CITY OF STATESBORO
COUNCIL MINUTES
OCTOBER 20, 2026

Regular Meeting | 50 E. Main St. City Hall Council Chambers | 5:30 PM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

City Manager Charles Penny gave the Invocation and Councilmember John Riggs led the Pledge of Allegiance.

ATTENDENCE

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

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

3. Public Comments (Agenda Item): None

4. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 10-06-2026 Council Minutes

b) 10-06-2026 Executive Session Minutes

c) 10-09-2026 Called Council Meeting Minutes

d) 10-09-2026 Executive Session Minutes

B) Consideration of a motion to approve the surplus and disposition of a 1998 Ditch Witch 8020 Trencher in the Natural Gas Department that has exceeded its useful life.

A motion was made to approve consent agenda.

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

5. **Public hearing and consideration of a motion to approve: <u>APPLICATION V 26-09-01</u>: Lindsay Martin requests a Variance to allow an unpermitted use in the HOC (Highway Oriented Commercial) zoning district, UDC Section 2.2.10 for the property located 8 Roundtree Street (Tax Parcel # S17 000046 000).**

A motion was made to open the public hearing.

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

No one spoke against the request.
The applicant Lindsay Martin spoke in favor of the request.

A motion was made to close the public hearing.

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

A motion was made to approve with staff conditions **<u>APPLICATION V 26-09-01</u>**: a Variance to allow an unpermitted use in the HOC (Highway Oriented Commercial) zoning district, UDC Section 2.2.10 for the property located 8 Roundtree Street (Tax Parcel # S17 000046 000).

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

6. **Public hearing and consideration of a motion to approve: <u>APPLICATION RZ 26-09-03</u>: John Davis requests a Zoning Map Amendment from the R-15 (One-Household) zoning district to the MX (Mixed Use) zoning district. The Zoning Map Amendment requests is for one (1) parcel of 3.50-acre on the corner of Fair Road and Veterans Memorial Parkway in order to subdivide the parcel and construct an Express Oil (Tax Parcel # MS75000016 000).**

A motion was made to open the public hearing.

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

No one spoke against the request.
J.T. Murphy with CCI Engineering Firm spoke in favor of 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, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

A motion was made to approve with staff conditions **<u>APPLICATION RZ 26-09-03</u>**: a Zoning Map Amendment from the R-15 (One-Household) zoning district to the MX (Mixed Use) zoning district. The Zoning Map Amendment requests is for one (1) parcel of 3.50-acre on the corner of Fair Road and Veterans Memorial Parkway in order to subdivide the parcel and construct an Express Oil (Tax Parcel # MS75000016 000).

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

7. **Public hearing and consideration of a motion to approve: APPLICATION SU 26-09-04: John Coleman is requesting a Special Use Permit to allow the residence to be used as transitional housing for battered women at 201 West Maple Street (Tax Parcel # MS40000008 000).**

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

No one spoke against the request.
The applicant John Coleman spoke in favor of 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, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

A motion was made to approve with staff conditions **APPLICATION SU 26-09-04**: a Special Use Permit to allow the residence to be used as transitional housing for battered women at 201 West Maple Street (Tax Parcel # MS40000008 000).

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

8. **Public hearing and consideration of a motion to approve: <u>APPLICATION V 26-09-05</u>: Statesboro STEAM is requesting a Variance to Sign District 1-Dimensional Standards Table 2.5.3-B to exceed the total aggregated sign area to 299.90 square feet for the property located at 531 East Main Street (Tax Parcel # MS82000006 000).**

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

No one spoke against the request.
Coreliss Reese, Principal at the STEAM academy spoke in favor of 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, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

A motion was made to approve with staff conditions **<u>APPLICATION V 26-09-05</u>**: a Variance to Sign District 1-Dimensional Standards Table 2.5.3-B to exceed the total aggregated sign area to 299.90 square feet for the property located at 531 East Main Street (Tax Parcel # MS82000006 000).

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

9. Public hearing and consideration of a motion to approve

(A) <u>APPLICATION V 26-09-06</u>: Alex Grace is requesting a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D to exceed the total aggregate sign area to 513 square feet for the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax parcel # MS63000026 000).

(B) <u>APPLICATION V 26-09-07:</u> Alex Grace is requesting a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D sign area for the north and south elevations of the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax Parcel # MS63000026 000).

A motion was made to open the public hearing.

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

No one spoke against the request.
Cain Wilson representing the applicant spoke in favor of the request.

A motion was made to close the public hearing.

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

A motion was made to approve with staff conditions **<u>APPLICATION V 26-09-06</u>**: a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D to exceed the total aggregate sign area to 513 square feet for the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax parcel # MS63000026 000) and **<u>APPLICATION V 26-09-07</u>**: a Variance to Sign District 3-Dimensional Standards Table 2.5.3-D sign area for the north and south elevations of the LivSmart Studios by Hilton at 2191 Stambuk Lane (Tax Parcel # MS63000026 000).

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

10. Public hearing and consideration of a motion to approve

(A) <u>APPLICATION RZ 26-09-08</u>: 55 East Main LLC requests a Zoning Map Amendment of existing HOC (Highway Oriented Commercial) to a R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel for 0.30-acres at 10 West Inman Street (Tax Parcel # S19 000022 000).

(B) <u>APPLICATION SU 26-09-09</u>: 55 East Main LLC requests a Special Use Permit to UDC Section 2.2.3 (B) R-4 Dimensional Standards. The petitioner is requesting to increase density to sixteen (16) units per acre, to construct four (4) additional two-bedroom units behind the current single-family house with accompanying parking spaces at 10 West Inman Street (Tax Parcel# S19 000022 000).

A motion was made to open the public hearing.

