel # MS84000087 000).

10. Public hearing and consideration of a motion to approve **APPLICATION RZ 26-08-04**: Techwood Lodging, LLC is requesting a Zoning Map Amendment from a PUD (Planned Unit Development) to MX (Mixed-Use District). The Zoning Map Amendment is for one (1) parcel along Tormenta Way for 3.80-acre portion of Tax Parcel # 076 000001 002.

11. Public hearing and consideration of a motion to approve **ORDINANCE 2026-03**: An Ordinance Amending the Code of Ordinances to replace Chapter 62: Subdivision Incentive Program with Workforce Housing Incentive Program.

12. Consideration of a motion to approve the purchase of a 2026 Ford F-150 STX Crew Cab 2-wheel drive from J.C. Lewis Ford instead of Buster Miles Chevrolet, as previously approved on September 1, 2026. The total cost is $41,684.00, which reflects an increase of $1,691.00 from the amount also approved by the Council on September 1. This purchase will be funded through the 2019 SPLOST.

13. Consideration of a motion to approve a task order in the amount of $24,285.09 with STV, Inc. for environmental permitting on ENG-123F Cawana Road at Brannen Street and S&S Railroad Bed Road Project, to be funded by TSPLOST.

14. Consideration of a motion to approve a task order in the amount of $82,500 with Atlas Technical Consultants, LLC, for right of way negotiation services on ENG-124F Fair Road Turn Lane Project, to be funded by TSPLOST.

15. Consideration of a motion to approve a change order of $37,500 for additional design work on the transfer station floor replacement project, to be funded by Solid Waste Disposal Reserve Funds.

16. Consideration of a motion to award a contract to D. Lance Souther Inc. in the amount of $164,900.00, for the installation of natural gas facilities along Cypress Lake Road and Veterans Memorial Parkway to serve Kroger and adjacent developments. Project to be paid for with funds in the Natural Gas CIP budget item # NGD-11.

17. Public Comments (General)

18. Other Business from City Council

19. City Managers Comments

20. 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)

21. Consideration of a Motion to Adjourn

A PROCLAMATION BY THE MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

2026 Hispanic Heritage Month

WHEREAS: on September 17, 1967, President Lyndon B Johnson signed into law the National Hispanic Heritage Week Bill, which authorized the President to designate the week of Septembers 15 as "National Hispanic Heritage Week," which was first observed in 1968; and

WHEREAS: in 1988, President Ronald W. Reagan signed into law the creation of National Hispanic Heritage Month. U.S. Rep. Esteban Torres, a proponent of the bill, noted that supporters "want the American people to learn of our heritage. We want the public to know that we share a legacy with the rest of the country, a legacy that includes artists, writers, Olympic champions, and leaders in business, government, cinema, and science," and

WHEREAS: the more than 1 million Latino Americans who consider Georgia as their home are essential to our state's vibrant culture and economic success, giving their time and talents to the betterment of the quality of lives of their communities, true equity for said communities, and

WHEREAS: the City of Statesboro honors and celebrates the contributions made by Latino Americans in the history of the United States of America, as well as the contributions by Latino Americans in the City of Statesboro, and

WHEREAS: the City of Statesboro is honored to join the federal government, hundreds of U.S. Cities, and millions of people across our nation in recognizing September 15, 2026 through October 15, 2026, as Hispanic Heritage Month,

WHEREAS: the City of Statesboro recognizes the importance of the 15th of September as the day of independence for Latin American Countries such as Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua, also with Chile and Mexico's independence is being celebrated in the month of September, and

NOW, THEREFORE I, Jonathan McCollar, Mayor of the City of Statesboro do hereby proclaim September 15 through October 15, 2026 as

Latinx Heritage Month

And call on the City of Statesboro and its residents to observe this month with ceremonies and activities that celebrate Latino Heritage and recognize the impact Latin American culture and contributions continue to have on our great city.

PROCLAIMED, THIS 15th day of September 2026

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Jonathan McCollar, Mayor

CITY OF STATESBORO
COUNCIL MINUTES
SEPTEMBER 1, 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
Mayor Pro Tem Shari Barr gave the Invocation and 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. Recognitions/Public Presentations:
A) Presentation by City Manager Charles Penny regarding data centers.
City Manager Charles Penny delivered an informational presentation on the subject of data centers, emphasizing that the purpose was not to make a recommendation to the Mayor and Council, but rather an effort to educate the public and provide transparency on how the City arrived at its current position.

Mr. Penny outlined that staff began researching data centers in June 2025, visiting facilities in Social Circle and Alpharetta, Georgia, reading articles, and attending webinars. In September 2025, the City and Bulloch County were invited by the Development Authority to discuss the topic, and the Development Authority assisted in arranging tours to further build staff's knowledge. Director of Planning and Development Justin Williams, presented a report on data centers at a subsequent work session, after which the Council directed staff to organize a facility tour.

Mr. Penny also provided context on how the data center conversation arose on Burkhalter Road. Approximately three years ago, the City saw an explosion in housing development interest following the Hyundai announcement and a new county subdivision ordinance, resulting in approval of more than 6,000 new housing units. The owner of a 26-acre parcel on Burkhalter Road subsequently approached City staff about an alternate land use, citing concerns about a surplus of housing units. Staff and the planning director began evaluating the request.

The ordinance drafted by Director Williams, which prohibits hyper-scale data centers within the city, limits campuses to no greater than 50 acres, and requires a closed-loop water system, a water management plan, a decommissioning plan, an ambient sound study, architectural compatibility with the surrounding neighborhood, and required setbacks and buffers. He noted that the ordinance provides stronger design controls through the special use permit process than are typically available under subdivision approvals.

On the land use question, Mr. Penny explained that the property owner petitioned for office zoning — not industrial — and that office zoning is compatible with and can serve as a buffer for residential zoning. He noted that Burkhalter Road currently carries over 5,000 vehicles per day and is expected to be widened to four or five lanes within the next three to five years, making office zoning with minimal employee traffic an appropriate fit for that corridor.

A fiscal impact analysis was prepared at the property owner's request. Over a 10-year period, a data center in Statesboro could generate an estimated $21.8 million in gross tax revenue to the City, with a net of approximately $16.9 million, while new City expenses attributable to the data center would be approximately $35,000. Additional annual franchise fee revenue to the City from Georgia Power was estimated at approximately $1 million at 40 megawatts of capacity, potentially rising to $2 million at higher capacity, which could bring total additional annual revenue to the City to nearly $3 million. He noted that City property taxes currently account for $9 million of the City's $27 million general fund budget, underscoring the potential significance of this new tax base. He emphasized that this fiscal information was intentionally withheld during the ordinance adoption process so that the financial projections would not unduly influence the land use decision. He also noted that data centers in other communities have provided additional community benefits such as strengthening the power grid or extending infrastructure.

Mr. Penny closed by affirming that City staff and the Mayor and Council would never recommend or approve anything detrimental to the community's quality of life, and that any future special use permit application would require identification of the end user before any approval would be considered.

Mayor McCollar followed with remarks emphasizing that there is currently no end user and no entity that has committed to coming to the community. He stressed that the rezoning action taken was solely a rezoning, and that the transparency exercised by the City stands in contrast to the misinformation circulating in the community. He expressed concern that some community members had used the issue as a political tool and condemned social media statements he characterized as threatening in nature, calling on the community to seek accurate information and trust the process.

Mayor Pro Tem Shari Barr asked questions regarding the basis for the $35,000 in new City expenses (attributed to a single additional household from a data center employee), and whether the franchise fee revenue would be annual rather than a one-time payment, which was confirmed. It was also noted that franchise fees would increase proportionally with power consumption beyond the initial 40-megawatt estimate.

4. **Public Comments (Agenda Item):** None

5. **Consideration of a Motion to approve the Consent Agenda**
    - **A) Approval of Minutes**
        - **a) 08-18-2026 Work Session Minutes**
        - **b) 08-18-2026 Council Minutes**
        - **c) 08-18-2026 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:	

6. **Public hearing and consideration of a motion to approve <u>Resolution 2026-36:</u> A Resolution naming the unnamed street between East Cherry Street and East Vine Street "Nicolas Anciaux Lane."**

A motion was made to open the public hearing.

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

Daniel Vaughn, a resident of Smyrna, Georgia, and a documented descendant of Nicolas Anciaux addressed the Council in support of the resolution. He described his ancestor's arrival in the United States in 1788 as part of a French expedition under Rochambeau that provided critical aid to American colonists during the Revolution. He noted that Nicolas Anciaux remained in America after the war, conducted business in Savannah, and ultimately settled in the Mill Creek area in the early 1800s. He spoke to Anciaux's representation of the historic bond between the United States and France, and expressed gratitude to Dr. Anne Marie for her research and efforts in bringing the resolution forward.

No one spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **<u>Resolution 2026-36</u>**: A Resolution naming the unnamed street between East Cherry Street and East Vine Street "Nicolas Anciaux Lane."

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

7. **Consideration of a motion to approve the purchase and up-fitting of two 2026 Chevrolet Silverado 1500 Crew Custom 2WD pickup trucks and one 2025 Chevrolet Express 2500 cargo van vehicles for a total expenditure of $128,558.67. These expenses will be funded using 2019 SPLOST funds. The expenditure breakdown is as follows:**

    - **Buster Miles Chevrolet of Heflin, AL: $79,914.00 for two 2026 Chevrolet Silverado 1500 Crew Custom 2WD pickup trucks.**
    - **Rick Hendrick Chevrolet: $41,736.65 for one 2025 Chevrolet Express 2500 cargo van.**
    - **West Chatham Warning Devices: $6,908.32 for the up-fitting of the two 2026 Silverado pickup trucks.**

A motion was made to approve the purchase and up fitting of two 2026 Chevrolet Silverado 1500 Crew Custom 2WD pickup trucks and one 2025 Chevrolet Express 2500 cargo van vehicles for a total expenditure of $128,558.67. These expenses will be funded using 2019 SPLOST funds. The expenditure breakdown is as follows:

- Buster Miles Chevrolet of Heflin, AL: $79,914.00 for two 2026 Chevrolet Silverado 1500 Crew Custom 2WD pickup trucks.
- Rick Hendrick Chevrolet: $41,736.65 for one 2025 Chevrolet Express 2500 cargo van.
- West Chatham Warning Devices: $6,908.32 for the up-fitting of the two 2026 Silverado pickup trucks.

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

8. **Consideration of a motion to award a contract to Hubbard and Hudson to repair the exterior stairway at City Hall in the amount of $101,000.00. If approved, this project would be funded by the 2019 SPLOST.**

A motion was made to approve a contract with Hubbard and Hudson to repair the exterior stairway at City Hall in the amount of $101,000.00. If approved, this project would be funded by the 2019 SPLOST.

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

9. **Consideration of a motion to approve Task Order 2A with EMC Engineering Services, Inc., in the amount of $459,895 for engineering design services for the Creek on the Blue Mile Multi-Use Trail project, to be funded by a Transportation Alternatives Grant, and 2023 TSPLOST funds.**

A motion was made to approve Task Order 2A with EMC Engineering Services, Inc., in the amount of $459,895 for engineering design services for the Creek on the Blue Mile Multi-Use Trail project, to be funded by a Transportation Alternatives Grant, and 2023 TSPLOST funds.

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

10. **Consideration of a motion to award a contract to Xylem Dewatering Solutions, Inc for the purchase of two (2) Godwin 6 inch diesel backup pumps (Model # NC100S) per the Florida Sheriff's Association cooperative purchasing contract in the amount of $109,445.20. These items to be purchased with funds approved in the FY2026 CIP Budget, item #WWD-37, funded by the 2025 SPLOST.**

A motion was made to approve a contract with Xylem Dewatering Solutions, Inc for the purchase of two (2) Godwin 6 inch diesel backup pumps (Model # NC100S) per the Florida Sheriff's Association cooperative purchasing contract in the amount of $109,445.20. These items to be purchased with funds approved in the FY2026 CIP Budget, item #WWD-37, funded by the 2025 SPLOST.

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

11. **Public Comments (General):**

Sue Palmer addressed the Council regarding the ongoing issue of garbage cans being left in the street by residents after collection rather than being returned to the property. She cited specific locations, including 4 Carmel Drive and a local church on Lower Mill Creek Road, as chronic examples of this problem and described it as an issue affecting the overall appearance and quality of life in Statesboro.
City Manager Charles Penny acknowledged the concern, affirmed the City's commitment to educating residents and using the municipal court process where necessary, and noted that the enforcement process must be followed even if it is slower than residents would prefer.

12. **Other Business from City Council:** None

13. **City Managers Comments**

City Manager Charles Penny announced the following upcoming events and dates:

- Millage Rate Public Hearings: The first two public hearings on the millage rate will be held on September 8, 2026, at noon and at 6:00 PM. A quorum of the Council is required for both sessions. The final public hearing will be held at the regular City Council meeting on September 15, 2026. Staff has prepared a presentation for these sessions.

- Georgia Training Center for Industrial Operations (Robotics Center): A ribbon cutting is planned for October 15, 2026, at the facility on U.S. 301. Director Jane Moore is expected to appear at the September 15 work session to provide an update to the Council.

- Fire Station 3 Ribbon Cutting: A ribbon cutting and push-in ceremony for Fire Station 3 and the City's new quint fire apparatus is scheduled for September 15, 2026, at 11:00 AM.

14. **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 9:48 am a motion was made to enter into executive session to discuss "Personnel Matters and "Real Estate" in accordance with O.C.G.A. 50-14-3(b).

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

At 10:03 am a motion was made to exit executive session.

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

The Mayor called the regular meeting back to order.

A motion was made to appoint Rochelle Spencer to the Statesboro Tree Board.

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

15. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 10:05 a.m.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk

CITY OF STATESBORO
PUBLIC HEARING MINUTES
SEPTEMBER 8, 2026

Mayor & Council Public Hearing	50 East Main Street	12:00 PM

A Public Hearing was held on September 8, 2026 at 12:00 p.m. in the Council Chambers at City Hall, 50 East Main Street, to solicit input from the public on the proposed 2026 millage rate of 9.600 for property taxes.

Present were Mayor Jonathan McCollar, and Council Members: Tangie Johnson, Ginny Hendley, John Riggs, and Shari Barr. Also present were City Clerk Leah Harden, City Attorney Cain Smith (Via Zoom), City Manager Charles Penny, Assistant City Manager Jason Boyles, Public Affairs Manager Layne Phillips, other city staff, news media, and members of the public.

1. Call to order

Mayor Jonathan McCollar called the meeting to order.

2. Public Hearing to solicit input on the proposed 2026 millage rate or property taxes.

A motion was made to open the public hearing.

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

City Manager Charles Penny presented an overview of the FY 2027 budget and the rationale behind the proposed millage rate increase from the current rate of 8.625 mills to 9.6 mills.
The objectives guiding the FY 2027 budget: an emphasis on public safety; retaining and recruiting exceptional employees; investment in utility infrastructure and natural growth areas; and continued tax base growth. Key budget highlights included a total budget increase of approximately 5 percent over FY 2026, a 5 percent increase in the general fund, and no increase in personnel in any department. A significant driver of budget pressure was the increase in the transfer from the general fund to the fire fund, which grew from $3,200,000 to $7,485,000. This increase was directly attributable to Bulloch County's decision in July 2025 to dissolve the joint fire district, which eliminated more than $2,700,000 in revenue previously received by the City. In the prior fiscal year, the shortfall had been covered by loans from enterprise funds. The option of implementing a fire service fee was also considered but ultimately set aside due to ongoing legal challenges to such fees across the State of Georgia.
A 2 percent pay adjustment was adopted for City employees, though the City's compensation consultant had recommended 3.5 percent. The pay-for-performance system will continue, providing eligible employees with

a merit-based pay increase on their anniversary date. Additionally, employee health insurance contributions were increased by 15 percent.

The proposed rate of 9.6 mills was arrived at through a process that began with a projected need of 3.825 additional mills. That figure was subsequently reduced by two favorable developments: the final tax digest growth came in at 13 percent, compared to an initial projection of 8 percent, and the City received approximately $1,400,000 in Floating Local Option Sales Tax (FLOST) funds — revenue that had not been anticipated until July 2027. Mr. Penny noted that had FLOST funds not been received, the recommended rate would have been 10.6 mills rather than 9.6 mills.

Mr. Penny presented a comparison of the City's current rate of 8.625 to those of neighboring taxing authorities: Bulloch County at 10.26 mills and the Bulloch County Board of Education at 10.125 mills. He also noted that the City does not benefit from a local option sales tax (LOST), which the school system receives, and that this absence accounts for an estimated $5,000,000 per year in foregone revenue — a circumstance that, if corrected, would likely reduce the City's millage rate to approximately 4 mills. Under the proposed rate of 9.6 mills, a property valued at $250,000 would see an annual property tax increase of approximately $95.55, or roughly $8.00 per month.

The status of the general fund balance is that it stands at approximately 20 percent, which is below the Council's policy target of 25 percent. This proportional decline is not due to excessive spending, but to the significant growth of the general fund itself from $16,000,000 in 2019 to $32,000,000 in 2026. He cautioned that adopting a lower millage rate would necessitate further drawdown of the fund balance, which is a non-recurring resource requiring years to rebuild.

Mr. Penny also noted that partial proceeds from the voter-approved FLOST/property tax relief sales tax helped reduce the amount of the recommended increase for the current year, and that fuller revenue from that source in FY 2028 was expected to allow a future rollback in the millage rate as required by law.

Vester Mock addressed the Council. He recalled a prior conversation with the Mayor in which he had been assured that passage of FLOST would lead to a reduction in the millage rate, and expressed frustration that the rate was now proposed to increase. He raised concerns about the hardship that additional tax burdens place on residents living on fixed incomes, noting that he and his wife are on Social Security and that even a $100 annual increase is meaningful given current grocery costs. He questioned the logic of raising the millage rate this year if a rollback of approximately 2 mills is anticipated next year.

Mayor McCollar acknowledged Mr. Mock's recollection of their prior conversation affirming that the information he had provided at that time was truthful as of that moment. He explained that the dissolution of the Bulloch County fire district — a decision he had publicly opposed — fundamentally changed the City's financial position. Mayor McCollar reiterated his opposition to the fire district dissolution, noting that he had convened town halls and worked with the Chamber of Commerce in an effort to prevent it, and that the resulting cost increases to City residents were precisely the outcome he had warned against. He also acknowledged the broader economic pressures facing residents, including rising inflation, food costs, and fuel prices, and expressed solidarity with constituents struggling to make ends meet.

City Manager Charles Penny clarified that the City has current-year expenses that must be funded, and that without the proposed revenue, the only alternatives were to draw down the fund balance — a non-sustainable approach — or reduce City staff by approximately 60 positions.

Mayor McCollar emphasized that no final decision had been made, and that the Council had not yet voted on the millage rate, with an additional public hearing scheduled for 6:00 PM the same evening.

No one spoke in favor of the proposed millage rate increase.

A motion was made to close the public hearing.

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

3. 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 12:40 p.m.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

CITY OF STATESBORO
PUBLIC HEARING MINUTES
SEPTEMBER 8, 2026

Mayor & Council Public Hearing	50 East Main Street	6:00 PM

A Public Hearing was held on September 8, 2026 at 6:00 p.m. in the Council Chambers at City Hall, 50 East Main Street, to solicit input from the public on the proposed 2026 millage rate of 9.600 for property taxes.

Present were Mayor Jonathan McCollar, and Council Members: Tangie Johnson, John Riggs, and Shari Barr. Also present were City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles, Public Affairs Manager Layne Phillips, other city staff, news media, and members of the public. Absent was Councilmember Ginny Hendley.

1. Call to order

Mayor Jonathan McCollar called the meeting to order.

2. Public Hearing to solicit input on the proposed 2026 millage rate or property taxes.

A motion was made to open the public hearing.

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

City Manager Mr. Penny presented the rationale behind the proposed millage rate increase for FY 2027. He outlined the following budget priorities: a continued emphasis on public safety, retention and recruitment of qualified employees, investment in utility infrastructure, and growth of the City's tax base. He noted that the FY 2027 budget reflects a 5% total budget increase over FY 2026, with a combined 5% increase in the General Fund and Fire Fund, and that no new personnel were added in any department.

The City implemented a 2% pay plan adjustment, continued pay for performance, and for the first time in seven years increased employees to contributions by 15% toward health insurance premiums.

Bulloch County's July 2025 decision to dissolve the fire district and assume its own fire protection as the primary driver of the proposed millage increase. For 47 years, the City had provided fire protection to 96 square miles of the county under a contractual agreement. The termination of that agreement, combined with the expiration of a three-year SAFER federal grant that had funded 12 firefighters, created an estimated $3.4 million revenue loss. As a result, the required General Fund transfer to the Fire Fund increased from $3.2

million to approximately $7.4–7.5 million. In FY 2026, the City covered the shortfall with a one-time loan from enterprise funds, which Mr. Penny characterized as a non-repeatable measure. City Council also chose not to implement a fire service fee, citing multiple pending legal challenges against similar fees in other Georgia communities. Additional factors contributing to the budget increase included $803,000 in salary and benefit costs; $170,000 to absorb the cost of the police FLOCK camera system following the expiration of a three-year grant; $100,000 in increased streetlight costs (on top of an existing ~$600,000 annual expense); $80,000 in increased credit card processing fees; and $80,000 for the annual FUSUS contract.

The final tax digest growth came in at 13%, above the initially projected 8%, which helped reduce the projected shortfall. The City also unexpectedly received five months of Floating Local Option Sales Tax (FLOST) revenue — approximately $1.4 million — ahead of the anticipated start date of July 2027, due to state Senate Bill 33. Per state law (the Taxpayer Bill of Rights), these additional revenues required the City to establish a rollback millage rate of 7.165 before any increase could be calculated. Mr. Penny noted that while the increase from 7.165 to 9.60 mills represents approximately 33%, the increase from the original rollback rate of 8.214 to the proposed 9.60 mills constitutes an 11% increase. At the proposed 9.60 mill rate, a home valued at $250,000, the annual city tax bill would increase from $845.25 to $940.80 — an increase of approximately $95.55 per year, or roughly $8 per month. Mr. Penny noted that even at the proposed 9.60 mill rate, the City of Statesboro would remain below the Bulloch County rate of 10.260 mills and the Bulloch County Board of Education rate of 10.125 mills.

Mr. Penny projected that in FY 2028, the City would be in a position to roll back the millage rate by the equivalent of at least 2.1 mills, as the full annual FLOST revenue of approximately $3.5 million becomes available to offset fire protection costs.

Mr. Penny confirmed his recommendation to set the millage rate at 9.60 mills, up from the current 8.625 mills, and clarified that capital expenditures such as fire trucks and fire station debt are funded through SPLOST (Special Purpose Local Option Sales Tax) revenues, not property taxes. He also addressed misinformation circulating on social media, stating that council members receive no additional compensation as a result of a millage rate increase.

Randall Groover an 83-year-old resident expressed concern about the cumulative burden of rising property taxes, utility costs, and living expenses on elderly and fixed-income residents.
Mayor McCollar acknowledged these concerns and noted community partnerships with a local food bank (serving approximately 3,400 families per month), Bryants Lending for reduced-rate senior housing, and Action Pact for utility and rent assistance.

Kathleen Keehner questioned the inclusion of the $170,000 FLOCK camera expenditure in the budget and raised broader concerns about community trust, surveillance, and the precedent set by grant-funded programs that ultimately become permanent budget obligations.
Mayor McCollar addressed the tension issue around FLOCK use, citing specific homicide investigations resolved through the technology while affirming that any confirmed misuse would result in immediate termination and prosecution.

Josiah McDaniel asked for clarification on whether the projected 2.1-mill rollback in FY 2028 would be measured from 9.60 or from 8.625.
Mr. Penny confirmed it would apply to whatever rate is ultimately adopted and clarified that $3.5 million in annual FLOST revenue translates to approximately 2.1–2.7 mills at current values, though he characterized the figure as a projection subject to revenue variability.
Mr. McDaniel also expressed frustration with the pace of change to his property taxes since becoming a homeowner in Statesboro — noting his mortgage had already increased $100 per month due to property tax adjustments — and raised broader concerns about Council decisions he felt ran counter to public input,

including the Kroger development and a proposed data center in a residential area. He noted that District 2 currently has no seated council representative, and questioned who was representing those residents.

Cathy Dixon acknowledged the Council's decision not to implement a fire service fee given ongoing litigation in other Georgia communities, but challenged the Council and City Manager to actively engage state legislators to provide legal protections that would allow municipalities to recover costs from tax-exempt properties.

Herb Miller stated that in his view, the conversation consistently focuses on raising taxes rather than cutting costs, and that any organization facing a budget shortfall must look at expenditure reduction. He suggested that rather than eliminating 60 positions outright, the City could consider targeted reductions, including addressing underperforming employees. He expressed skepticism that promised tax rollbacks would materialize in future years, noting he had heard similar assurances throughout his decades as a Statesboro resident.

No one spoke in favor of the proposed millage rate increase.

A motion was made to close the public hearing.

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

3. Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 7:09 p.m.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

Statesboro Property Tax Hearing FY2027

SEPTEMBER 2026

FY2027 Budget Objectives

- Emphasis on Public Safety
- Retain and Recruit Exceptional Employees
- Emphasis on Utility Infrastructure in natural growth areas
- Tax Base and Revenue Growth

FY2027 Budget Highlights

- 5% Total Budget Increase from FY 2026
- 5% General Fund and Fire Fund Combined Increase
- Increase transfer from General Fund to Fire Fund (from $3,200,000 to $7,485,550)
- Presenting a Balanced Budget
- No Increase in personnel

Compensation & Benefits Highlights

- Federal Inflation Rates
  - March 2025: 2.8%
  - March 2026: 3.3%
- Pay Plan adjustment of 2.0%
- Continue Pay for Performance for Employees
- 15% Increase in Employee Related Premiums

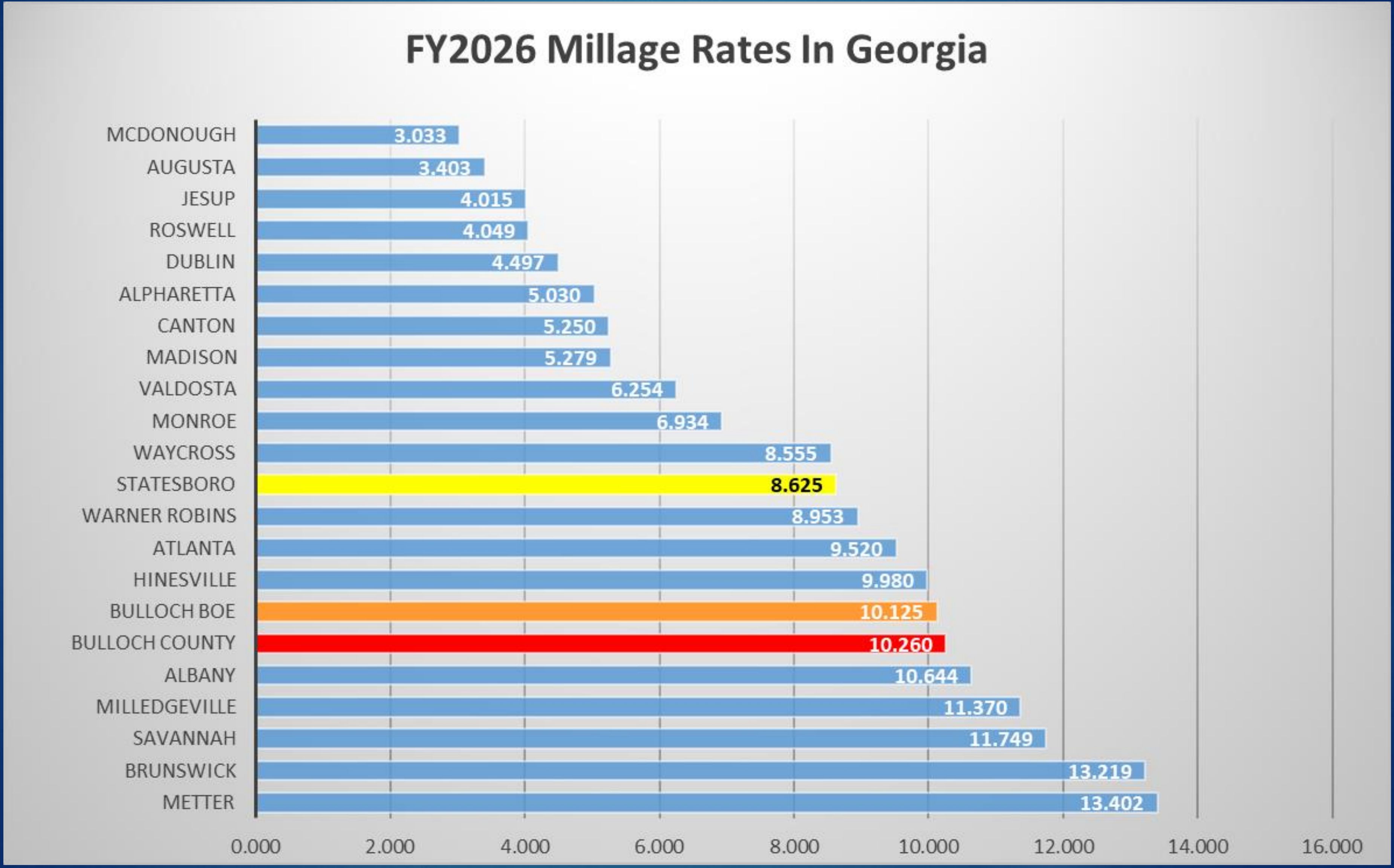
How Did We Get Here

- The City realizes the full impact of the Bulloch County decision to dissolve the Fire District
- Last year, we covered the revenue loss with loans from the enterprise funds, which is unsustainable
- City Council decided not to implement the Fire Service Fee, due to several pending court challenges in Georgia communities

How Did We Get Here

- During the budget process, the projected millage increase started at 3.825. The tax digest growth was projected at 8%.
- The final tax digest growth is 13%
- 5 months of FLOST helped reduce the $4 million needed to cover fire revenue loss and SAFER Grant
- FLOST provided the $1.4 million in this budget, further reducing the shortfall

Property Tax Millage Rates



Current Local Property Millage Rates

Bulloch County

- 10.26, approximately $3,790,000/mill

Board of Education

- 10.125, approximately $3,775,000/mill

City of Statesboro

- 8.625, approximately $1,376,000/mill

General Fund and Fire Fund Highlights

- 75.7% of the General Fund and Fire Budget is Salary and Benefit Costs
- Increased Expenditures:
  - Salaries and Benefits $803,581
  - Police Flock Equipment $170,000
  - Electricity – Street Lights $100,000
  - Credit Card Fees $80,000
  - FUSUS Annual Contract $80,000
- Increase transfer to Fire Fund (from $3,200,000 to $7,485,550)

Property Tax Calculation Example: $250,000 House

House Value		**$ 250,000.00**	**$ 250,000.00**
Millage Rate		8.625	9.6
40% Assessed Value		$ 100,000.00	$ 100,000.00
Homestead Exemption		$ (2,000.00)	$ (2,000.00)
Taxable Value		$ 98,000.00	$ 98,000.00
Taxes		$ 845.25	$ 940.80
Current Millage Rate - Taxes	0.008625		

Annual Increase: $95.55
Monthly Increase: $7.96

Millage Rate

2025 Millage Rate	8.625
Millage Equivalent of Reassesed Value Added	-0.411
Rollback Millage Rate for FY2026	8.214
Millage Rate Equivalent of FLOST Net Proceeds	1.049
Rollback Millage for 2026 minus Millage Equivalent of FLOST	7.165
Proposed Millage Rate	9.6
Percentage Increase from 7.165 Millage Rate	33.98%
Percentage Increase from current 8.625 Millage Rate	11%

FLOST

FLOST Net Proceeds (5 months)	1,443,594.00
Millage Rate Equivalent of FLOST Net Proceeds	1.049
1 Mill =	1,376,162.06
FY2028 **Projected** FLOST Proceeds (12 months)	3,464,625.60
FY2028 **Projected** Millage Rate Equivalent of FLOST Net Proceeds	2.52

In Summary – 2027 Budget

- Recommend increasing the millage rate to 9.6 from the current rate of 8.625
- Adopting a lower rate will require the further reduction of the general government fund balance
- Fund balance is below Council's policy of 25 percent. Fund balance is currently at 20 percent.

In Summary – 2027 Budget

- Next year (FY2028), the City will be able to reduce the millage rate by 2.1 mills due to the full impact of FLOST
- The General Fund has grown from $16,000,000 in 2019 to $32,000,000 in 2026
- Less dependent on Fund Balance to balance the budget

In Summary – 2027 Budget

- Increased General Fund also increases the required amount of Fund Balance in order to comply with Council's policy

- Current Fund Balance is estimated at $6.5 million

- By Council's policy, the General Fund Balance should be $8 million

In Summary – 2027 Budget

- Recommend increasing the millage rate to 9.6 from the current rate of 8.625

Questions?

RESOLUTION 2026-37: A RESOLUTION SETTING THE MILLAGE RATE FOR AD VALOREM (PROPERTY) TAXES FOR THE 2026 CALENDAR YEAR FOR THE CITY OF STATESBORO, GEORGIA.

THAT WHEREAS, cities in Georgia rely upon the ad valorem (property) tax as one of the major sources of revenue to finance general government operations and capital outlay acquisitions; and

WHEREAS, Chapter 5 of Title 48 of the Official Code of Georgia authorizes cities to levy an ad valorem tax, and details the requirements necessary to do so; and

WHEREAS, the City of Statesboro has complied with those requirements, including the advertisement of the proposed millage rate and a five-year history of levies; percentage increases; and whether a rollback of the millage rate was required; and

WHEREAS, after careful consideration of the FY 2027 Operating Budget and Capital Budget, the growth in the tax digest from new construction, and the recommendation from the City Clerk that the millage rate be increased by ______mills for the 2026 tax year;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Statesboro, Georgia assembled this 15th day of September 2026, as follows:

Section 1. That the millage rate for ad valorem (property) tax purposes for calendar year 2026 is hereby set at ______ mills on all of the taxable real and personal property within the corporate limits of the City of Statesboro, Georgia, after applying all legal exemptions, credits, tax relief grants, and similarly authorized deductions.

Section 2. The City Clerk is hereby authorized, empowered, and directed to have the necessary tax bills prepared and mailed, and to use any and all statutorily-approved methods to collect said property taxes in a timely manner.

Passed and adopted this 15th day of September 2026.

CITY OF STATESBORO, GEORGIA

By: ________________________
Jonathan McCollar, Mayor

Attest: ________________________
City Clerk

CITY OF STATESBORO

COUNCIL
Tangie Johnson
Ginny Hendley
John C. Riggs
Shari Barr

Jonathan M 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: Cain Smith, City Attorney

Date: September 14, 2026

RE: September 15, 2026 City Council Agenda Items

Policy Issue: Consideration of a resolution approving the issuance of bonds by the Statesboro Housing Authority for the Statesboro Summit project.

Recommendation: Approval

Background: Bonds would be in not to exceed amount of $12,000,000 and would fund the acquisition and rehabilitation of 98 housing units at Statesboro Summit at 241 North Main Street. Bonds would create no indebtedness for the City. Purpose of hearing and resolution is solely to comply with Section 147(f)of the Internal Revenue Code

Budget Impact: None

Council Person and District: District 1, Tangie Johnson

Attachments: Proposed Council Resolution and bond resolution package

Georgia Municipal Association City of Excellence
Telephone: (912) 764-5468 • Fax: (912) 764-4691 • email: cityhall@statesboroga.net

RESOLUTION 2026-38:

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA APPROVING A PRIVATE ACTIVITY BOND TRANSACTION IN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $12,000,000 TO ASSIST IN FINANCING STATESBORO SUMMIT APARTMENTS, AN APPROXIMATELY 98-UNIT MULTIFAMILY HOUSING DEVELOPMENT, LOCATED IN THE CITY OF STATESBORO

WHEREAS, the Housing Authority of the City of Statesboro (the "Authority" or "Issuer") has considered the application of Statesboro Summit Housing Partners, LP, a Georgia limited partnership (the "Borrower"), requesting the Issuer's assistance in the financing, in whole or in part, the cost of the acquisition, rehabilitation and equipping of $12,000,000 in aggregate maximum principal amount of bonds to finance an approximately 98-unit multifamily housing development located at 241 North Main Street, Statesboro, Bulloch County, Georgia, said project to consist of certain land, buildings, structures, equipment and related real and personal property (the "Project"), said project to consist of certain buildings, structures, machinery, equipment and related real and personal property for the benefit of the Borrower, through the issuance of up to $12,000,000 in aggregate principal amount of its multifamily housing revenue bonds, in one or more series (the "Bonds"); the Bonds will be owned by the Borrower and are being issued for residential rental projects under Section 145 of the Code; and

WHEREAS, the Issuer by its designated Hearing Officer, held a public hearing with respect to such proposed financing of the Project on September 10, 2026, and no adverse comments were received; and

WHEREAS, the Mayor and City Council of the City of Statesboro (the "Mayor and Council") have been informed that pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facilities financed with the proceeds of such private activity bonds is located shall approve the issuance of such bonds solely for purposes of such section of the Code; and

WHEREAS, the Issuer issues its revenue bonds on behalf of the City of Statesboro (the "City"), the Project is located in the City of Statesboro, Georgia, and within the jurisdiction of the Authority, and the Mayor and Council constitute the applicable elected legislative body of the City; and

WHEREAS, the final terms of the financing will be agreed upon by the Issuer, the Borrower and the purchaser of the Bonds; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council, and IT IS HEREBY RESOLVED by the authority of the same, as follows:

Section 1. Solely for the purposes of Section 147(f) of the Code, the issuance of the Bonds by the Issuer for the benefit of the Borrower in a principal amount not to exceed \$12,000,000 to assist in the financing of the Project is hereby approved to the extent required by said Section 147(f) of the Code, as follows:

(a) The Project consists of a multifamily housing development to be known as Statesboro Summit Apartments, totaling approximately 98 units in the aggregate, each as more fully described above;

(b) The initial owner of the Project will be the Borrower, or an affiliate thereof;

(c) The Project is located in the City of Statesboro, Georgia; and

(d) The maximum amount of tax-exempt obligations to be issued with respect to the Project is \$12,000,000.

Section 2. Such approval by the Mayor and Council does not constitute an endorsement to a prospective purchaser of the Bonds or the creditworthiness of the Borrower or the Project, and the Bonds shall not constitute an indebtedness or obligation of the City of Statesboro, the State of Georgia or of any county, municipal corporation or political subdivision thereof. The Bonds shall be payable solely from the revenues derived from the Borrower and pledged to the payment thereof and no owner of any of the Bonds shall ever have the right to compel any exercise of the taxing power of the City of Statesboro, the State of Georgia or of any city, municipal corporation or political subdivision thereof, nor to enforce the payment thereof against any property of said City, State or of any city, municipal corporation or political subdivision.

Section 3. This resolution shall take effect immediately upon its adoption.

ADOPTED by the Mayor and City Council of the City of Statesboro, this ____ day of ________________, 2026.

____
Jonathan M. McCollar
Mayor

Attest:

____
Leah Harden
City Clerk

<u>CLERK'S CERTIFICATE</u>

I, the undersigned Clerk of the City Council of the City of Statesboro, Georgia, DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of the Resolution, adopted on ______________________, 2026, by the Mayor and the City Council of the City of Statesboro, Georgia, and that the original of said Resolution appears of record in the Minute Book of the City Council of the City of Statesboro, Georgia which is in my custody and control.

GIVEN under my hand and the official seal of the City Council of the City of Statesboro, Georgia, this this ____ day of ________________, 2026.

____
Clerk, City Council

(CORPORATE SEAL)

CERTIFICATE
REGARDING PUBLIC HEARING

THE UNDERSIGNED, Dana F. Braun, hearing officer (the "Hearing Officer") of the Housing Authority of the City of Statesboro (the "Issuer") HEREBY CERTIFIES, as follows:

(1) A public hearing was duly held at 9:00 a.m. on September 10, 2026, via teleconference in accordance with Revenue Procedure 2022-20 and pursuant to proper notice given in compliance with Federal law. The public hearing was open to the public. The time of the public hearing provided a reasonable opportunity for persons of differing views to appear and be heard.

(2) The Hearing Officer announced the commencement of the public hearing, on behalf of the Housing Authority of the City of Statesboro, on the application and plan of financing of Statesboro Summit Housing Partners, LP, a Georgia limited partnership (the "Borrower"). Notice of public hearing (the "Notice") was published on September 2, 2026, on the website of the Issuer. The Notice was designed to apprise residents of the City of Statesboro, Georgia of the proposed issuance of the Bonds by the Issuer and was published not less than seven days before the scheduled date of the public hearing referred to in the Notice. A screenshot of the Notice is attached hereto as Exhibit A.

(3) A copy of the Borrower's plan of financing is attached hereto as Exhibit B.

(4) The following person(s) appeared and asked to be heard with respect to the issuance by the Issuer, for the benefit of the Borrower, of the "Bonds" referred to in the Notice:

None.

(5) Attached hereto as Exhibit C is a true, correct and complete copy of the Inducement Resolution of the Housing Authority of the City of Statesboro (the "Inducement Resolution"), approving the issuance of revenue obligations by the Housing Authority of the City of Statesboro for the benefit of the Borrower. The Inducement Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on the date hereof.

Given under my hand this 10th day of September, 2026.

Dana F. Braun
Hearing Officer
Housing Authority of the City of Statesboro

Exhibits Attached:
- A - Copy of Notice and Affidavit of Publication
- B - Copy of Plan of Financing
- C - Copy of Inducement Resolution

EXHIBIT A

NOTICE OF PUBLIC HEARING ON
PROPOSED REVENUE BOND FINANCING BY
THE HOUSING AUTHORITY OF THE CITY OF STATESBORO
FOR THE BENEFIT OF STATESBORO SUMMIT HOUSING PARTNERS, LP
RELATING TO A PROJECT IN STATESBORO, GEORGIA

Mission:

The mission of the Statesboro Housing Authority is to provide quality affordable housing for low-income families, within stable communities, with opportunities for personal growth and self-sufficiency.

Announcements:

HOLIDAY CLOSING:

The Housing Authority of the City of Statesboro, GA main office will be closed on Monday, September 7, 2026, in observance of the Labor Day holiday.

The office will reopen on Tuesday, September 8, 2026, at 8:00 A.M.

PUBLIC HEARING NOTICE:

NOTICE OF PUBLIC HEARING ON PROPOSED REVENUE BOND FINANCING BY THE HOUSING AUTHORITY OF THE CITY OF STATESBORO FOR THE BENEFIT OF STATESBORO SUMMIT HOUSING PARTNERS, LP RELATING TO A PROJECT IN STATESBORO, GEORGIA

The public hearing, which may be continued or adjourned, will be held at 9:00 a.m. on September 10, 2026, before the Hearing Officer via teleconference in accordance with Revenue Procedure 2022-20, which can be accessed by dialing toll-free (833) 326-5428.

For more information look under AGENCY PLANS tab.

BOARD MEETING NOTICE:

The next regular scheduled board meeting of the Board of Commissioners of the Housing Authority for the City of Statesboro, GA will be held as follows:

Date: Thursday, September 10, 2026
Time: 12:00 Noon
Place: SHA Main Office - 33 Cone Homes (HWY. 80), Statesboro, GA 30458

HCV Program (formerly known as Section 8)

SHA Agency Plan

Public Hearing Notice

Statesboro Housing Authority ACOP

NOTICE OF PUBLIC HEARING ON PROPOSED REVENUE BOND FINANCING BY THE HOUSING AUTHORITY OF THE CITY OF STATESBORO FOR THE BENEFIT OF STATESBORO SUMMIT HOUSING PARTNERS, LP RELATING TO A PROJECT IN STATESBORO, GEORGIA

YOU ARE HEREBY NOTIFIED that on the 10th day of September, 2026, Dana F. Braun, Hearing Officer of the Housing Authority of the City of Statesboro (the "Hearing Officer") will conduct a public hearing (the "Hearing") concerning the issuance by the Housing Authority of the City of Statesboro (the "Issuer") of not to exceed $12,000,000 in aggregate principal amount of tax-exempt multifamily revenue bonds or notes (the “Bonds”), the proceeds of which will be loaned to Statesboro Summit Housing Partners, LP, a Georgia limited partnership (the "Borrower"), for the purpose of financing all or a portion of the costs of acquisition, rehabilitation, and equipping of a 98-unit multifamily housing development located at 241 North Main Street, Statesboro, Bulloch County, Georgia, and known as “Statesboro Summit Apartments” said project to consist of certain land, buildings, structures, equipment and related real and personal property (the “Project”). The Borrower will be the initial owner of the Project.

The public hearing, which may be continued or adjourned, will be held at 9:00 a.m. on September 10, 2026, before the Hearing Officer via teleconference in accordance with Revenue Procedure 2022-20, which can be accessed by dialing toll-free (833) 326-5428.

The Bonds do not constitute an indebtedness or general obligation of the City of Statesboro, Georgia the State of Georgia or of any county, municipal corporation or political subdivision thereof, and are payable solely from revenues derived from the Borrower and pledged to the payment thereof.

Any person interested in the issuance of the Bonds or the nature or location of the Project to be financed from the sale of the Bonds, may appear and be heard at such Hearing by joining the teleconference meeting as instructed herein.

THE ISSUER WILL NOT CONDUCT ANY PERFORMANCE REVIEW WITH RESPECT TO THE BONDS AS SUCH TERMS ARE DESCRIBED IN SECITON 36-82-100, OFFICIAL CODE OF GEORGIA ANNOTATED.

HOUSING AUTHORITY OF THE CITY OF STATESBORO

We are an Equal Housing Opportunity Provider.

We provide housing without discrimination on the basis of race, color, religion, sex, physical or mental handicap, familial status, national origin, or other protected class. To file a complaint of discrimination, write HUD Director, Office of Civil Rights, 451 7th Street S.W., Washington, D.C. 20410 or call Customer Service at (202) 708-1112 (voice) or (202) 708-1455 (TTY). HUD is an equal opportunity provider and employer.

Statesboro Housing Authority is a Smoke Free Housing Authority.

In accordance with federal law and United States Department of Housing and Urban Development (HUD) policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, sex or familial status. To file a complaint of discrimination, write HUD Director, Office of Civil Rights, 451 7th Street S.W., Washington, DC 20410, or call (202) 708-1112 (voice) or (202) 708-1455 (TDD).

EXHIBIT B

PLAN OF FINANCING

STATESBORO SUMMIT HOUSING PARTNERS, LP

The plan of financing of Statesboro Summit Housing Partners, LP, a Georgia limited partnership (the "Borrower"), for the acquisition, rehabilitation, and equipping of a 98-unit multifamily housing development located at 241 North Main Street, Statesboro, Bulloch County, Georgia, and known as "Statesboro Summit Apartments" (the "Project"), is to request the Housing Authority of the City of Statesboro to issue not to exceed $12,000,000 in aggregate principal amount of its Multifamily Housing Revenue Bonds (Statesboro Summit Apartments Project), Series 2026, the proceeds of the sale of which will be loaned to the Borrower to finance a portion of the cost of the Project. The remaining costs of the Project will be funded with equity contributions. The Borrower will be the initial owner of the Project.

EXHIBIT C

INDUCEMENT RESOLUTION

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF STATESBORO DECLARING ITS INTENTION TO ISSUE TAX EXEMPT MULTIFAMILY HOUSING REVENUE BONDS OR NOTES IN AN AMOUNT NOT TO EXCEED $12,000,000 TO ASSIST IN THE FINANCING OF THE ACQUISITION AND REHABILITATION OF AN EXISTING MULTIFAMILY HOUSING DEVELOPMENT FOR THE BENEFIT OF STATESBORO SUMMIT HOUSING PARTNERS, LP; AUTHORIZING THE EXECUTION OF AN INDUCEMENT LETTER; AND FOR RELATED PURPOSES.

WHEREAS, the Housing Authority of the City of Statesboro (the "Authority") has been duly created and is organized pursuant to and in accordance with the provisions of the Housing Authorities Law of the State of Georgia, O.C.G.A., § 8.3.1, *et seq*., as amended (the "Act"), and activated by a resolution of the Mayor and Council of the City of Statesboro, and is now existing and operating as a public body corporate and politic of the State of Georgia (the "State"); and

WHEREAS, the Authority was created for the purpose, inter alia, of financing safe and sanitary multifamily dwelling units for citizens of the State of Georgia with low and moderate income, and the Act empowers the Authority to issue its revenue obligations, in accordance with the provisions thereof and the applicable provisions of the Revenue Bond Law of the State of Georgia, O.C.G.A. Section 36-82-60, *et seq*., as amended, in order to finance "eligible housing units" (as defined in the Act) and, all in furtherance of the public purpose for which it was created; and

WHEREAS, the Authority has been informed by representatives of Statesboro Summit Housing Partners, LP, a Georgia limited partnership (the "Borrower"), that the Borrower proposes the acquisition, rehabilitation and equipping of an approximately 98-unit multifamily housing development located at 241 North Main Street, Statesboro, Bulloch County, Georgia, said Project to consist of certain land, buildings, structures, equipment and related real and personal property (collectively, the "Project") and that the availability of revenue bond financing is an important factor under consideration by the Borrower in determining the feasibility of the acquisition, rehabilitation and equipping of the proposed Project from a financial standpoint; and

WHEREAS, it is estimated by the Borrower that the acquisition, rehabilitation, equipping and carrying out of the proposed Project will require expenditures from revenue bonds or notes in an amount currently estimated not to exceed $12,000,000; and

WHEREAS, after careful study and investigation of the nature of the proposed Project, the Authority has determined that, in assisting with the financing of the same, the Authority will be acting in furtherance of the public purposes for which it was created and that the Authority has the power and authority to do so; and

WHEREAS, the most feasible method of financing the proposed Project is for the Authority to issue its revenue bonds or notes for the benefit of the Borrower or a designee thereof satisfactory to the Authority; and

WHEREAS, the Borrower has requested that the Authority indicate its willingness to issue revenue bonds or notes to finance the proposed Project so that said acquisition, rehabilitation, equipping and carrying out of the proposed Project may move forward; and

WHEREAS, the Authority has determined that it is in the best interest of the inhabitants of the area served by the Authority and the inhabitants of Statesboro, Bulloch County, Georgia, that the acquisition, rehabilitation, equipping and carrying out of the proposed Project move forward without delay;

NOW, THEREFORE, BE IT RESOLVED by the HOUSING AUTHORITY OF THE CITY OF STATESBORO and IT IS HEREBY RESOLVED by authority of the same, as follows:

Section 1. In order to indicate the Authority's willingness to issue revenue bonds or notes in an amount not to exceed $12,000,000 to finance, in whole or in part, the acquisition, rehabilitation, equipping and carrying out of the proposed Project, the execution and delivery to the Borrower of an inducement letter is hereby authorized, said inducement letter to be in substantially the form attached hereto as Exhibit A, subject to such minor changes, insertions and omissions as may be approved by the Chairman or Vice Chairman of the Authority, and the execution of said inducement letter by the Chairman or Vice Chairman and Secretary of the Authority shall be conclusive evidence of any such approval.

Section 2. The Borrower may, from time to time as it may deem necessary prior to the issuance of the proposed revenue bonds or notes, advance funds necessary to begin the acquisition, rehabilitation, equipping and carrying out of the proposed Project; any such funds so advanced shall be repaid to the Borrower from the proceeds of said proposed revenue bonds or notes when the same are issued and delivered.

Section 3. In adopting this resolution, it is intended by the Authority to signify its "official intent" (within the meaning of Section 1.150-2 of the Income Tax Regulations issued pursuant to the Internal Revenue Code of 1986, as amended) toward the issuance of the revenue bonds or notes referred to in Section 1 hereof.

Section 4. The Chairman, Vice Chairman, and Secretary of the Authority are further hereby authorized to take any and all further action and to execute and deliver any and all other documents as may be necessary to issue and deliver said proposed revenue bonds or notes and to effect the undertaking for which said revenue bonds are proposed to be issued.

Section 5. This Resolution is not intended to be a binding commitment of the Authority to issue any bonds or notes for the Project. The proposed financing described herein is subject to (a) public approval is obtained subsequent to the holding of a public hearing (for which reasonable notice must be given) addressing the issuance of the bonds or notes and the location and nature of the proposed Project as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and the applicable Income Tax Regulations thereunder (the "Code"), (b) an allocation of volume cap is received from the Georgia Department of Community Affairs pursuant to Section 146 of the Code, and (c) compliance with the applicable provisions of Section 142(d) of the Code is documented to the satisfaction of bond counsel and the Authority.

Section 6. This Resolution shall be effective from the date hereof through December 31, 2027, subject to extension at the sole discretion of the Authority.

[Remainder of page intentionally left blank.]

ADOPTED this 8th day of January, 2026.

Housing Authority of the City of Statesboro, Georgia
Organized
1951

(CORPORATE SEAL)

HOUSING AUTHORITY OF THE CITY OF STATESBORO

By: ______________________
Dorsey Baldwin, Chairman

Attest:

____
Monifa Johnson, Secretary

EXHIBIT A

January 8, 2026

Statesboro Summit Housing Partners, LP
c/o Vitus Group
1700 Seventh Avenue, Suite 2000
Seattle, Washington 98101

RE: Proposed financing of the acquisition and rehabilitation of a multifamily housing project by the Housing Authority of the City of Statesboro for the benefit of Statesboro Summit Housing Partners, LP

To the Addressee:

The Housing Authority of the City of Statesboro (the "Authority") has been informed that Statesboro Summit Housing Partners, LP, a Georgia limited partnership (the "Borrower"), is considering the acquisition, rehabilitation and equipping of a multifamily housing project located at 241 North Main Street, Statesboro, Bulloch County, Georgia, said Project to consist of certain land, buildings, structures, equipment and related real and personal property in Statesboro, Bulloch County, Georgia; said Project to consist of certain land, buildings, structures, equipment and related real and personal property deemed necessary or desirable by the Borrower in connection therewith (collectively, the "Project"), and that the acquisition, rehabilitation, equipping and carrying out of the proposed Project will require expenditures from revenue bonds or notes in an amount currently estimated not to exceed $12,000,000. It is our understanding that the availability of revenue bond or note financing in the area served by the Authority for the purpose of facilitating the acquisition, rehabilitation, equipping and carrying out of the proposed Project is an important factor under consideration by the Borrower in determining the feasibility of the Project from a financial standpoint.

Accordingly, in order to assist the Borrower with the financing of the proposed Project and to induce the Borrower to acquire and rehabilitate the same in Statesboro, Bulloch County, Georgia, and, in order thereby to carry out the public purposes for which the Authority was created, we hereby make the following proposals:

(1) The Authority, if requested by the Borrower, subject to all conditions being satisfied, will issue its revenue bonds or notes in one or more series (the "Bonds") in an aggregate principal amount not to exceed $12,000,000 for the purpose of paying the costs of the planning, design, acquisition, rehabilitation, equipping and carrying out of the proposed Project. Any advances made by the Borrower for acquisition of the site of the proposed Project or for the planning, design, acquisition, rehabilitation, equipping and carrying out of the proposed Project may be repaid to the Borrower from the proceeds of the sale of the Bonds when the same are

issued and delivered, including any advancements made during the 60-day period preceding the dated date of this letter.

(2) The terms of the Bonds (maturity schedule, interest rate or rates, denominations, redemption provisions, etc.) will be determined by the Borrower and the purchaser or purchasers of the Bonds in terms satisfactory to the Authority.

(3) The terms and provisions of the financing agreement to be entered into between the Authority and the Borrower (the "Agreement") shall be substantially in the form generally utilized in connection with such financial undertakings, as agreed upon by the Authority and the Borrower. Such Agreement shall contain, in substance, the following provisions:

a. The term of the Agreement will coincide with the term of the Bond issue and will provide for payment of the principal of, and the redemption premium (if any) and the interest on, the Bonds as the same become due and payable.

b. The Borrower will pay any taxes, assessments or utility charges which may be lawfully levied, assessed or charged upon the Borrower, the Authority, the proposed Project or the payments derived from the Agreement if failure to pay would result in a lien or charge upon the proposed Project or the revenues of the Authority therefrom.

c. The Borrower will keep the Project insured against loss or damage or perils generally insured against by industries or businesses similar to the Borrower, and will carry public liability insurance covering personal injury, death or property damage with respect to the proposed Project, but it may be self-insured to the extent permitted in the Agreement.

d. The Agreement shall provide that, in the performance of the agreements contained therein on the part of the Authority, any obligations it may incur for the payment of money shall not constitute an indebtedness or a general obligation on its part or of Statesboro, Bulloch County, Georgia or of the State of Georgia, but shall be payable solely from the payments received under such Agreement or from bond proceeds, and, under certain circumstances, insurance proceeds and condemnation awards.

e. The Agreement shall contain an agreement providing for the indemnification of the Authority and any corporate trustee acting on behalf of the Authority for the benefit of the bondholders and the individual commissioners, officers, agents and employees thereof for all expenses incurred by them and for any claim of loss suffered or damage to property or any injury or death of any person occurring in connection with the planning, design, acquisition, construction, equipping and carrying out of the proposed Project.

f. The Agreement shall contain an agreement to provide that the Borrower shall pay to the Authority a financing fee equal to 1/8 of 1 percent of the principal amount of the bonds outstanding at the beginning of each bond year payable at the end of each bond year, such fee to be billed and collected by the bond trustee.

(4) The Authority hereby authorizes the Borrower to proceed with the planning, design, acquisition, rehabilitation equipping and carrying out of the proposed Project and the Borrower, in accepting this proposal, hereby accepts such role to act and do all things necessary and to perform all acts and agreements necessary in connection with the planning, design, acquisition, construction, equipping and carrying out of the proposed Project.

(5) The Borrower may advance any interim acquisition or rehabilitation funds required in connection with the planning, design, acquisition, rehabilitation, equipping and carrying out of the proposed Project and be reimbursed from the proceeds of the sale of the Bonds when the same are issued and delivered.

(6) The Authority will assist in the prompt preparation of the basic financing documents, and will proceed with the validation of the Bonds in the Superior Court of Bulloch County.

(7) Upon delivery of the Bonds, the provisions of this proposal and the agreement resulting from its acceptance by the Borrower shall have no further effect and, in the event of any inconsistency between the terms of this proposal and the terms of the basic financing documents and the bond purchase contract, the provisions of such basic financing documents and the bond purchase contract shall control.

(8) If for any reason the Bonds are not issued and delivered by December 31, 2027, the provisions of this proposal and the agreement resulting from its acceptance by the Borrower shall, at the option of the Authority to be evidenced in writing, be cancelled and neither party shall have any rights against the other and no third parties shall have any rights against either party except the Borrower will pay the out-of-pocket expenses of commissioners, officers, agents and employees of the Authority, counsel for the Authority and bond counsel incurred in connection with the proposed Project and the proposed issuance of the Bonds and will pay counsel for the Authority and bond counsel reasonable fees for legal services actually performed related to the proposed Project and the proposed issuance of the Bonds.

(9) The Borrower will apply for, and use its best efforts to obtain all permits, licenses, authorizations and approvals required by all governmental authorities in connection with the planning, design, acquisition, construction, equipping, operation and use of the proposed Project.

(10) The Borrower, in accepting this proposal, will thereby agree to indemnify, defend and hold the Authority and the individual commissioners, officers, agents and employees thereof harmless against any claim of loss or damage to property or any injury or death of any person or persons occurring in connection with the planning, design, acquisition, construction, equipping and carrying out of the proposed Project. The Borrower also agrees to reimburse or otherwise pay, on behalf of the Authority, any and all expenses not hereinbefore mentioned, including counsel fees and expenses, incurred by the Authority in connection with the proposed Project. This indemnity shall be superseded by a similar indemnity in the Agreement, and, if the Bonds

are not issued and delivered, this indemnity shall survive the termination of the agreement resulting from the Borrower's acceptance of this proposal.

(11) Upon the approval by the Chairman or Vice Chairman of the Authority, which shall not be unreasonably withheld, all rights and benefits of the Borrower under this letter and the Authority's resolution authorizing this letter may be transferred and assigned in whole or in part to any one or more individuals, corporations, partnerships (general or limited), joint ventures or other entities which propose to acquire, construct, and equip the Project, with the same effect as if such individuals, corporations, partnerships, joint ventures or other entities were named as the Borrower in this letter and the Authority's resolution authorizing this letter.

(12) The Borrower, in accepting this proposal, will thereby acknowledge that for Federal Income Tax purposes the Bonds may not be issued on a tax-exempt basis unless (a) public approval is obtained subsequent to the holding of a public hearing (for which reasonable notice must be given) addressing the issuance of the Bonds and the location and nature of the proposed Project as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and the applicable Income Tax Regulations thereunder (the "Code"), from Statesboro, Bulloch County, Georgia, (b) an allocation of volume cap is received from the Georgia Department of Community Affairs pursuant to Section 146 of the Code, and (c) compliance with the applicable provisions of Section 142(d) of the Code is documented to the satisfaction of bond counsel and the Authority. Dana Braun is hereby designated as Hearing Officer of the Authority for purposes of Section 147(f) of the Code.

(13) Ellis Painter is hereby designated as counsel to the Authority for the bond financing. Holland & Knight LLP is hereby designated as bond counsel for the bond financing.

[Remainder of page intentionally left blank.]

If the foregoing proposal is satisfactory to you, you may so indicate by having the following acceptance executed by a duly authorized representative of the Borrower and returning a copy to the Authority. This proposal and your acceptance will then constitute an agreement in principle with respect to the matters herein contained as of the date hereof.

Yours very truly,

HOUSING AUTHORITY OF THE CITY OF STATESBORO

(CORPORATE SEAL)

By:___________________________________
Chairman

ACCEPTANCE OF PROPOSAL
OF
HOUSING AUTHORITY OF THE CITY OF STATESBORO

BY

STATESBORO SUMMIT HOUSING PARTNERS, LP

The terms and conditions contained in the foregoing proposal by the Housing Authority of the City of Statesboro are hereby accepted by Statesboro Summit Housing Partners, LP.

STATESBORO SUMMIT HOUSING PARTNERS, LP, a Georgia limited partnership

By: Statesboro Summit Housing Management, LLC, a Georgia limited liability company, its General Partner

By: Vitus Development IV, LLC, a Delaware limited liability company, its Member and Manager

By: ______________________________
Scott Langan
Executive Vice President

SECRETARY'S CERTIFICATE

The undersigned Secretary of the Housing Authority of the City of Statesboro (the "Authority"), DOES HEREBY CERTIFY that the foregoing pages of typewritten matter related to the issuance of not to exceed $12,000,000 of multifamily housing revenue bonds of the Authority for the benefit of Statesboro Summit Housing Partners, LP, a Georgia limited partnership, constitute a true and correct copy of the Resolution, adopted on January 8, 2026, by the commissioners of the Authority in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of said resolution appears of record in the Minute Book of the Authority which is in the undersigned's custody and control.

WITNESS my hand and the official seal of the Authority, this 8th day of January, 2026.

(SEAL)

Housing Authority of the City of Statesboro, Georgia
Organized
1951

Monifa Johnson, Secretary, Housing Authority
of the City of Statesboro

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: September 8, 2026

RE: September 15, 2026 City Council Agenda Items

Policy Issue: *Application RZ 26-08-01*: Zoning Map Amendment Request

Recommendation: Planning Commission recommends Denial of RZ 26-08-01.

Background: Zack Smith Properties is requesting a Zoning Map Amendment from the R-15 (One-Household Residential)/HOC (Highway Oriented Commercial) to R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel of 17.83-acres located along Zetterower Road (Tax Parcel # MS48000022 000).

Budget Impact: None

Council Person and District: District 1 (Johnson)

Attachments: Development Services Report RZ 26-08-01

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)

RZ 26-08-01 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Highway 80 west and Zetterower Road
PETITIONER/REPRESENTATIVE	Philip Searles/ Pape-Dawson Jeb Stewart
EXISTING ZONING:	R-15 (One-Household Residential)/HOC (Highway-Oriented Commercial)
PROPOSED ZONING:	R-4 (High Density Residential District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Developing Neighborhoods and Redevelopment Area
TOTAL ACRES:	17.83-acres (776,674.8 +sq ft)
PARCEL TAX MAP #:	MS48 00002 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Vacant
PROPOSED USE:	Independent Senior Living and Multi-family dwelling.

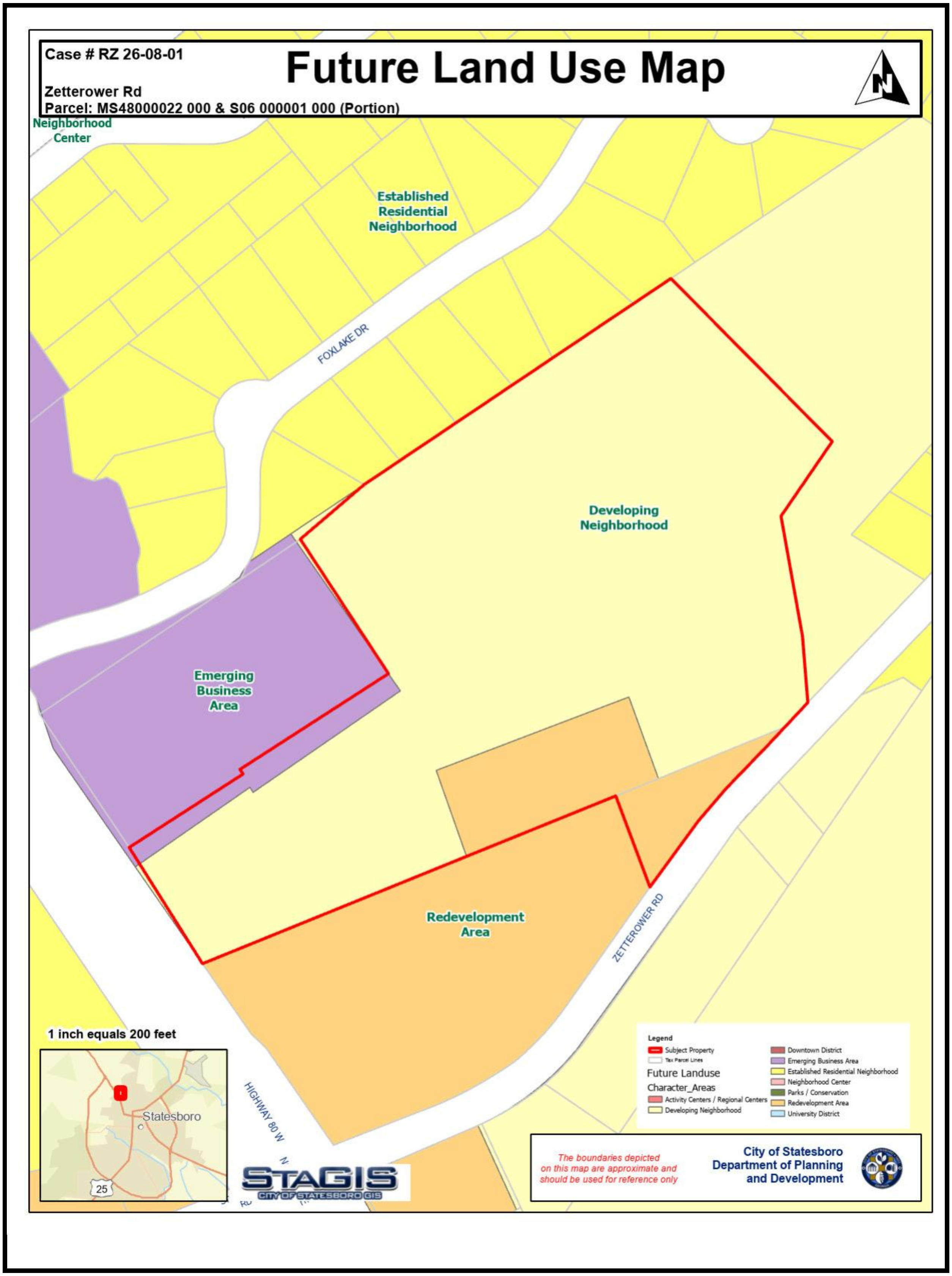
Planning Commission: September 1, 2026

City Council: September 15, 2026

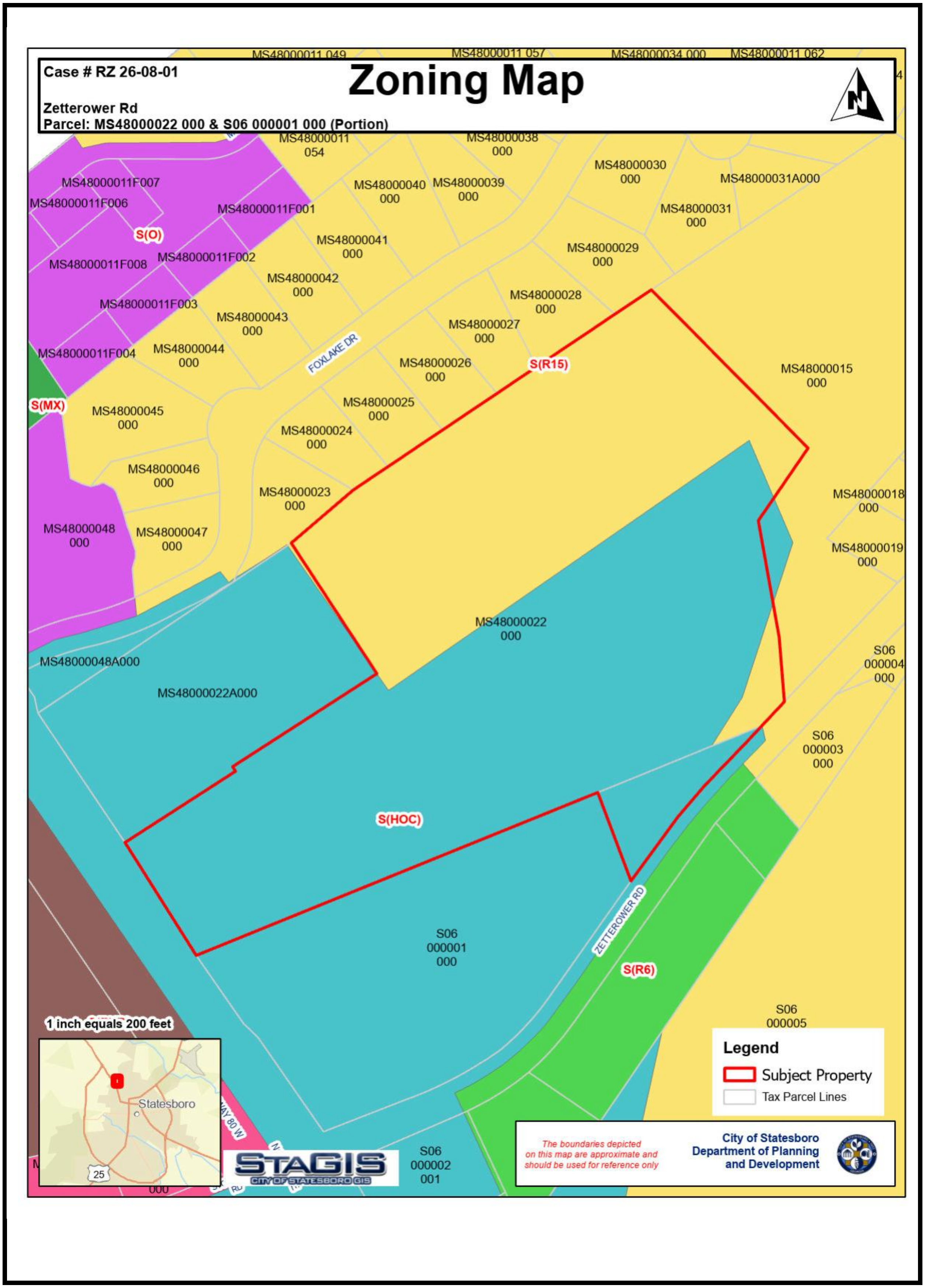
STAFF/PLANNING COMMISSION RECOMMENDATION
RZ 26 08-01 DENIAL

DETAILED DISCUSSION
HISTORY
Based on historic maps and topographies the parcel seems to have been vacant since the early 20th century.
REQUEST
The petitioner is requesting a Zoning Map Amendment from two zoning districts; R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of R-4 (High Density Residential District). The parcel consists of 17.83-acres of woodland and wetlands. The property is on Highway 80 west and stretches back on to Zetterower Road.

Case # RZ 26-08-01
Location Map
Zetterower Rd
Parcel: MS48000022 000 & S06 000001 000 (Portion)
MYRTLE CROSSING DR
FOXLAKE DR
ZETTEROWER RD
HIGHWAY 80 W
1 inch equals 200 feet
Aerial: 2023 Eagleview
Statesboro
25
Legend
Subject Property
City Limits
Tax Parcel Lines
The boundaries depicted on this map are approximate and should be used for reference only
City of Statesboro
Department of Planning and Development
STAGIS
CITY OF STATESBORO GIS

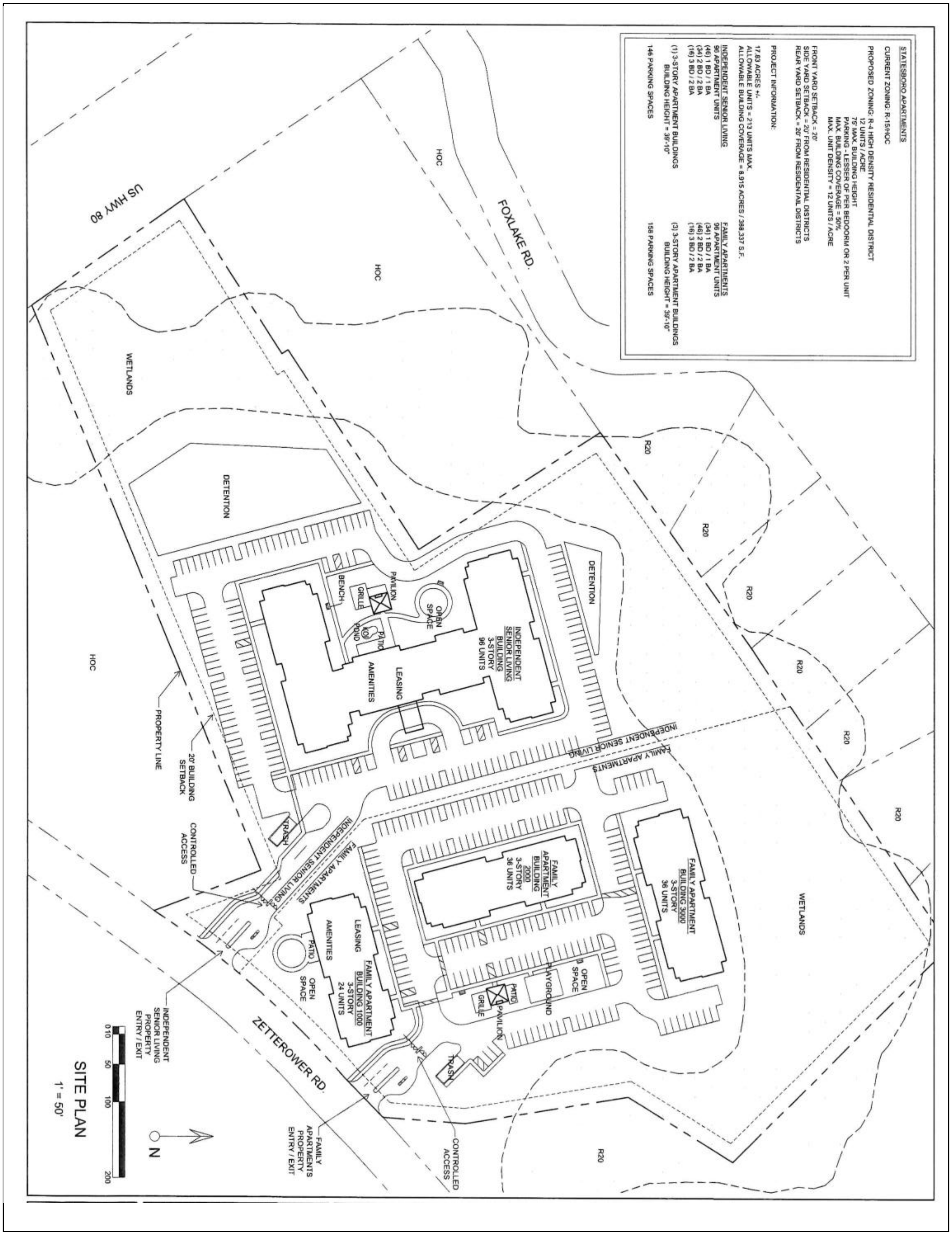


Case # RZ 26-08-01
Future Land Use Map
Zetterower Rd
Parcel: MS48000022 000 & S06 000001 000 (Portion)
Neighborhood Center
Established Residential Neighborhood
FOXLAKE DR
Developing Neighborhood
Emerging Business Area
Redevelopment Area
ZETTEROWER RD
HIGHWAY 80 W
1 inch equals 200 feet
Statesboro
25
STAGIS
CITY OF STATESBORO GIS
Legend
Subject Property
Tax Parcel Lines
Future Landuse
Character_Areas
Activity Centers / Regional Centers
Developing Neighborhood
Downtown District
Emerging Business Area
Established Residential Neighborhood
Neighborhood Center
Parks / Conservation
Redevelopment Area
University District
The boundaries depicted on this map are approximate and should be used for reference only
City of Statesboro Department of Planning and Development


Case # RZ 26-08-01
Zoning Map
Zetterower Rd
Parcel: MS48000022 000 & S06 000001 000 (Portion)
S(O)
S(MX)
S(R15)
S(HOC)
S(R6)
FOXLAKE DR
ZETTEROWER RD
MS48000022 000
MS48000022A000
MS48000048A000
S06 000001 000
MS48000015 000
1 inch equals 200 feet
Statesboro
Legend
Subject Property
Tax Parcel Lines
The boundaries depicted on this map are approximate and should be used for reference only
City of Statesboro Department of Planning and Development
STAGIS
CITY OF STATESBORO GIS

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	R-15 (One Household Residential)	Subdivision
Northeast	R-15 (One Household Residential)	Subdivision
East	R-15 (One Household Residential)	Residential
Northwest	R-15 (One Household Residential)	Subdivision
Southeast	R-6 (One-Household Residential)	Single-family house
South	HOC (Highway Oriented Commercial)	Storage Warehouses
Southwest	LI (Light Industrial)	Storage Warehouses
West	PUD (Planned Unit Development)	Townhouses

SITE CHARACTERISTISCS	
Overlay/District	None
Acreage	17.83-acres
Lot	Vacant-undeveloped land with 405.6 feet of frontage along Zetterower Rd and with a depth of 782.50 feet from Zetterower Road directly west to the Foxlake subdivision.
Flooding	The parcel is not in a flood zone.
Wetlands	There are wetlands on the north, northeast, northwest, and southwest.
Easements	There is an existing easement 25 x 300 drainage easement along the southern end of the property.


SITE PLAN
1" = 50'
N
US HWY 80
FOXLAKE RD.
ZETTEROWER RD.
WETLANDS
DETENTION
HOC
R20
INDEPENDENT SENIOR LIVING BUILDING 3-STORY 96 UNITS
LEASING
AMENITIES
OPEN SPACE
PAVILION
BENCH
GRILLE
PATIO
KOI POND
FAMILY APARTMENT BUILDING 1000 3-STORY 24 UNITS
FAMILY APARTMENT BUILDING 2000 3-STORY 36 UNITS
FAMILY APARTMENT BUILDING 3000 3-STORY 36 UNITS
PLAYGROUND
TRASH
PROPERTY LINE
20' BUILDING SETBACK
CONTROLLED ACCESS
INDEPENDENT SENIOR LIVING PROPERTY ENTRY / EXIT
FAMILY APARTMENTS PROPERTY ENTRY / EXIT
INDEPENDENT SENIOR LIVING
FAMILY APARTMENTS

SITE DETAILS

Site Design and Layout

The proposed project consists of 17.83-acres proposed to consist the following:

Apartments:
Proposed to be a maximum of two (2) stories high and proposed to be a total of 192 units with 161 bedrooms spread through Three (3) buildings.

Roadways and Access:
The proposed project would consist of private roads with two (2) access point that will be gated from Zetterower Road. No access point from Highway 80 west.

The project proposes five (5) foot wide sidewalks to be provided within the community.

Infrastructure/Public Utilities:
The project is planning to connect to City of Statesboro utilities.

Amenity Center:
A club house is proposed for the project, along with playgrounds, a pavilion, grill area and open green spaces.

SITE DESIGN DETAILS

UDC Section 2.2.3 R-4 (High Density Residential District

	Required		Proposed
Minimum Lot Area:	N/A		N/A
Maximum Building Height:	75 feet		39 feet
Maximum Building Coverage:	50%		50%
Setbacks:			
front yard:	Minimum 20 feet		Minimum 20 feet
side yard:	Minimum 20 feet from residential districts; 10 feet from all other districts.		Minimum 20 feet
rear yard:	Minimum 20 feet from residential districts; 10 feet from all other districts.		Minimum 20 feet

Buffer:	Whenever any nonresidential use abuts a residential zoned area, a buffer must be installed	Using the wetland area as a buffer.
Minimum Amenity Center:	Development with 30 or more units: 10%	10%
ADDITIONAL DIMENSIONAL STANDARDS		
Maximum density of 12 units per acre may be permitted by right; a density greater than 12 units per acre may only be allowed by approval of a special use permit per Section 2.7.5 -Special Use Permits. -212 units allowed		Proposing 192 units at 10.77 units per acre.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant parcel consisting of 17.83 acres of woodland and wetlands, which the petitioner is requesting a Zoning Map Amendment from; R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of R-4 (High Density Residential District).

The proposed zoning district R-4 (High density Residential District) is for the purpose of establishing high density residential districts to encourage the logical and timely development of land for apartment and other high density residential purposes in accordance with objectives, policies, and proposals of the most recently adopted comprehensive plan. In addition, to assure the suitable design of apartments in order to protect surrounding environment of adjacent and nearby neighborhoods. Thus, to ensure that 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.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as part of both the "*Developing Neighborhood and Redevelopment Area.*" The Developing Neighborhood are areas that may contain a mix of single-family homes, townhomes, or other low to medium density residential developments. Neighborhood-serving commercial development may also be located within this area.

In addition, the Redevelopment Area generally be of a medium density and will be characterized by pedestrian oriented neighborhood scale development. However, the said parcel though is proposed entrance is on Zetterower Road, the nearest intersection is Highway 80 west, which is already high-volume traffic intersection.

In review of the zoning district and comprehensive plan, it is the opinion of Staff the request is not aligned with characteristics of the area, adjacent and nearby properties. The proposed apartments are considered a high-density development in which would cause a much higher volume of traffic than the local streets are designed for.

ENVIRONMENTAL SITE ANALYSIS

The subject property does have wetlands. However, the wetlands are not to be affected by the proposed project.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands. Current site plan shows no impact on the wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer. The proposed project is proposing only access points from Zetterower Road, which is a two-lane street with moderate traffic from local neighborhoods and businesses. There are currently no sidewalks on Zetterower Road. The proposed project would add increased stress to the intersection of Highway 80 West and Zetterower Road. The project at the proposed density could cause an estimate of 872 daily vehicle trips.

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: No, the proposed high-density development is not aligned with the adjacent and nearby neighborhoods.

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

   Analysis: Yes, the zoning proposal would have an adverse effect on the adjacent and nearby properties due to the proposed increase of traffic. In addition, the project proposes only access points on to the property from Zetterower Road.

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

   Analysis: Yes, there are reasonable economic uses as its currently zoned.

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

Analysis: It is the opinion of Staff, there would little public gain.

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: The property does contain wetlands, which could limit where to build on the property. Also, an addition of a wetland crossing needs to be considered for an added access point from Highway 80 west.

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

   Analysis: It is Staff's opinion that while the classification aligns with the comprehensive plan, the subject property lacks the infrastructure capacity to support high density traffic.

Based upon the review of the proposed Zoning Map Amendment and proposed project, it is the opinion of Staff that provided analysis demonstrates that request is out of character with the surrounding neighborhoods and the increase of traffic would cause added stress to existing traffic conditions and local street design.

Subject property: view of the property from the ROW in Zetterower Road, facing north.

Subject property: view of the property from the ROW on Zetterower Road, facing northeast

View of the property to the southeast of the subject property from the ROW on Zetterower Road, facing southeast.

View of the property to the east of the subject property from the ROW on Zetterower Road, facing east.

View of the property to the west of the Subject property from the ROW on Zetterower Road, facing northwest.

Subject property: view of the property from the ROW on Highway 80 west, facing northeast.

View of the intersection of Highway 80 west and Zetterower Road facing northwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **DENIAL of RZ 26-08-01**. 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 zoning map amendment does not grant the right to begin construction.
2. No Land Disturbance permit shall be issued for the proposed density without GDOT and USACE approval for and additional access to Hwy 80 West to allow substantial compliance with International Fire Code Section D.106.1.
3. No Land Disturbance permit may be issued without approval of a traffic impact study analysis.
4. The final site plan must show interconnectivity between both phases of development.

At the regularly scheduled meeting of the Planning Commission on September 1, 2026 the Commission recommended **DENIAL** of the request with a 7-0 vote.

CITY OF STATESBORO

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: September 8, 2026

RE: September 15, 2026 City Council Agenda Items

Policy Issue: *Application SU 26-08-03*: Special Use Permit Request

Recommendation: Planning Commission recommends Approval of SU 26-08-03.

Background: Robert Fordham requests a Special Use Permit to allow a sober living residence at 105 Peg Wen Boulevard. Applicants requests the property to be used as a residence for up to eight (8) women (Tax Parcel # MS84000087 000).

Budget Impact: None

Council Person and District: District 5 (Barr)

Attachments: Development Services Report SU 26-08-03

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)

SU 26-08-03 SPECIAL USE PERMIT REQUEST	
LOCATION:	105 Peg Wen Blvd
PETITIONER/REPRESENTATIVE	Robert Fordham
EXISTING ZONING:	R-15 (One-Household Residential)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Established Residential Neighborhood
TOTAL ACRES:	0.93-acres (40,510.80sq ft)
PARCEL TAX MAP #:	MS84000087 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Single family residence
SPECIAL USE REQUEST(S):	To allow sober living residency in a R-15 (One-Household Residential District)

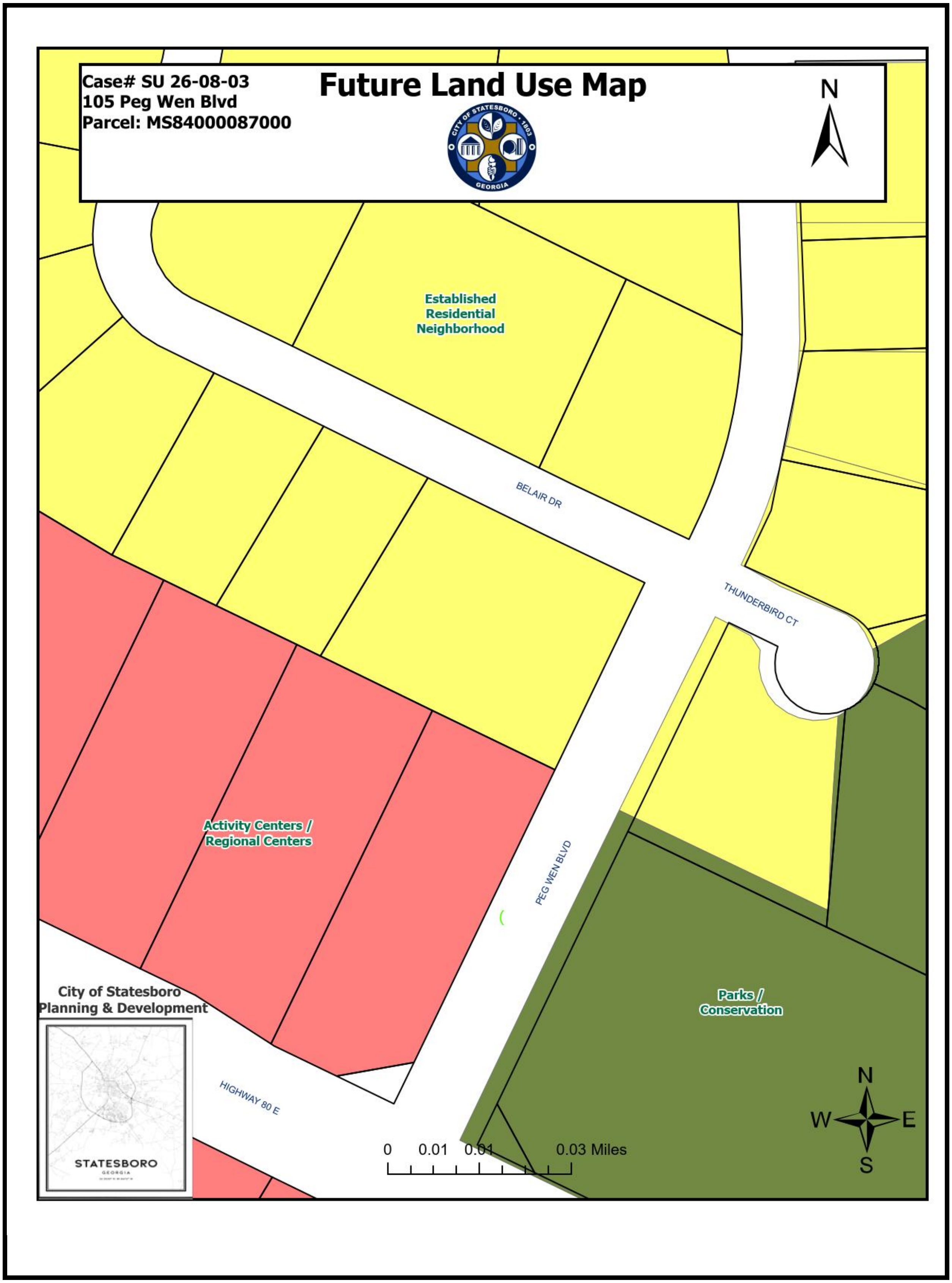
Planning Commission: September 1, 2026

City Council: September 15, 2026

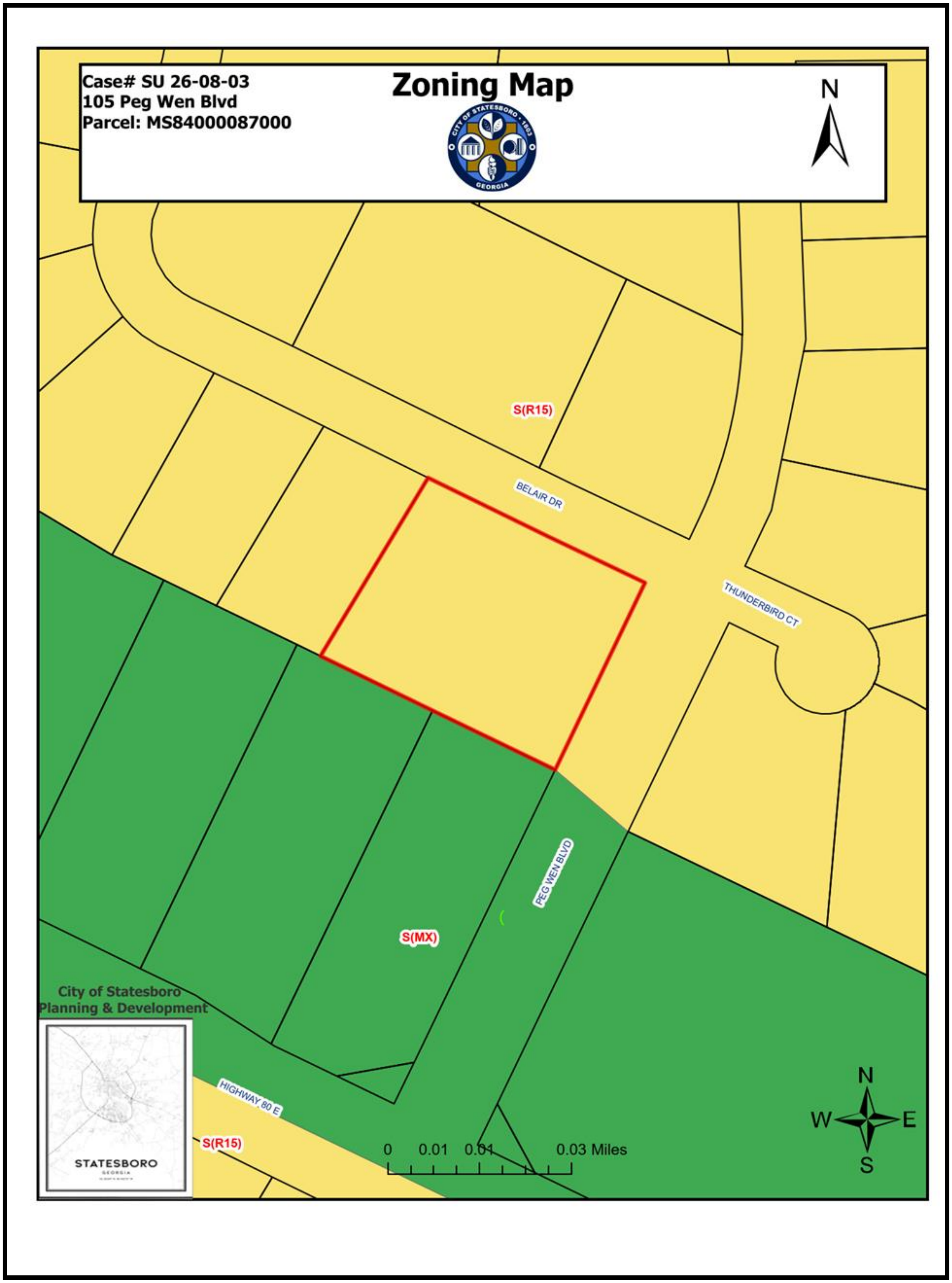
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>**SU 26-08-03 CONDITIONAL APPROVAL**</u>

DETAILED DISCUSSION
HISTORY
The 1766 sq ft - single family house with attached garage was constructed in 1965 in the Bel-Air subdivision and has been owned by Robert Fordham since May 2026. The home has been vacant for the last two (2) months.
REQUEST
The special permit request is to allow a sober living home to be established in a R-15 (One Household Residential) zone, which according to the UDC Section, is allowable by special use permit. The sober living home would be for up to eight (8) women to reside.


Case# SU 26-08-03
105 Peg Wen Blvd
Parcel: MS84000087000
Location Map
N
BELAIR DR
THUNDERBIRD CT
PEG WEN BLVD
HIGHWAY 80 E
City of Statesboro
Planning & Development
STATESBORO
0 0.01 0.01 0.03 Miles
N
W
E
S



Case# SU 26-08-03
105 Peg Wen Blvd
Parcel: MS84000087000
Future Land Use Map
N
Established Residential Neighborhood
BELAIR DR
THUNDERBIRD CT
Activity Centers / Regional Centers
PEG WEN BLVD
Parks / Conservation
City of Statesboro Planning & Development
STATESBORO
HIGHWAY 80 E
0 0.01 0.01 0.03 Miles
N W E S



Case# SU 26-08-03
105 Peg Wen Blvd
Parcel: MS84000087000
Zoning Map
N
S(R15)
BELAIR DR
THUNDERBIRD CT
PEG WEN BLVD
S(MX)
City of Statesboro
Planning & Development
STATESBORO
HIGHWAY 80 E
S(R15)
0 0.01 0.01 0.03 Miles
N
W
E
S

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)	Residential
Northwest	R-15 (One-Household Residential)	Residential
Southeast	MX (Mixed-Use District)	Commercial
South	MX (Mixed-Use District)	Commercial
Southwest	MX (Mixed-Use District)	Commercial
West	R-15 (One-Household Residential)	Residential

SITE CHARACTERISTISCS	
Overlay/District	None
Acreage	0.93-acres (40,510.80sq ft)
Lot	225 x 180 sq ft lot with a single-family home
Flooding	None on the parcel.
Wetlands	None on the parcel.
Easements	None on the parcel or nearby.

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a special use permit to allow sober living residency for up to eight (8) women.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Established Residential Neighborhood,” which are neighborhoods that have been developed and may contain some non-residential uses. These areas are typically low to medium density; however, some higher density residential neighborhoods are located within this area, Significant growth and change are generally not anticipated in this area,

The request is consistent with the comprehensive plan and remains consistent with character of the surrounding area.

ENVIRONMENTAL SITE ANALYSIS

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

CONDITIONAL ZONING STANDARDS OF REVIEW

The Statesboro Zoning Ordinance permits the grant of conditional zoning upon a finding by the governing body that the requested use is “of the same general character” as those uses permitted within the district without the grant of a special exception and requires that “in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as\ for] determinations of amendments.” Chapter 2: Section 2.7.6(K) of the Unified Development Code lists eight (8) factors that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

1. **Existing uses and zoning of property nearby**.

   Analysis: The property is surrounded by residential development to the north, east and west. Commercial development to the south, southeast and southwest.

2. **The extent to which property values are diminished by the particular zoning restrictions.**

   Analysis: The property values do not diminish. The special use permit is required by the UDC.

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.**

Analysis: The proposed use would not likely have a negative impact on the adjacent properties.

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

Analysis: There would no hardship to the property owner. It could still be used as single-family residence.

5. **The suitability of the subject property for the zoned purposes.**

   Analysis: The Unified Development Code does allow for provisions of this type of development through a special use permit application.

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.**

   Analysis: The property has been vacant for two months. The house and most of the subdivision were built in the late 1960s.

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, and property values in adjacent areas.**

   Analysis: It is highly unlikely that the change in use would cause any substantial impact on any of the surrounding property values or uses.

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

   Analysis: The requested special use permit in the R-6 district aligns with the Comprehensive Plan goals for this specific area of the city by a allowing different types of residential uses to be utilize in the area, Thus, remining consistent with the City of Statesboro Zoning Ordinance.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis is demonstrating that the existing residential home is suitable for sober living residency. According to the UDC, a group home is allowable through a special use permit. Thus, the application and staff report serve to fulfill the request.

Subject property: view of the subject property from the ROW on Peg Wen Blvd, facing west.

Subject property: view of the subject property from the ROW on Bel-Air Drive, facing south.

View of the property to the south of the subject property, facing south.

View of the property north of the subject property from the ROW on Bel-Air Drive, facing north.


View of the property east of the subject property from the ROW on Peg Wen Blvd, facing east.


View of the property southwest of the subject property from the ROW on Peg Wen Blvd, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION
Staff recommends **<u>CONDITIONAL APPROVAL of SU 26-08-03</u>**. 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 this special use permit does not grant the right to conduct alterations on the property. All construction must be reviewed and approved by the city. At the regularly scheduled meeting of the Planning Commission on September 1, 2026, the Commission recommended **<u>CONDITIONAL APPROVAL</u>** of the request with staff conditions and with the following additional condition of limiting occupancy to six (6) women due to the square footage of the house, with a 7-0 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: September 8, 2026

RE: September 15, 2026 City Council Agenda Items

Policy Issue: *Application RZ 26-08-04*: Zoning Map Amendment Request

Recommendation: Planning Commission recommends Approval of RZ 26-08-04.

Background: Techwood Lodging, LLC is requesting a Zoning Map Amendment from a PUD (Planned Unit Development) to MX (Mixed-Use District). The Zoning Map Amendment is for one (1) parcel along Tormenta Way for 3.80-acre portion of Tax Parcel # 076 000001 002.

Budget Impact: None

Council Person and District: District 3 (Hendley)

Attachments: Development Services Report RZ 26-08-04

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)

RZ 26-08-04 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Tormenta Way
PETITIONER/REPRESENTATIVE	Techwood Loding, LLC/ Legacy Development-William Collins
EXISTING ZONING:	PUD (Planned Unit Development)
PROPOSED ZONING:	MX (Mixed Use)
OVERLAYS/DISTRICTS:	None
FUTURE LAND USE CLASSIFICATION	Activity Centers/ Regional Centers
TOTAL ACRES:	3.80-acres (165528.0 sq ft)
PARCEL TAX MAP #:	Portion of 076 000001 002
COUNCIL DISTRICT:	District 3 (Hendley)
EXISTING USE:	Vacant
PROPOSED USE:	Hotel

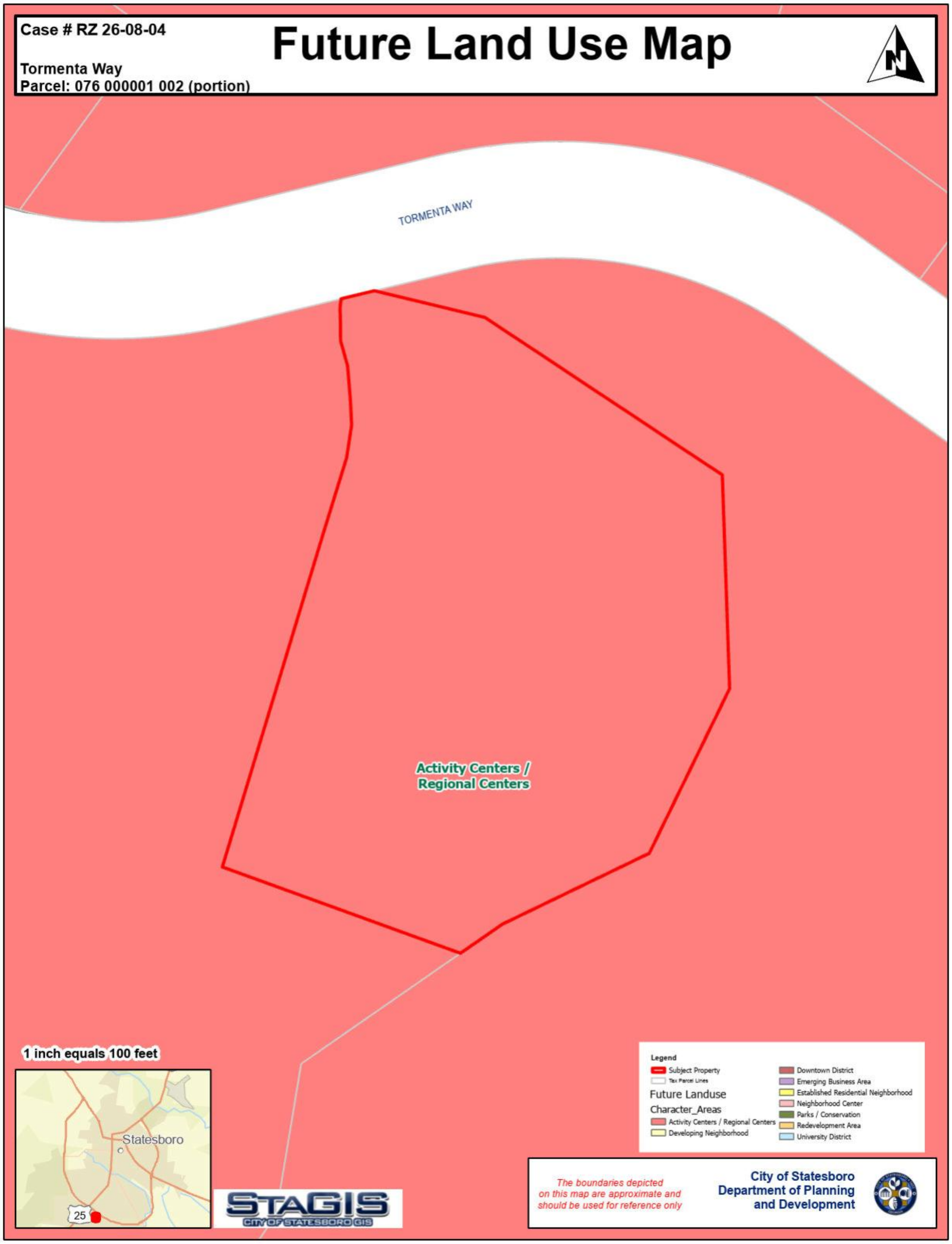
Planning Commission: September 1, 2026

City Council: September 15, 2026

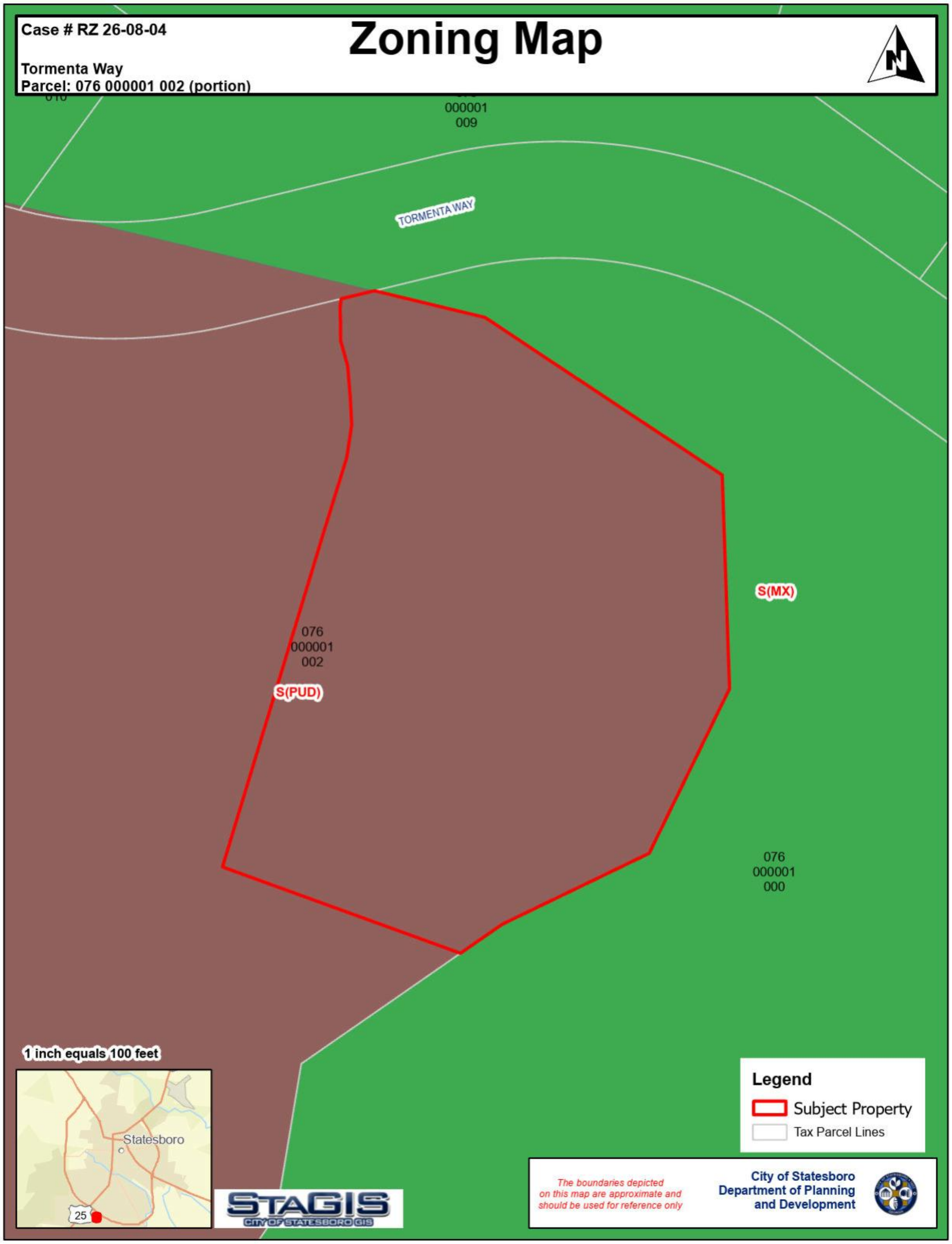
STAFF/PLANNING COMMISSION RECOMMENDATION
RZ 26-08-04 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
Based on historic aerial maps, this area was farmland until about late 1990s. In early 2000s, slowly was transitioning from rural agricultural area to a commercial activity center. This parcel was part of the 291.74-acres annexation from 2010 (AN 10-06-01), which was zoned at that time as a Planned Unit Development-Commercial Retail (PUD-CR). In 2018-2019 the area was allocated as a Tax Allocation District.
REQUEST
The petitioner requests a Zoning Map Amendment of existing PUD (Planned Unit Development) to a MX (Mixed Use District). The Zoning Map Amendment requests is for one (1) parcel for 3.80-acre portion of the parcel on the corner of Old Register Way and Tormenta Way and it is proposed for a hotel development.


Case # RZ 26-08-04
Location Map
Tormenta Way
Parcel: 076 000001 002 (portion)
TORMENTA WAY
1 inch equals 100 feet
Aerial: 2023 Eagleview
Statesboro
25
STAGIS
CITY OF STATESBORO GIS
Legend
Subject Property
City Limits
Tax Parcel Lines
The boundaries depicted on this map are approximate and should be used for reference only
City of Statesboro
Department of Planning and Development



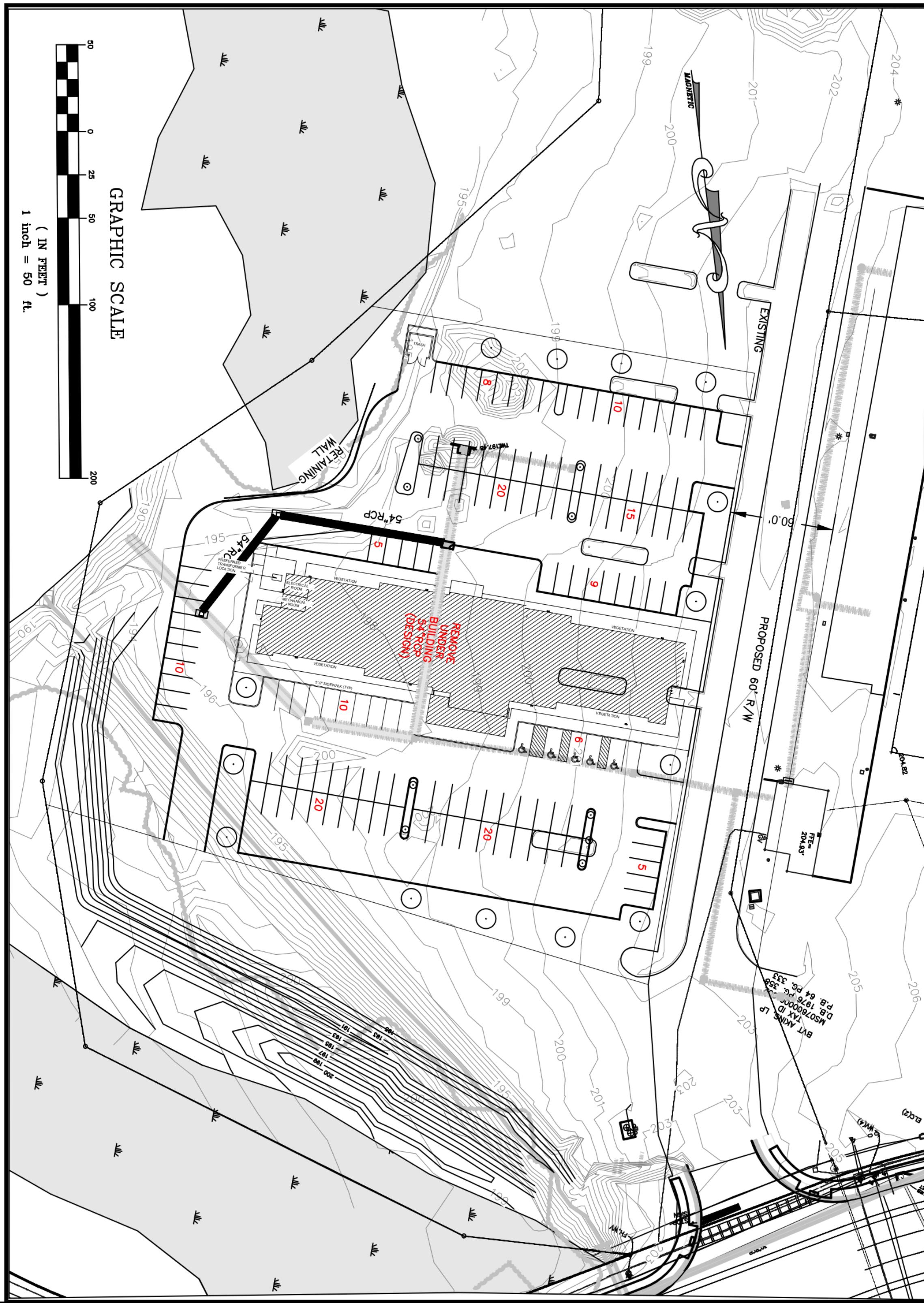
Case # RZ 26-08-04
Future Land Use Map
Tormenta Way
Parcel: 076 000001 002 (portion)
TORMENTA WAY
Activity Centers / Regional Centers
1 inch equals 100 feet
Statesboro
25
STAGIS
CITY OF STATESBORO GIS
Legend
Subject Property
Tax Parcel Lines
Future Landuse
Character_Areas
Activity Centers / Regional Centers
Developing Neighborhood
Downtown District
Emerging Business Area
Established Residential Neighborhood
Neighborhood Center
Parks / Conservation
Redevelopment Area
University District
The boundaries depicted on this map are approximate and should be used for reference only
City of Statesboro Department of Planning and Development



Case # RZ 26-08-04
Zoning Map
Tormenta Way
Parcel: 076 000001 002 (portion)
000001
009
TORMENTA WAY
S(MX)
076
000001
002
S(PUD)
076
000001
000
1 inch equals 100 feet
Statesboro
25
STAGIS
CITY OF STATESBORO GIS
Legend
Subject Property
Tax Parcel Lines
The boundaries depicted on this map are approximate and should be used for reference only
City of Statesboro
Department of Planning and Development

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	MX (Mixed-Use District)	Commercial
Northeast	MX (Mixed-Use District)	Commercial
East	MX (Mixed-Use District)	Commercial
Northwest	MX (Mixed-Use District)	Commercial
Southeast	MX (Mixed-Use District)	Commercial
South	MX (Mixed-Use District)	Commercial
Southwest	PUD (Planned Unit Development)	Stadium
West	PUD (Planned Unit Development)	Stadium

SITE CHARACTERISTISCS	
Overlay/District	TAD (Tax Allocation District)
Acreage	3.80-acres
Lot	Parcel off Tormenta Way across from the Publix commercial center.
Flooding	The parcels are not in a flood zone. FIRM Panel 13031C0216D effective 08/05/2010.
Wetlands	No Wetlands on the property.
Easements	The tract along Tormenta Way has 100 ft public ROW. There is a proposed 60 ft ROW in order to establish primary access to the parcel.


GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
MAGNETIC
EXISTING
PROPOSED 60' R/W
60.0'
RETAINING WALL
54"RCP
REMOVE UNDER BUILDING 54"RCP (DESIGN)

SITE DETAILS

Site Design and Layout

The proposed project site sits at the corner Tormenta Way and Old Register Way east of the soccer stadium. The proposed project site is 3.80-acres consisting of the following:

Hotel:
A four-story, 122-room hotel - WoodSpring Suites extended stay hotel with accompanying parking.

Roadways and Access:
The project proposes two (2) access points off the new road to be established off Tormenta Way. The entrance to the new road would be directly across the entrance to the Publix commercial center.

Infrastructure/Public Utilities:
The is project is planning to connect to the city's utilities.

SITE DESIGN DETAILS		
UDC Section 2.2.9 Mixed Use District		
Required		Proposed
Minimum Lot Area:	N/A	N/A
Maximum Building Height:	65 feet (1)	65 feet
Maximum Building Coverage:	N/A	N/A
Setbacks: front yard: side yard: rear yard:	Maximum 25 feet Minimum 5 feet Minimum 5 feet	10 feet 120 feet each side 50 feet
Parking: 1 per guestroom + any required spaces for additional uses (e.g., eating establishments, offices)	122 plus other uses	138 total parking spaces
Minimum Amenity Space	5% of the development site (2)	None

Table Notes:

(1) Buildings where the entire ground story is occupied by commercial and office uses may have an increased height of 75 feet.

(2) To encourage outdoor dining, it may be counted towards amenity space requirements.

OTHER SITE REQUIREMENTS

- The sidewalks surrounding the proposed building require to be a minimum four (4) feet wide.
- The tract fronting Tormenta Way is required to have five (5) foot sidewalks.
- A Tree and Landscape plan is required per the UDC.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant lot that the petitioner is requesting to rezone from PUD (Planned Unit Development) to MX (Mixed Used District).

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "*Activity Centers and Regional Centers*," is an area dominated by auto-oriented design. However, may evolve into pedestrian oriented shopping, office, and entertainment places that may also accommodate high-density residential development. The changes within area show how the area has developed and continuing to grow in direction with 2024 Comprehensive Master Plan.

The request would allow ensures direct contiguity with the existing commercial area. Despite the inconsistency with the character of the area, it does remain consistent with surrounding growth patterns at the highway intersection.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not have wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water. However, there are water and sewage lines available nearby.

Natural gas would be available from Tormenta Way.

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 site abuts directly with a MX (Mixed Used) parcel. In addition, it would align with the existing Mixed-Use District.

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

   Analysis: No, the zoning would be continuous. Additionally, study would be required to safeguard traffic service does not degrade.

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

   Analysis: Yes, however the proposed project is better aligned with current growth patterns for this area.

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

   Analysis: The site is within the Activity Center/ Regionals Centers as categorized in the Comprehensive Plan. Rezoning the parcel would allow the property owner to develop the parcel in accordance with the Unified Development Code and better continuity of 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, it’s the opinion of the 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 alignment of the area with current Activity Centers/Regionals Centers of the Comprehensive Plan.

Subject property: view of the property from the ROW on Tormenta Way, facing east.

Subject property: view of the property from ROW on Tormenta Way, facing northeast.

Subject property: view of the property from the ROW on Tormenta Way, facing northeast.

View of the property west of the subject property from the ROW on Tormenta Way, facing southwest.

View of the property across the street from the subject property on the ROW on Tormenta Way, facing north.

STAFF RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-08-04**. 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. The applicant may not receive a land disturbance permit prior to the submission of a traffic study.

PLANNING COMMISSION

Planning Commission recommends **CONDITIONAL APPROVAL of RZ 26-08-04**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following ***amended*** condition(s) shall apply:

1. Egress from the constructed roadway must be right turn only. If left turns become a necessity a traffic study must be submitted to ensure traffic calming measures.

At the regularly scheduled meeting of the Planning Commission on September 1, 2026, the Commission recommended **CONDITIONAL APPROVAL** of the request with *amended* conditions with a 7-0 vote.

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: September 8, 2026

RE: September 15, 2026 City Council Agenda Items

Policy Issue: *Ordinance 2026-03 - Code of Ordinances Amendment*: Chapter 62 – Subdivision Incentive Program

Recommendation: Planning Commission recommends Approval of Ordinance 2026-03, with a staff recommendation to waive requirements for a second reading under Section 2-2-4.

Background: Staff recommends an amendment to the existing Chapter 62 – Subdivision Incentive Program, in order to adopt standards aligning with the OneGeorgia funded Workforce Housing Initiative. The amendment will remove the existing language for Chapter 62, and rename it "Workforce Housing Incentive Program."

Budget Impact: None

Council Person and District: All

Attachments: Ordinance 2026-03

Ordinance 2026-03: AN ORDINANCE AMENDING THE CODE OF ORDINANCES TO REPLACE CHAPTER 62: SUBDIVISION INCENTIVE PROGRAM WITH CHAPTER 62: WORKFORCE HOUSING INCENTIVE PROGRAM

THAT WHEREAS, The Mayor and Council of Statesboro have continuously supported the development of affordable and workforce housing in the community; and

WHEREAS, The Strategic Plan and Comprehensive Plan promotes the development of housing utilizing available grant funding where applicable; and

WHEREAS, Chapter 62: Subdivision Incentive Program provides for funding for housing solely through available municipal funds, and requires finishes beyond the existing international building code minimum standards; and

WHEREAS, Passage of an enhanced ordinance will allow for developer collaboration to ensure housing is constructed at lower price points than generally seen in the market through a mix of municipal leverage and state funding.

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

Section 1. Chapter 62: Subdivision Incentive Program, is hereby repealed and replaced with the language of Chapter 62: Workforce Housing Incentive Program.

Section 2. Projects considered under this Ordinance may be reviewed and proposed for consideration to the City Council.

Adopted this 15th day of September, 2026. CITY OF STATESBORO, GEORGIA

____
By: Jonathan McCollar, Mayor

____
Attest: Leah Harden, City Clerk

Chapter 62: Workforce Housing Incentive Program

Sec. 62-1. Purpose and Intent.

The purpose of this chapter is to establish a local incentive framework for eligible workforce housing developments that support the City's participation in the Georgia Department of Community Affairs and OneGeorgia Authority Workforce Housing Initiative, or any successor state workforce housing infrastructure program approved for substantially similar purposes.

This chapter is intended to allow the City, when authorized by the Mayor and City Council, to provide City-controlled incentives and in-kind contributions that may be used to support eligible workforce housing projects and related infrastructure. The chapter is further intended to ensure that any such incentive is conditioned upon public-purpose findings, City Council approval, compliance with applicable local codes, approval and performance under a development agreement, completion or acceptance milestones, and appropriate recapture and enforcement remedies.

Nothing in this chapter creates an entitlement to any incentive, fee waiver, fee credit, infrastructure participation, grant application, development approval, rezoning, annexation, utility extension, or allocation of City funds.

Sec. 62-2. Definitions.

For purposes of this chapter, the following terms shall have the meanings set forth in this section unless the context clearly requires otherwise.

"Applicant" means a property owner, developer, builder, or other person or entity requesting consideration under this chapter. For purposes of a Workforce Housing Initiative application, the City shall serve as the local government applicant when the Mayor and City Council authorize submission of such application, and any private party shall participate as the project sponsor, developer, property owner, or other supporting party as provided in the applicable development agreement and Workforce Housing Initiative requirements.

"City-controlled development fees" means fees, charges, or required contributions imposed by the City and within the legal authority of the City to waive, credit, reimburse, defer, or otherwise treat as an eligible local incentive. The term may include building permit fees, water tap fees, sewer tap fees, and other City-controlled development-related fees that are eligible under applicable law and approved by the Mayor and City Council. The term does not include fees, charges, taxes, assessments, pass-through charges, or exactions that the City is not legally authorized to waive, credit, reimburse, or use as a local contribution.

"Development agreement" means a written agreement approved by the Mayor and City Council and executed by the City and the applicant or other responsible project parties that establishes the terms, conditions, obligations, milestones, remedies, and enforcement provisions applicable to a project receiving incentives under this chapter.

"Eligible project" means a residential development that satisfies the eligibility requirements of this chapter, is located within the City limits or is subject to an approved pre-annexation or annexation process acceptable to the City, complies with applicable local codes, and is determined by the Mayor and City Council to further the public purposes of this chapter.

"In-kind allowance" means the maximum City-approved value of eligible City-controlled fee waivers, fee credits, reimbursements, infrastructure participation, or other City-controlled contributions that may be recognized as a local in-kind contribution or incentive for an eligible project, subject to this chapter, the applicable development agreement, and Workforce Housing Initiative requirements.

"Workforce Housing Initiative" or "WHI" means the Georgia Department of Community Affairs and OneGeorgia Authority Workforce Housing Initiative, including any applicable program manuals, application instructions, award terms, grant agreements, construction loan requirements, and successor requirements adopted by the state or administering agency.

Sec. 62-3. Eligibility.

A project may be considered for incentives under this chapter only if the Mayor and City Council determine that the project satisfies the requirements of this section and that participation by the City serves a valid public purpose.

The project must be located within the corporate limits of the City of Statesboro at the time incentives are earned, disbursed, credited, or accepted, unless the Mayor and City Council approve consideration in connection with a pre-annexation or annexation process. A project outside the City limits shall not receive final incentive benefits unless annexation, utility service, development approvals, and any other required City actions have been completed or made effective in the manner required by the development agreement.

The project must be capable of compliance with all applicable City codes, ordinances, standards, permitting requirements, utility requirements, land development requirements, and building requirements. Approval under this chapter does not waive zoning, subdivision, engineering, environmental, building, fire, stormwater, utility, or other generally applicable regulatory requirements unless the waiver is expressly authorized by law and approved by the Mayor and City Council.

The project must be suitable for inclusion in, or support of, a Workforce Housing Initiative application or award as determined by the City. WHI alignment may include, as applicable, infrastructure grant eligibility, housing construction loan eligibility, local government applicant requirements, completion timelines, repayment obligations, local code compliance, and other state program requirements.

The Mayor and City Council may consider project size, location, infrastructure needs, utility capacity, cost to the City, consistency with adopted plans, housing type, affordability or workforce housing commitments, readiness to proceed, the availability of state funding, and the applicant's ability to perform. The City may decline to proceed with any project, or may require modification of a project, when the City determines that required infrastructure, utility extensions, public improvements, operating impacts, fiscal exposure, or administrative obligations are not acceptable to the City.

Sec. 62-4. Development Standards and WHI Application Readiness.

An eligible project must demonstrate readiness for City review and potential WHI application support. At a minimum, the applicant shall provide sufficient information for the City to evaluate site control, project scope, number and type of housing units, proposed infrastructure, estimated costs, development schedule, requested incentives, requested City participation, zoning status, utility service, permitting requirements, and any proposed phasing.

The project must be designed and constructed in compliance with applicable local codes and approved plans. The applicant shall be responsible for obtaining all required land use approvals, permits, engineering approvals, inspections, utility approvals, certificates, and other authorizations. Approval under this chapter shall not constitute approval of any separate regulatory permit or development authorization.

When WHI infrastructure grant funding is sought, the project schedule must be capable of satisfying the applicable WHI infrastructure grant completion timeline, including the current requirement that infrastructure grant activities be completed within 30 months, unless the administering agency approves a different period under applicable program requirements.

When WHI construction loan funding is sought, the project schedule must be capable of satisfying the applicable construction loan requirements, including the current requirement that homes financed through the construction loan be completed, sold, and the loan repaid within two years, unless the administering agency approves a different period under applicable program requirements.

Sec. 62-5. Application and Review Procedure.

An applicant seeking consideration under this chapter shall submit an application to the City in a form approved by the City Manager or designee. The application shall include all information reasonably required by the City to evaluate eligibility, project readiness, requested incentives, proposed public improvements, estimated City participation, proposed phasing, WHI compliance, and the applicant's capacity to perform.

The City Manager or designee may require supplemental information, including cost estimates, engineering materials, title or site control documentation, market or housing information, schedules, financing information, utility capacity information, draft covenants, proposed affordability or workforce housing commitments, and any other materials necessary to evaluate the request.

Following administrative review, the City Manager or designee may present the request to the Mayor and City Council for consideration. No incentive under this chapter shall be approved unless the Mayor and City Council authorize the incentive and approve the material terms of a development agreement. City Council approval may be granted, denied, continued, or conditioned in the discretion of the Mayor and City Council.

The City may coordinate review of the local incentive request with a WHI application, grant award, construction loan, annexation request, rezoning request, utility extension request, subdivision approval, development permit, building permit, or other required approval. Such coordination shall not require the City to approve any separate request.

Sec. 62-6. Authorized Incentives and In-Kind Allowance.

Subject to approval by the Mayor and City Council, the City may authorize incentives for an eligible project in the form of waivers, credits, reimbursements, deferrals, cash contributions or in-kind recognition of City-controlled development fees and City-controlled contributions. Eligible incentives may include building permit fee waivers or credits, water tap fee waivers or credits, sewer tap fee waivers or credits, and other eligible City-controlled development fee waivers or credits approved by the Mayor and City Council.

The total approved in-kind allowance for a project shall not exceed ten percent of the maximum WHI infrastructure grant amount available for the project, or the actual amount of eligible City-controlled fees and City-approved contributions, whichever is less. In-kind allowances may be authorized in addition to any cash match as required by the funding entity. Based on the current WHI maximum infrastructure grant amount of $2,500,000.00, the current illustrative ten percent cap is $250,000.00. If the Georgia Department of Community Affairs, OneGeorgia Authority, or any successor program establishes a different maximum infrastructure grant amount, the illustrative cap shall be adjusted by applying the same ten percent limitation to the successor maximum grant amount, unless otherwise approved by ordinance or required by state program rules.

The City may limit incentives by project phase, housing unit count, infrastructure segment, permit type, cost category, completion milestone, acceptance milestone, or other criteria stated in the development agreement. The City may also require that incentives be structured as credits or reimbursements rather than upfront waivers when necessary to protect the City’s fiscal interests or to align incentives with performance.

No incentive shall apply to any fee, charge, assessment, tax, pass-through cost, state fee, county fee, school fee, utility provider charge, inspection cost, professional service cost, or other amount that the City is not legally authorized to waive, credit, reimburse, or treat as an eligible local contribution.

Sec. 62-7. Development Agreement Required.

No incentive shall be effective unless and until the City and the applicant or other responsible project parties execute a development agreement approved by the Mayor and City Council. The development agreement shall be a condition of participation under this chapter and may be recorded in the real property records when the City determines that recording is appropriate.

The development agreement shall identify the property, project, parties, approved incentives, maximum in-kind allowance, phasing, infrastructure obligations, utility obligations, housing obligations, WHI obligations, local code compliance obligations, insurance requirements, indemnification requirements, reporting requirements, security requirements, milestones, deadlines, default provisions, recapture provisions, termination rights, and remedies.

The agreement may require performance bonds, payment bonds, letters of credit, escrowed funds, guarantees, restrictive covenants, declarations, development conditions, repayment covenants, or other security acceptable to the City. The City may require such security to protect public funds, public infrastructure, waived fees, credited fees, grant obligations, and other City interests.

If a project is phased, the development agreement shall specify the incentives, obligations, milestones, and remedies applicable to each phase. The City may condition incentives for later phases upon completion, inspection, acceptance, sale, occupancy, reporting, repayment, or other performance requirements for earlier phases.

The City shall retain discretion over public improvements, utility extensions, infrastructure participation, and any improvements that may impose material cost, operational, maintenance, capacity, or fiscal impacts on the City. Nothing in this chapter requires the City to construct, fund, accept, maintain, or approve any improvement that the City determines is not in the public interest or is not feasible under applicable financial, engineering, utility, legal, or operational standards.

Sec. 62-8. Buydown, Milestone, Recapture, and Enforcement Requirements.

Incentives approved under this chapter shall be earned only upon satisfaction of the milestones, conditions, and acceptance requirements stated in the development agreement. The City may require that a fee waiver, fee credit, reimbursement, buydown, infrastructure contribution, or other incentive be withheld until the applicable homes, infrastructure, permits, inspections, acceptances, sales, repayments, or other performance milestones are completed.

Unearned incentives may be withheld. If fees have been waived, credited, deferred, reimbursed, or otherwise treated as an incentive before all applicable conditions are satisfied, the development agreement shall authorize the City to recapture the value of unearned incentives if the project does not proceed, if required milestones are not met, if WHI requirements are not satisfied, if homes are not completed or sold as required, if loan repayment obligations are not met, if local code compliance is not maintained, or if the applicant otherwise defaults.

If the project does not move forward, the City may terminate the development agreement, recover disbursed amounts, recapture waived or credited fees, draw upon required security, withhold further permits or incentives to the extent authorized by law, and pursue all remedies available under the development agreement, this chapter, and applicable law.

The development agreement may provide that recaptured amounts constitute a contractual repayment obligation, lienable obligation where authorized by law, permit condition, utility account obligation, or other enforceable obligation. The City may require repayment with interest, administrative costs, legal fees, collection costs, engineering costs, and other amounts permitted by the development agreement and applicable law.

Remedies provided under this chapter are cumulative and not exclusive. The City may pursue any one or more remedies concurrently or successively, subject to applicable law.

Sec. 62-9. Administration.

The City Manager, or the City Manager’s designee, shall administer this chapter. Administrative responsibilities may include preparing application forms, requesting information, coordinating departmental review, evaluating WHI readiness, negotiating proposed development agreement terms, monitoring compliance, maintaining records, and presenting recommendations to the Mayor and City Council.

The City Attorney shall review development agreements and related legal instruments for form and legal sufficiency before execution by the City. The Finance Director or designee may review proposed fee waivers, credits, reimbursements, in-kind allowances, grant obligations, repayment provisions, security requirements, and fiscal impacts. The Planning and Development Department, Engineering Department, Public Utilities Department, Fire Department, and other City departments may review matters within their respective areas of responsibility.

The City may adopt administrative forms, procedures, schedules, and submittal requirements to implement this chapter, provided that such administrative materials are consistent with this chapter and any action requiring Mayor and City Council approval is not made effective without such approval.

Sec. 62-10. No Entitlement; Reservation of Rights.

Submission of an application under this chapter does not create any vested right, entitlement, contract right, development approval, fee waiver, fee credit, reimbursement, grant award, construction loan approval, utility commitment, capacity reservation, annexation approval, zoning approval, permit approval, or right to City participation.

The Mayor and City Council reserve the right to approve, deny, modify, condition, suspend, or terminate participation under this chapter in accordance with applicable law and any approved development agreement. The City may decline to serve as applicant for a WHI application, may decline to accept a WHI award, may decline to provide local incentives, and may decline to proceed with a project if the City determines that doing so is not in the public interest or is not consistent with applicable legal, financial, engineering, utility, operational, or policy considerations.

All incentives are subject to annual appropriation, availability of funds, applicable law, state program requirements, local code compliance, and the terms of the approved development agreement.

Sec. 62-11. Severability Within Chapter.

If any section, subsection, sentence, clause, phrase, or provision of this chapter is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this chapter. The Mayor and City Council declare that they would have adopted this chapter and each section, subsection, sentence, clause, phrase, and provision thereof irrespective of the fact that any one or more portions may be held invalid, unconstitutional, or unenforceable.

Section 3. Codification.

The City Clerk and the codifier are authorized to codify Section 2 of this Ordinance as Chapter 62 of the Code of Ordinances of the City of Statesboro, Georgia, and to make non-substantive formatting, numbering, capitalization, punctuation, and cross-reference corrections necessary for codification, provided that no substantive change is made without further action of the Mayor and City Council.

Section 4. Severability.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance. The Mayor and City Council declare that they would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, and provision thereof irrespective of the fact that any one or more portions may be held invalid, unconstitutional, or unenforceable.

Section 5. Repeal of Conflicting Ordinances.

All ordinances, parts of ordinances, resolutions, policies, or other actions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

First Reading: September 15, 2026

Second Reading:

MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

____

By: Jonathan McCollar, Mayor

____

Attest: Leah Harden, City Clerk

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: **September 9th, 2026**

Re: **Administrative/Detective vehicle purchases from 2019 SPLOST**

Policy Issue: Change order on one of two Administrative/Detective vehicles approved by Council on September 1st, 2026.

Background:

At the September 1st, 2026 City Council meeting the purchase of two 2026 Chevrolet Silverado 1500 Crew Custom 2-wheel drive pickups was approved in the amount of $39,957.00 each, for a total purchase price of $79,914.00. The winning vendor, Buster Miles Chevrolet of Heflin, AL, has since been unable to fulfill the bid and can only provide one of the two vehicles as specified in the solicitation produced by Purchasing. Efforts by Purchasing to remedy the situation with Buster Miles Chevrolet have proven unsuccessful.

During the initial bid process, five dealerships submitted bids. The second lowest bidder for the administrative/detective trucks was J.C.Lewis Ford of Statesboro with a bid of $41,648.00 for a 2026 Ford F-150 STX Crew Cab 2-wheel drive.

Recommendations:

1. Move to the next most responsible bidder, J.C. Lewis Ford, for the purchase of the second administrative/detective truck, a 2026 Ford F-150 STX Crew Cab 2-wheel drive, in the amount of **$41,648.00**

This change order will increase the purchase price of the second vehicle by **$1,691.00** from the amount originally approved by Council.

Budget Impact: Adequate funds are available through SPLOST 2019

Council Person/District: All

Attachments: None

CITY OF STATESBORO

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: September 7, 2026

RE: Task Order Agreement with STV, Inc. for US Army Corps of Engineers Permitting and a Georgia Environmental Protection Division Buffer Variance for ENG-123F Cawana Road at Brannen Street and S&S Railroad Bed Road Project

Policy Issue: Purchasing

Recommendation: Engineering staff has reviewed the proposal and recommends approval.

Background:
A contract with American Engineers Inc. (the company has since been acquired by STV, Inc.) was approved by City Council on May 21, 2024, for design of ENG-123F, intersection improvements on Cawana Road at Brannen Street and S&S Railroad Bed Road in the amount of $212,500. The project is intended to address safety and traffic operation concerns in this area which is experiencing residential development and increased traffic volumes. The project will include two roundabouts as well as a multi-use trail segment between the two intersections. During the project design, it has been determined that a permit from the US Army Corps of Engineers for waters of the United States will be required, as well as a state waters buffer variance from the Georgia Environmental Protection Division. The original contract does not include these two items.

Budget Impact: The design contract for ENG-123F is in the amount of $212,500. This proposed Task Order has a total cost of $24,285.09. ENG-123F has $3,300,000 budgeted in 2018 TSPLOST funds.

Council Person and District: Shari Barr, District 5

Attachments: Task Order Proposal from STV, Inc.

Copy: Darren Prather, Director of Central Services
Cindy West, Director of Finance

3700 Crestwood Parkway NW, Suite 800
Duluth, GA 30096-7155
o. 770.452.0797
stvinc.com

September 8, 2026

Brad Deal
Director of Public Works and Engineering
City of Statesboro

RE: Cawana Road Intersection Improvements
Environmental Coordination

Dear Brad:

A USACE Permit & Buffer Variance needs to be completed for the Cawana Rd project. These efforts are not a part of our current scope and budget. STV is pleased to submit this cost estimate for the additional environmental effort for the Cawana Road intersection improvement project. Edwards-Pitman (EPEI) will complete the USACE Permit & Buffer Variance for this project. Please see the breakdown below:

- US Army Corps of Engineers (USACE) permit – $15,890.29
- Georgia Environmental Protection Division (GAEPD) buffer variance – $8,394.80

Please let me know if you have any questions.

Sincerely,

Rhandi Gallegos

3700 Crestwood Parkway NW, Suite 800
Duluth, GA 30096-7155
o. 770.452.0797
stvinc.com

WITNESS: STV INCORPORATED

Bipin Sai Kumar Vankireddy. Rhonni Gallegos

Recommended by: ______________________________
Charles Penny, City Manager

APPROVED AS TO FORM:

____
I. Cain Smith, City Attorney

ATTEST: CITY OF STATESBORO

By: ______________________ By: ______________________
Leah Harden, City Clerk Jonathan McCollar, Mayor

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
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: September 8, 2026

RE: Task Order Agreement with Atlas Technical Consultants, LLC. for Right of Way Negotiation Services for ENG-124F Fair Road Turn Lane Project

Policy Issue: Purchasing

Recommendation: Engineering staff has reviewed the proposal and recommends approval.

Background:
A contract with Atlas Technical Consultants, LLC. was approved by City Council on May 21, 2024, for design of a turn lane on Fair Road, between Pitt-Moore Road and Zetterower Avenue in the amount of $385,634. The project is intended to address safety concerns caused by traffic accessing the commercial areas along this section of Fair Road backing up into the outside travel lane of Fair Road. The design contract does not include right of way negotiations. Easements will be required for the project construction and reconfiguration of commercial driveways. This task order includes negotiations with the owners of the 15 parcels on the project for the easements required to complete the project.

Budget Impact: The design contract for ENG-124F is in the amount of $385,634. This proposed Task Order has a total cost of $82,500. The work is to be funded by 2018 and 2023 TSPLOST funds from ENG-124F.

Council Person and District: Ginny Hendley, District 3, and John Riggs, District 4

Attachments: Task Order from Atlas Technical Consultants, LLC.

Copy: Darren Prather, Director of Central Services
Cindy West, Director of Finance

ATLAS

On-Call Professional Services Master Agreement

Task Order #6

September 7, 2026

SCOPE OF SERVICES:

ATLAS TECHNICAL CONSULTANTS, LLC (Atlas) will provide Right-of-Way (ROW) and Easement Negotiations services as requested by the City of Statesboro (City) for the project described below.

PROJECT DESCRIPTION: Roadway Improvements on GDOT SR 67/Fair Road Right Turn Lane.

FEE BASIS:

Parcels on Project: 15

ROW/Easement Negotiations: 15 parcels @ $5,500.00 each = $82,500.00 (See note 2)

TOTAL: **$82,500.00***

***Notes:**

1. If any parcel requires negotiation with an entity other than the fee owner (such as sign owner, tenant, etc.) the fee for negotiating with the additional interest will be $2,500.00 per interest.
2. Any City or attorney required updated negotiations will be billed at 50% of the originally billed fee.
3. Final City approved negotiation files will be delivered to the City assigned attorney for closing.
4. Titles, appraisals, and closings will be provided by the City.

Signed: ______________________________ Date: ____________________

Mayor

CITY OF STATESBORO, GEORGIA

Signed: [signature], R/W Service Lead Date: 9/8/26

ATLAS TECHNICAL CONSULTANTS, LLC

WITNESS: ATLAS TECHNICAL CONSULTANTS, LLC

Sam Dixon Jeff Raymer, R/W Service Lead

Recommended by: ______________________________
Charles Penny, City Manager

APPROVED AS TO FORM:

____
I. Cain Smith, City Attorney

ATTEST: CITY OF STATESBORO

By: ______________________________
Leah Harden, City Clerk

By: ______________________________
Jonathan McCollar, Mayor

CITY OF STATESBORO

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: September 8, 2026

RE: Change Order for Transfer Station Floor Replacement Design Services

Policy Issue: Purchasing

Recommendation:
Staff has reviewed and recommends approval of a proposal in the amount of $37,500.00 from WSP USA, Inc. for additional consulting services for the replacement of the transfer station floor.

Background:
The floor at the solid waste transfer station is currently being replaced because it had begun to break apart and large holes had formed. On December 12, 2025, City Council approved a task order with WSP in the amount of $32,784 to provide design services, bid documents, and construction support for the project, due to the critical nature of the functions that the floor serves in the city's solid waste operations. After work began, much of the subgrade under the existing floor was found to be contaminated from infiltration of waste materials through the holes that had formed in the floor, requiring additional analysis and design recommendations. Additional sections of the push wall and old scales were also found to be damaged and determined to require removal, which created some additional design work. Needed improvements to the internal drainage of the floor were also identified. These changes also result in additional quality control testing and inspections that were not in the original scope.

Budget Impact:
The project costs are to be paid from reserve funds in the Solid Waste Disposal Contract Labor budget, but will rely on reserve funds to cover expenses.

Council Person and District: All districts

Attachments: WSP Change Order proposal

Copy: Cindy West, Director of Finance
Darren Prather, Director of Central Services

WSP
3348 Peachtree Rd NE
Suite 1100
Atlanta, GA 30326
United States
wsp.com

08-06-2026

Mr. Marcos Trejo Jr., PE Director of Public Works
City of Statesboro
Public Works and Engineering Department
50 East Main Street
Statesboro, GA 30458

Change Order Request – Transfer Station Floor Replacement

WSP USA, Inc. (WSP) is pleased to submit this change order request to the City of Statesboro (City) for additional pre-construction services and anticipated construction-phase support associated with the transfer station floor replacement at the Lakeview Road landfill.

Since authorization of the original agreement, WSP has provided additional bidding, procurement, and pre-construction support beyond the scope and assumptions included in the original proposal.

In addition, the anticipated construction schedule is expected to require construction quality assurance observations and construction-phase consulting support beyond the level of effort originally scoped.

Additional Consultancy Services

Additional services have included expanded support during the design, procurement, bidding, and pre-construction phases, including:

1. Evaluation of existing conditions, structural engineering review, development of repair/replacement details, additional drawing production for the push wall and historical scale. This included a site visit from a WSP structural Engineer.
2. Preparation of engineer’s opinions of probable construction cost to support City budgeting and procurement planning;
3. Participation in additional meetings and coordination activities;
4. Addressing contractor requests for information and details after the bid period had closed; including a site visit by a WSP representative.
5. Evaluation of unforeseen conditions identified after demolition; a site visit by a WSP representative;
6. Preparation of a technical memorandum documenting observed conditions and contractor concerns;

7. Additional drainage design detail.
8. Support for alternative waste handling operation options.
9. Extended project period with additional meetings and coordination.

Anticipated Expanded Construction Period

The original proposal assumed that full-time onsite CQA observation by a WSP field technician would be required for approximately two weeks during construction. Based on the current construction schedule, WSP anticipates that the primary additional effort will be the extended duration of onsite field technician support. The anticipated level of effort includes part-time field observation for approximately two weeks and full-time field observation for approximately four weeks based on 10-hour workdays. Limited additional construction-phase consulting support is also anticipated for coordination with the City and Contractor and review of related construction documentation, submittals, or RFIs as needed during the extended construction period..

Requested Change Order Amount

Description	Amount
Additional consulting services completed to date, including technical evaluation, recommendations, contractor coordination, drainage review, site visits, and project management support	$25,500
Anticipated additional CQA and construction support associated with construction extending beyond the two-week period assumed in the original proposal	$12,000
Total Change Order Request	**$37,500**

WSP will provide these services on a time and materials basis under our existing agreement with the City (dated June 18, 2020).

Closing Statement

WSP is pleased to continue supporting the City on this project. We appreciate the opportunity to build on more than 30 years of service to the City and remain committed to supporting this work as it moves forward. If you have any questions regarding this change order request or require additional information, please contact Kevin or me.

Dave Hannam PG
Lead Consultant, Geology

CC: Kevin Brown PE

Recommended by: ____
Charles Penny, City Manager

Date: _______________________

APPROVED AS TO FORM:

____
I. Cain Smith, City Attorney

Date: ________________________

ATTEST: **CITY OF STATESBORO**

By:___________________________ **By:** __________________________________
Leah Harden, City Clerk **Jonathan McCollar, Mayor**

Date: ____________________________

City of Statesboro
PUBLIC UTILITIES DEPARTMENT

P.O. Box 348
Statesboro, Georgia 30459

912.764.0693
912.764.0928 (Fax)

To: Mr. Jason Boyles
Assistant City Manager

From: Matt Aycock
Director of Public Utilities

Date: 09-10-2026

RE: Recommendation of Bidder

Policy Issue: Purchasing

Recommendation: Consideration of a motion to award a contract to D. Lance Souther Inc. in the amount of $164,900.00, for the installation of natural gas facilities along Cypress Lake Road and Veterans Memorial Parkway to serve Kroger and adjacent developments. Project to be paid for with funds in the Natural Gas CIP budget item # NGD-11.

Background: The new Kroger site, along with adjacent properties within the development, will require natural gas services. To provide sufficient capacity to serve the development and surrounding areas, the project will require approximately 2,700 feet of 4-inch natural gas main extension and 1,175 feet of 2-inch natural gas service lines. This project will provide the infrastructure necessary to serve the new development and support future growth in the area. The project was properly advertised and bid, and four qualified bids were received and opened. The low bid was from D. Lance Souther Inc. in the amount of $164,900.00, well below the engineer's estimate of $198,222.15.

It is the recommendation of staff and our consulting engineers at Sapp Engineering to award the contract to D. Lance Souther Inc. In our opinion, they have the resources and experience to successfully complete the project as bid.

Budget Impact: Funds were approved in the 2027 CIP, Item # NGD-11, using System Revenues.

Council Person and District: All

Attachments: Engineering award recommendation letter and bid abstract.

SAPP ENGINEERING
& SERVICES

Specializing in Natural Gas Engineering • Project Management • Associated Services

P. O. Box 26097 • Macon, GA 31221 • (478) 342-0386 • info@sappengineering.com

September 10, 2026

Darren Prather
City of Statesboro

Re: Natural Gas System Upgrade for Kroger Shopping Center

Attached is the Bid Tab Sheet for the bids submitted for the Natural Gas System Upgrade for Kroger Shopping Center Project

All bids have been checked for accuracy and are included on the attached.

Based on the results of the bids and the fact that they have done acceptable work for several municipals in the past, I recommend awarding the project to the low bidder, D. Lance Souther Inc. for the amount of $164,900.

The actual project cost will be based on the installed quantities.

Sincerely,

Jason Baker

BID TABULATION

Project: City of Statesboro, Natural Gas System Upgrade for Kroger Shopping Center

BID OPENING DATE: 9-10-2026

ITEM NO.:	ITEM DESCRIPTION:	BIDDERS NAME:		D LANCE SOUTHER INC		EQUIX		C & H Pipeline		Gunter Construction Company	
BASE Bid #1 Mains		**QUANTITY**		**UNIT $**	**TOTAL $**	**UNIT $**	**TOTAL $**	**UNIT $**	**TOTAL $**	**UNIT $**	**TOTAL $**
1	Install 4" PE Gas Main with tracer wire by HDD	2700	FT	$40.00	$108,000.00	$45.00	$121,500.00	$48.75	$131,625.00	$47.96	$129,492.00
2	Intsall 2" PE Gas Main with tracer wire by HDD	1175	Ft	$30.00	$35,250.00	$30.00	$35,250.00	$25.75	$30,256.25	$37.85	$44,473.75
3	Tie new 4" PE to existing 4" PE	1	EA	$4,000.00	$4,000.00	$4,500.00	$4,500.00	$3,000.00	$3,000.00	$2,780.35	$2,780.35
4	Tie new 4" PE to existing 2" PE	1	EA	$6,000.00	$6,000.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$1,853.23	$1,853.23
5	Install 2" PE valve assembly with valve box (appoximate locations on drawing)	3	EA	$550.00	$1,650.00	$1,200.00	$3,600.00	$1,500.00	$4,500.00	$617.74	$1,853.22
6	Install 4" PE valve assembly with valve box	1	EA	$750.00	$750.00	$2,500.00	$2,500.00	$2,000.00	$2,000.00	$927.12	$927.12
7	Install 2" Riser with valve and plug	4	EA	$2,000.00	$8,000.00	$2,500.00	$10,000.00	$1,500.00	$6,000.00	$1,240.34	$4,961.36
8	Install pipeline markers supplied by owner	5	EA	$250.00	$1,250.00	$150.00	$750.00	$10.00	$50.00	$556.07	$2,780.35
				Total Bid	$164,900.00		$180,600.00		$179,931.25		$189,121.38
				Amount Shown on Bid	$164,900.00		$180,600.00		$179,931.25		$ 189,121.38

PREPARED & CHECKED FOR ACCURACY BY Jason Baker - SAPP ENGINEERING & SERVICES