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

Director of Planning Justin Williams explained that staff recommends approval of the Rezone and that the Planning Commission voted in favor of the Rezone. In regards to the Special Use Permit staff recommends denial with a condition that if approved by council the applicant must provide a minimum of 50% of new parking as pervious pavers or provide additional tree planting to mitigate stormwater.

No one spoke against the request.

Chris Gohagan, a local attorney representing the applicant, addressed the Mayor and Council in favor of the requested special use permit to construct four additional two-bedroom units (equivalent to 16 units per acre) behind the existing single-family house. Mr. Gohagan stated that the property's location—situated behind Dolan's and adjacent to existing multi-family housing, including a nearby 18-unit development on a one-acre parcel—makes the higher density appropriate for the site. He noted that the project integrates the preservation and restoration of an existing single-family home with new townhome construction, explaining that a fourth townhome is financially necessary to offset development costs and keep tenant rents affordable. Furthermore, Mr. Gohagan affirmed that the site's configuration allows full compliance with local zoning standards, confirming that the conceptual plan satisfies all municipal requirements for building coverage, setbacks, parking, and tree canopy.

Robbie Bell, partner with 55 East Main LLC, addressed the Mayor and Council in favor of the request. Mr. Bell provided an overview of the applicant's existing residential and commercial rental projects across the city, emphasizing their commitment to thorough tenant screening, proactive property maintenance, and regular yard care, noting an average tenant tenancy of approximately three years. Regarding the subject site, he stated that the proposed plan involves revitalizing the existing historic home to remain a single-family dwelling while adding three additional units. He clarified that because the proposal includes removing two existing units and an on-site garage, the project's overall physical footprint is not expected to significantly exceed the property's current layout.

A motion was made to close the public hearing.

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

Councilmember John Riggs stated that he likes the project and its location. He stated that it would bring more young people downtown.

Mayor Pro Tem Shari Barr asked about more information regarding pervious pavers listed in the condition requirements.

Planning Director Justin Williams explained that this requirement is due to potential stormwater impacts on the property given the proposed number of units. He noted that these issues could be mitigated through additional tree plantings or by installing pervious pavers at a higher percentage than typically required.

A motion was made to approve with staff conditions **APPLICATION RZ 26-09-08**: a Zoning Map Amendment of existing HOC (Highway Oriented Commercial) to R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel for 0.30-acres at 10 West Inman Street (Tax Parcel # S19 000022 000) and **APPLICATION SU 26-09-09:** a Special Use Permit to UDC Section 2.2.3 (B) R-4 Dimensional Standards. The petitioner is requesting to increase density to sixteen (16) units per acre, to construct four (4) additional two-bedroom units behind the current single-family house with accompanying parking spaces at 10 West Inman Street (Tax Parcel# S19 000022 000).

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

11. **Consideration of a motion to approve an MOU between the City and S&K investments, LLC regarding conditions regarding a real property exchange.**

A motion was made to approve an MOU between the City and S&K investments, LLC regarding conditions regarding a real property exchange.

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

12. **Consideration of a motion to approve the purchase of a 2026 Ford F-150 Crew Cab from JC Lewis Ford for $54,840 under SWC-10, to be funded by Solid Waste Collection Operating Funds.**

A motion was made to approve the purchase of a 2026 Ford F-150 Crew Cab from JC Lewis Ford for $54,840 under SWC-10, to be funded by Solid Waste Collection Operating Funds.

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

13. **Consideration of a motion to approve the purchase of a 2026 Ford F-550 Crew Cab from JC Lewis Ford in the amount of $66,711.40 and a 2026 Ford F-150 from Stivers Ford in the amount of $49,016 for the Stormwater Division under STM-7, to be funded by Stormwater Operating Funds.**

A motion was made to approve the purchase of a 2026 Ford F-550 Crew Cab from JC Lewis Ford in the amount of $66,711.40 and a 2026 Ford F-150 from Stivers Ford in the amount of $49,016 for the Stormwater Division under STM-7, to be funded by Stormwater Operating Funds.

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

14. Consideration of a motion to approve the purchase of a new 2026 Caterpillar 420 Backhoe Loader for the Water and Sewer Department in the amount of $149,882.36 from Yancey Brothers Company, WWD-171, paid from system revenues.

A motion was made to approve the purchase of a new 2026 Caterpillar 420 Backhoe Loader for the Water and Sewer Department in the amount of $149,882.36 from Yancey Brothers Company, WWD-171, paid from system revenues.

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

15. Public Comments (General): None

16. Other Business from City Council

Mayor Pro Tem Shari Barr shared that the Tractors and Tunes event will be held on Friday, November 6, 2026. She also shared that the Georgia Southern Institute for Vibrant and Engaged Communities will be hosting several Data Center informational meetings. The next one is being held at the Statesboro Builders Association Thursday morning and the last one will be at Luetta Moore Park on November 27th. Lastly, she encouraged everyone to get out and vote.

17. City Managers Comments

City Manager Charles Penny reviewed the proposed budget reductions with the Mayor and City Council, as discussed during the previous work session. A budget amendment reflecting the agreed-upon changes will be included on the next council agenda. This amendment will restore approximately $295,000 to fund Youth Connect, Village Builders, Downtown Live concerts, and employee holiday bonuses. The budget amendment is currently being prepared based on these directives. It will incorporate all other budget reductions presented at the work session, while excluding the restored items listed above.

18. 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 6:25 pm, a motion was made to enter into executive session to discuss "Potential Litigation" in accordance with O.C.G.A 50-14-3(b).

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

At 6:34 pm, a motion was made to exit executive session.

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

19. 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, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

The meeting was adjourned at 6:34 p.m.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk