CITY OF STATESBORO, GEORGIA
CITY HALL COUNCIL CHAMBERS

CITY COUNCIL MEETING &
PUBLIC HEARING AGENDA

October 20, 2026 5:30 pm

1. Call to Order by Mayor Jonathan McCollar

2. Invocation and Pledge of Allegiance by Councilmember John Riggs

3. Public Comments (Agenda Item):

4. Consideration of a Motion to approve the Consent Agenda
   A) Approval of Minutes
      a) 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.

5. Public hearing and consideration of a motion to approve: **APPLICATION V 26-09-01**: 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).

6. Public hearing and consideration of a motion to approve: **APPLICATION RZ 26-09-03**: 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).

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).

8. Public hearing and consideration of a motion to approve: **APPLICATION V 26-09-05**: 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).

9. Public hearing and consideration of a motion to approve

   (A) **APPLICATION V 26-09-06**: 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) **APPLICATION V 26-09-07**: 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).

10. Public hearing and consideration of a motion to approve

    (A) **APPLICATION RZ 26-09-08**: 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) **APPLICATION SU 26-09-09**: 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).

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

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.

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.

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.

15. Public Comments (General)

16. Other Business from City Council

17. City Managers Comments

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)

19. Consideration of a Motion to Adjourn

CITY OF STATESBORO
COUNCIL MINUTES
OCTOBER 6, 2026

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

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

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

ATTENDENCE

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

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

3. Recognitions/Public Presentations:

A) Presentation of a Proclamation Honoring October 2026 as Youth Awareness Month.

Mayor McCollar read the proclamation, honoring October 2026 as Youth Awareness Month and presented it to LaSara Mitchell, Village Builders Coordinator.

LaSara Mitchell thanked the Mayor and Council. She shared that Statesboro hosted the state youth symposium the prior weekend at Georgia Southern University. The event hosted 13 cities and about 105 youth and was co-hosted by the Georgia Municipal Association.

B) Presentation of a Proclamation Honoring October 2026 as Domestic Violence Awareness Month.

Mayor Jonathan McCollar read a proclamation recognizing October 2026 as Domestic Violence Awareness Month and presented it to Safe Haven.

Kim Billings, Public Relations & Legal Services Director for Safe Haven thanked the city for the recognition. She said that in 2025 the organization served 899 individuals, up from 699 the prior year. They answered more than 7,000 crisis calls and provided nearly 2,000 nights of safe housing. It also served more than 20,000 meals, accompanied survivors to court 142 times, gave emergency medical and dental assistance to 78 survivors, and cared for 89 pets. She said this year's theme is "Driving Out Domestic Violence" and that awareness materials would be distributed across Safe Haven's six-county service area. She invited the Mayor and Council to the annual Stronger Together luncheon on Thursday, October 29, at 11:30 AM at the Holiday Inn.

4. Public Comments (Agenda Item): None

5. **Consideration of a Motion to approve the Consent Agenda**
    - **A) Approval of Minutes**
        - **a) 09-15-2026 Work Session Minutes**
        - **b) 09-15-2026 Council Minutes**
    - **B) Consideration of a motion to approve the surplus of four vehicles in the Statesboro Police Department, 2012 Dodge Charger, 2014 Dodge Charger, 2008 Freightliner Van, and a 2014 Ford F-150. These surplus vehicles will be sold at auction.**
    - **C) Consideration of a motion to approve the surplus and disposition of vehicles and equipment in the Public Utilities Department that have exceeded their useful life.**

A motion was made to approve consent agenda.

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

6. **Consideration of a motion to approve SUB 26-09-02: Horizon Home Builders/Haydon Rollins in requesting a Preliminary Subdivision Plat for approximately 39.97 acres. The property is zoned R-2 (Townhouse Residential district) located on Abbey Road (Tax Parcel # MS82000035 000).**

Justin William Director of Planning reviewed the application stating that the property was rezoned several years ago for a mixed residential development of single-family homes and townhouses. A portion remains slated for townhouses later, and the current request covers a first phase. The site is adjacent to an open field, with the STEAM Academy to the north and a nursing home under construction to the south on Abbey Road.
He explained that the recently approved Chapter 62 allows the city to pursue Workforce Housing Initiative funds and gives flexibility in lot sizes. Staff recommends one condition, which ties the plat to the development agreement and resolution later on the agenda. Approval of the preliminary plat does not grant the right to develop. The project must still go through the traditional process, with expedited permit review to align with the Workforce Housing Initiative. The applicant was present. Council offered no discussion.

A motion was made to approve SUB 26-09-02: Horizon Home Builders/Haydon Rollins in requesting a Preliminary Subdivision Plat for approximately 39.97 acres. The property is zoned R-2 (Townhouse Residential district) located on Abbey Road (Tax Parcel # MS82000035 000).

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

7. **Consideration of a motion to approve a development agreement between the City of Statesboro and FS2 Development LLC, to apply for Workforce Housing Initiative funds for the Abbey Road Project.**

A motion was made to approve a development agreement between the City of Statesboro and FS2 Development LLC, to apply for Workforce Housing Initiative funds for the Abbey Road Project.

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

8. **Consideration of a motion to approve Resolution 2026-39: A Resolution authorizing an application to the OneGeorgia Workforce Housing Initiative.**

A motion was made to approve **Resolution 2026-39**: A Resolution authorizing an application to the OneGeorgia Workforce Housing Initiative.

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

9. **Consideration of a motion to approve a Resolution 2026-40: A Resolution to accept the 2025 Assistance to Firefighters Grant for the City of Statesboro, Georgia in the amount of $634,545.45 with a 10% match in the amount of $63,454.55. These funds will be used to continue the Fire Department Physician Program and purchase Self-Contained Breathing Apparatus."**

A motion was made to approve **Resolution 2026-40**: A Resolution to accept the 2025 Assistance to Firefighters Grant for the City of Statesboro, Georgia in the amount of $634,545.45 with a 10% match in the amount of $63,454.55. These funds will be used to continue the Fire Department Physician Program and purchase Self-Contained Breathing Apparatus."

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

10. **Consideration of a motion to approve the First Amendment to the Intergovernmental Agreement between the City and Bulloch County originally entered into on February 17, 2026, for road improvements to Burkhalter Road, Harville Road, and Cawana Road. This amendment increases the cost of design and engineering services by $195,700. The cost will be shared equally, with $97,850 funded by the City's 2023 TSPLOST and $97,850 funded by Bulloch County.**

A motion was made to approve the First Amendment to the Intergovernmental Agreement between the City and Bulloch County originally entered into on February 17, 2026, for road improvements to Burkhalter Road, Harville Road, and Cawana Road. This amendment increases the cost of design and engineering services by $195,700. The cost will be shared equally, with $97,850 funded by the City's 2023 TSPLOST and $97,850 funded by Bulloch County.

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

11. **Consideration of a motion to approve a Master Services Agreement and Task Order #1 with Kimley-Horn in the amount of $1,195,700 for the Burkhalter Road Transportation Improvements Project (ENG-123i and ENG-124h). The cost will be shared equally, with $597,850 to be funded by the City's 2023 TSPLOST and $597,850 funded by Bulloch County Board of Commissioners.**

A motion was made to approve a Master Services Agreement and Task Order #1 with Kimley-Horn in the amount of $1,195,700 for the Burkhalter Road Transportation Improvements Project (ENG-123i and ENG-124h). The cost will be shared equally, with $597,850 to be funded by the City's 2023 TSPLOST and $597,850 funded by Bulloch County Board of Commissioners.

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

12. **Consideration of a motion to approve an Additional Services Request in the amount of $25,000 with Pape-Dawson Consulting Engineers, LLC for traffic signal modification design and traffic analysis on ENG-130B Brannen Street to US Hwy 80 Transportation Improvements Project, to be funded by TSPLOST.**

A motion was made to approve an Additional Services Request in the amount of $25,000 with Pape-Dawson Consulting Engineers, LLC for traffic signal modification design and traffic analysis on ENG-130B Brannen Street to US Hwy 80 Transportation Improvements Project, to be funded by TSPLOST.

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

13. **Consideration of a motion to approve the purchase of a 2026 Ford F-250 Crew Cab Work Truck and a 2026 Ford F-150 Crew Cab Work Truck from JC Lewis Ford for the Streets Division of Public Works and Engineering, at a total cost of $99,193, to be funded by 2025 SPLOST funds in STS-74.**

A motion was made to approve the purchase of a 2026 Ford F-250 Crew Cab Work Truck and a 2026 Ford F-150 Crew Cab Work Truck from JC Lewis Ford for the Streets Division of Public Works and Engineering, at a total cost of $99,193, to be funded by 2025 SPLOST funds in STS-74.

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

14. **Consideration of a motion to approve the purchase of a 2026 Ford F-350 Landscape Body Work Truck from JC Lewis Ford for the Streets Division of Public Works and Engineering, at a total cost of $60,423, to be funded by 2019 SPLOST funds in STS-80.**

A motion was made to approve the purchase of a 2026 Ford F-350 Landscape Body Work Truck from JC Lewis Ford for the Streets Division of Public Works and Engineering, at a total cost of $60,423, to be funded by 2019 SPLOST funds in STS-80.

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

15. **Consideration of a motion to award a contract to Y-Delta, Inc in the amount of $647,819.48 for the installation of approximately 2300 feet of six-inch water main with appurtenant equipment (hydrants, valves, services) to serve Broad Street from Savannah Avenue to East Jones Street. This project will be paid with operating revenues approved in FY2026, CIP #WWD-166.**

A motion was made to approve award a contract to Y-Delta, Inc in the amount of $647,819.48 for the installation of approximately 2300 feet of six-inch water main with appurtenant equipment (hydrants, valves, services) to serve Broad Street from Savannah Avenue to East Jones Street. This project will be paid with operating revenues approved in FY2026, CIP #WWD-166.

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

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

Sarah Thomson presented what she described as public records showing that Ms. Chavers transferred her voter registration to a Brunswick, Georgia address on February 12, 2026. She also cited a homestead exemption transfer and a deed recorded in January 2026. She asserted that the District 2 seat had been vacant for 240 days. She said the charter and constitutional requirements for a fully constituted body had been violated, that all legislative acts and contracts were therefore void, and that the council should "correct" itself.

Kenneth Jackson spoke on Homestead exemption asked whether someone claiming a homestead exemption elsewhere could represent the district.

Jerry Rozier, a resident, said he owns property in several locations and urged the council not to spend time on where a former member lived, given community needs such as food access. He praised Ms. Chavers service and expressed support for the Mayor and the council.

17. **Other Business from City Council**

Mayor Pro Tem Shari Barr shared that Tractors and Tunes, postponed the prior weekend due to rain, would be held downtown this Friday, along with a Fix-It Fair. Residents may register items for repair in advance through the City of Statesboro webpage, the city's Facebook page, or Statesboro Working for Good, or they may walk in that evening.

Mayor Jonathan McCollar announced on Friday, October 9th there will be a called council meeting at 2pm. It would open in public session and then move into executive session for personnel matters.

18. **City Managers Comments**

The City Manager recognized the Human Resources department for handling the youth summit over the prior weekend. He said the staff worked from Friday through Sunday after completing advance preparation. He said hosting the event allowed visiting youth to experience Statesboro firsthand.

He reported that Beacon was preparing to sponsor at least three community conversations on data centers. He said he was waiting for their press release before sharing details.

He then addressed the budget. At the prior meeting he had recommended a millage rate of 9.60, and the council set it at 8.625. The 0.975-mill difference represents about $1,300,000. He said the general fund balance stands at about $6,500,000, or 20 percent of a $32,000,000 general fund. The minimum should be $8,000,000, and using another $1,300,000 would reduce it to about $5,000,000, which would take longer to rebuild because the funds do not recur. He

had therefore directed staff to cut their budgets and publicly presented his recommendations. For the remainder of the year, he recommended reduced expenditures. For fiscal year 2028, he recommended salary freezes, meaning no pay adjustments and no pay for performance for at least one year.

The recommended departmental reductions were:

Finance, $16,145
Municipal, $1,550
Customer Service, $17,510
Police, $200,800
Planning, Code and Inspections, $103,420
City Clerk, $11,997
Public Works and Engineering, $340,138
Human Resources, $58,552
Village Builders, $13,996
City Manager's Office, approximately $27,005
Public Affairs, $15,400
Fire Department, $77,500
Buildings and Grounds, $179,455.71
Solid Waste would not be reduced but would transfer about $100,000 to help cover the reductions.
The employee holiday bonus of $500, totaling about $180,000, would be suspended for November.

To avoid overtime, he recommended suspending several community activities:

Downtown live concert series for 2027
Youth Connect program
Christmas tree lighting ceremony
2026 annual report
Commission-funded events
Out-of-town retreats for the leadership team and Buildings and Grounds

Some reductions include vacant positions, which will be evaluated case by case as vacancies occur. The KSBB coordinator position will be held vacant for the rest of the fiscal year, saving $50,000, after the selected candidate declined the offer.
He explained that pay for performance had already begun in July and could not be stopped midstream without being unfair to employees. Had it been suspended during the budget process, about $800,000 could have been saved. He cautioned that next year's rollback of 2.5 mills would produce a revenue shortfall, so the council would likely need to raise the millage rate again, which would in effect be a tax increase. He said he was making these recommendations as the outgoing city manager so that his successor would not have to begin their tenure with budget cuts. If the council supported the recommendations or variations of them, he would return with a budget amendment at a future meeting.

Councilmembers thanked the City Manager. One, noting 16.5 years on the council and employee turnover under 5 percent, said the cuts pained him but that he agreed with the recommendation. Another called the recommendation wise and asked whether some items could be reduced rather than eliminated. Mayor McCollar asked that Youth Connect, Village Builders, and the Christmas event be fully funded and that the concert series be reduced to $50,000. He cited the community's need for "hope" and the importance of morale. The City Manager said the concert series costs about $70,000 plus roughly $13,000 in marketing, nearly $90,000 in total. He suggested that two concerts instead of six would bring the cost under $25,000, and he said staff would look at alternatives and bring something back. The Mayor maintained his position at $50,000 and said he would seek sponsors.

A motion was made to make the adjustments. A discussion followed on whether council should give staff specific direction or wait for the City Manager's proposal. Some members said direction was needed because a budget amendment would follow. Others wanted to see what the City Manager returned with. The Mayor said the four items he favored

totaled roughly $121,000 of the $1.344 million in recommended reductions. The motion failed due to the lack of a second and the council took no formal action on the budget. The City Manager is expected to bring a budget amendment at a future meeting.

19. Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" "Real Estate" and/or "Potential Litigation" in accordance with O.C.G.A 50-14-3(b).

At 10:06 am a motion was made to enter into executive session to discuss "Real Estate" and "Potential Litigation"

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

At 10:20 am a motion was made to exit executive session.

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

20. 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 10:20 a.m.

_____

Jonathan McCollar, Mayor

_____

Leah Harden, City Clerk

CITY OF STATESBORO
CALLED COUNCIL MEETING MINUTES
OCTOBER 9, 2026

Called Council Meeting 50 E. Main St. City Hall Council Chambers 2:00 PM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

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 Attorney Cain Smith, Human Resources Director Demetrius Bynes, Records Manager Robin Demshar

2. Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" in accordance with O.C.G.A 50-14-3(b).

At 2:02 pm a motion was made to enter into executive session to discuss Personnel Matters in accordance with O.C.G.A. 50-14-3(b).

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

At 5:16 p.m., a motion was made to exit executive session.

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

3. 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 5:16 p.m.

_____
Jonathan McCollar, Mayor

_____
Leah Harden, City Clerk

City of Statesboro
PUBLIC UTILITIES DEPARTMENT

P.O. Box 348 *912.764.0693*
Statesboro, Georgia 30459 *912.764.0928 (Fax)*

To: Mr. Jason Boyles
Assistant City Manager

From: Matt Aycock
Director of Public Utilities

Date: 10-13-2026

RE: Surplus and Disposition of Assets

Policy Issue: Council Approval to dispose of Vehicles & Equipment in accordance with City Purchasing Policy Section 3.

Recommendation: 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.

Background: Staff has determined the vehicles and equipment listed below has exceeded their useful life and requests approval for surplus and disposition:

1. 1998 Ditch Witch 8020 Trencher SN: 5N0544

Budget Impact: Small increase from sale of item.

Council Person and District: N/A

Attachments: None

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: October 13, 2026

RE: October 20, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code:* Variance Request

Recommendation: Planning Commission recommends approval of V 26-09-01

Background: 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).

Budget Impact: None

Council Person and District: District 2 (Vacant)

Attachments: Development Services Report V 26-09-01

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)

V 26-09-01 **ZONING VARIANCE REQUEST**	
LOCATION:	8 Roundtree Street
PETITIONER/REPRESENTATIVE:	Lindsay Martin
EXISTING ZONING:	HOC (Highway Oriented Commercial)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION:	Redevelopment Area
TOTAL ACRES:	0.47-acres (20,473.20 sq ft.)
PARCEL TAX MAP #:	S17 000046 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Vacant Single-family house
VARIANCE REQUEST(S):	Variance to the permitted use in HOC (Highway Oriented Commercial) Section 2.2.10

Planning Commission: October 6, 2026

City Council: October 20, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
V 29-09-01 CONDITIONAL APPROVAL

DETAILED DISCUSSION

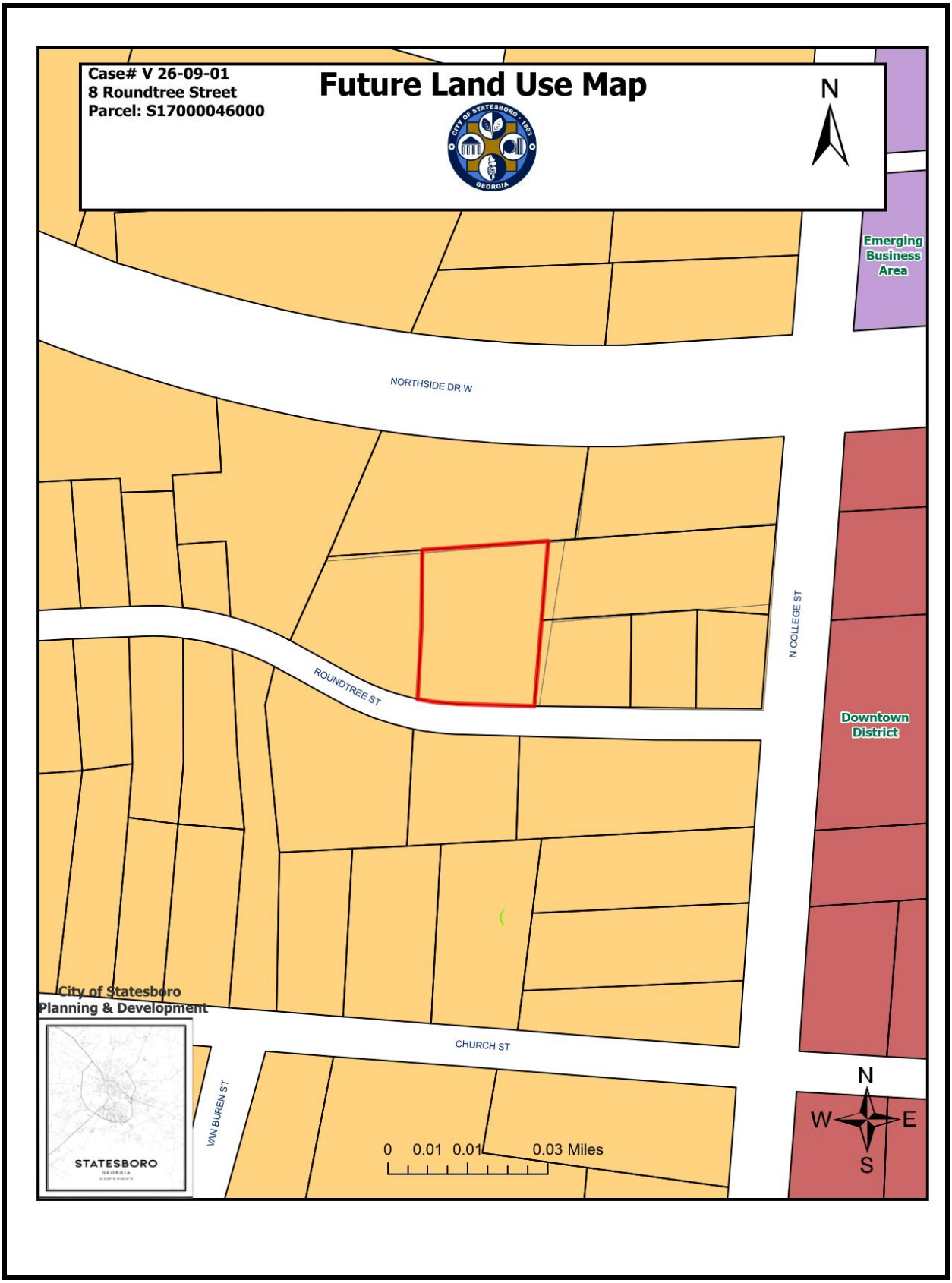
HISTORY

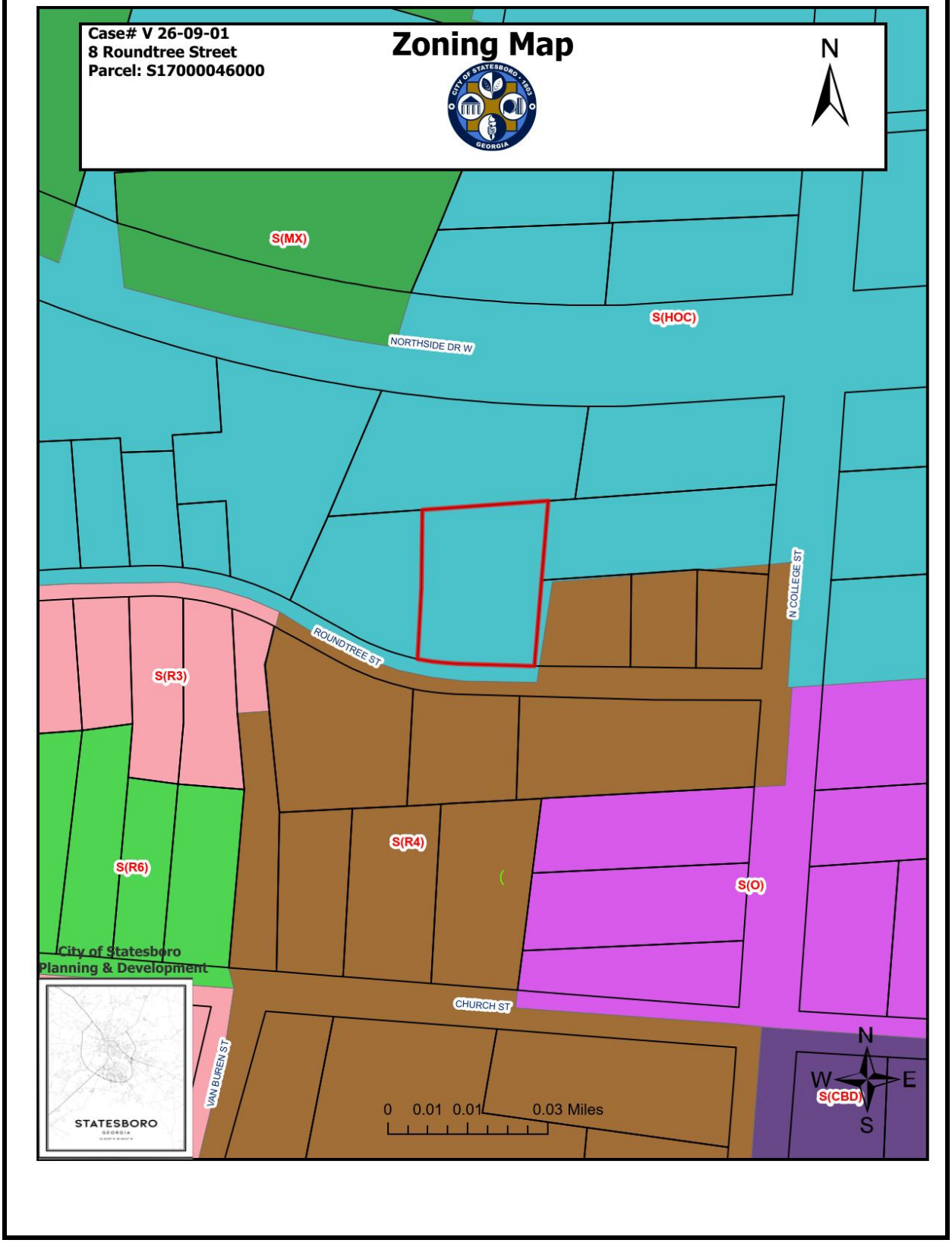
The single-family house was constructed in 1968, according to the Tax Assessor website. The Mae Mae Properties LLC purchased the property in January of 2026**.** Since the late 1980s**,** the neighborhood and surrounding area has evolved from a single-family house to commercial oriented businesses.

REQUEST

The petitioner is requesting a variance from Section 2.2.10 of permitted uses allowed in HOC (Highway Oriented Commercial). Group homes are not listed as a permitted use per the UDC in this district.


Case# V 26-09-01
8 Roundtree Street
Parcel: S17000046000
Location Map
N
NORTHSIDE DR W
ROUNDTREE ST
N COLLEGE ST
CHURCH ST
VAN BUREN ST
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0 0.01 0.01 0.03 Miles
N
W
E
S


Case# V 26-09-01
8 Roundtree Street
Parcel: S17000046000
Future Land Use Map
N
Emerging Business Area
NORTHSIDE DR W
N COLLEGE ST
ROUNDTREE ST
Downtown District
City of Statesboro
Planning & Development
CHURCH ST
VAN BUREN ST
STATESBORO
GEORGIA
0 0.01 0.01 0.03 Miles
N
W
E
S


Case# V 26-09-01
8 Roundtree Street
Parcel: S17000046000
Zoning Map
N
S(MX)
S(HOC)
NORTHSIDE DR W
N COLLEGE ST
ROUNDTREE ST
S(R3)
S(R4)
S(R6)
S(O)
S(CBD)
CHURCH ST
VAN BUREN ST
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0 0.01 0.01 0.03 Miles
N
W
E
S

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	HOC (Highway Oriented Commercial)	Commercial
Northeast	HOC (Highway Oriented Commercial)	Vacant
East	HOC (Highway Oriented Commercial)	Single-Family House
Northwest	HOC (Highway Oriented Commercial)	Commercial
Southeast	R-4 (High Density Residential District)	Commercial
South	R-4 (High Density Residential District)	Residential
Southwest	R-4 (High Density Residential District)	Residential
West	R-4 (High Density Residential District)	Residential

SITE CHARACTERISTISCS	
Overlay/District	None
Acreage	0.47-acres (20,473.20 sq ft.)
Lot	125 x 153 sq ft lot with an existing single-family house
Flooding	The flood way runs diagonal through the property west, northwest and north.
Wetlands	None on the parcel or nearby.
Easements	None on the parcel or nearby.

SITE DESIGN DETAILS
UDC Section 2.2.10- HOC (Highway Oriented Commercial District)
Parking requirements: one (1) per two (2) beds

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.10 for a change of use allowed by the UDC. The petitioner is requesting to be allowed to use the existing house as a group home providing transitional housing and supportive services for individuals returning to the community following rehabilitation. The site has accompanying parking spaces and it is close local businesses.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Redevelopment Area," which is generally consistent with the Statesboro URP area and is an area where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within this area will generally be of a medium density and will be characterized by pedestrian-oriented neighborhood scale development. This area may contain residential and non-residential uses.

The request is consistent with the comprehensive plan and remains consistent with the character of surrounding area. The historic house establishes a distinct sense of place that serves our community.

ENVIRONMENTAL SITE ANALYSIS

The part of the subject property is in a flood hazard area. The property does not contain wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities.

ZONING VARIANCE STANDARDS OF REVIEW

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

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

Analysis: No, there are no special conditions pertaining to the land. However, the structure in question is a historic home which has been historically a residential dwelling. The proposed use of a group home would allow the historic house to continue to be as such, but a different type of residential use.

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

Analysis: The applications and request for the variance to allow permitted uses under the UDC is not a result of the applicant's actions. In addition, the fair Housing Act limits the restriction of uses for individual with disabilities.

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

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

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

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

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

Analysis: The proposed variance of an unpermitted use (Group Home) in the HOC district remains aligned with the Comprehensive Plan's goal for this specific area of the city by allowing different types of residential uses to be utilize the existing historic house. Thus, remaining consistent with the City of Statesboro Zoning Ordinance which would maintain the surrounding area's historic character, uses, and zones.

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 house to be used as a group home is an allowable use, though a group house is not an outright allowable use in the HOC district, it does allow different types of residential uses. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: view of the property from the ROW on Roundtree Street, facing north.



View of the property to the east of the subject property on the ROW on Roundtree, facing northeast.



View of the property south of the subject property from the ROW on Roundtree Street, facing south.



View of the properties southwest of the subject property from the ROW on Roundtree Street, facing west.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of V 26-09-01.** If this petition is approved the following enumerated condition(s) shall apply:

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

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

CITY OF STATESBORO

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

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

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

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

From: Justin Williams, Director of Planning & Development

Date: October 13, 2026

RE: October 20, 2026 City Council Agenda Items

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

Recommendation: Planning Commission recommends approval of RZ 26-09-03

Background: 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).

Budget Impact: None

Council Person and District: District 5 (Barr)

Attachments: Development Services Report RZ 26-09-03

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)

RZ 26-09-03 **ZONING MAP AMENDMENT REQUEST**	
LOCATION:	1608 Fair Road
PETITIONER/REPRESENTATIVE:	John Davis/Express Oil
EXISTING ZONING:	R-15 (One-Household)
PROPOSED ZONING:	MX (Mixed Use District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION:	Emerging Business Area
TOTAL ACRES:	3.50-acres (152,460 sq ft)
PARCEL TAX MAP #:	MS75000016 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Church
PROPOSED USE:	Split the parcel to add commercial

Planning Commission: October 6, 2026

City Council: October 20, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
RZ 26-09-03 CONDITIONAL APPROVAL

DETAILED DISCUSSION

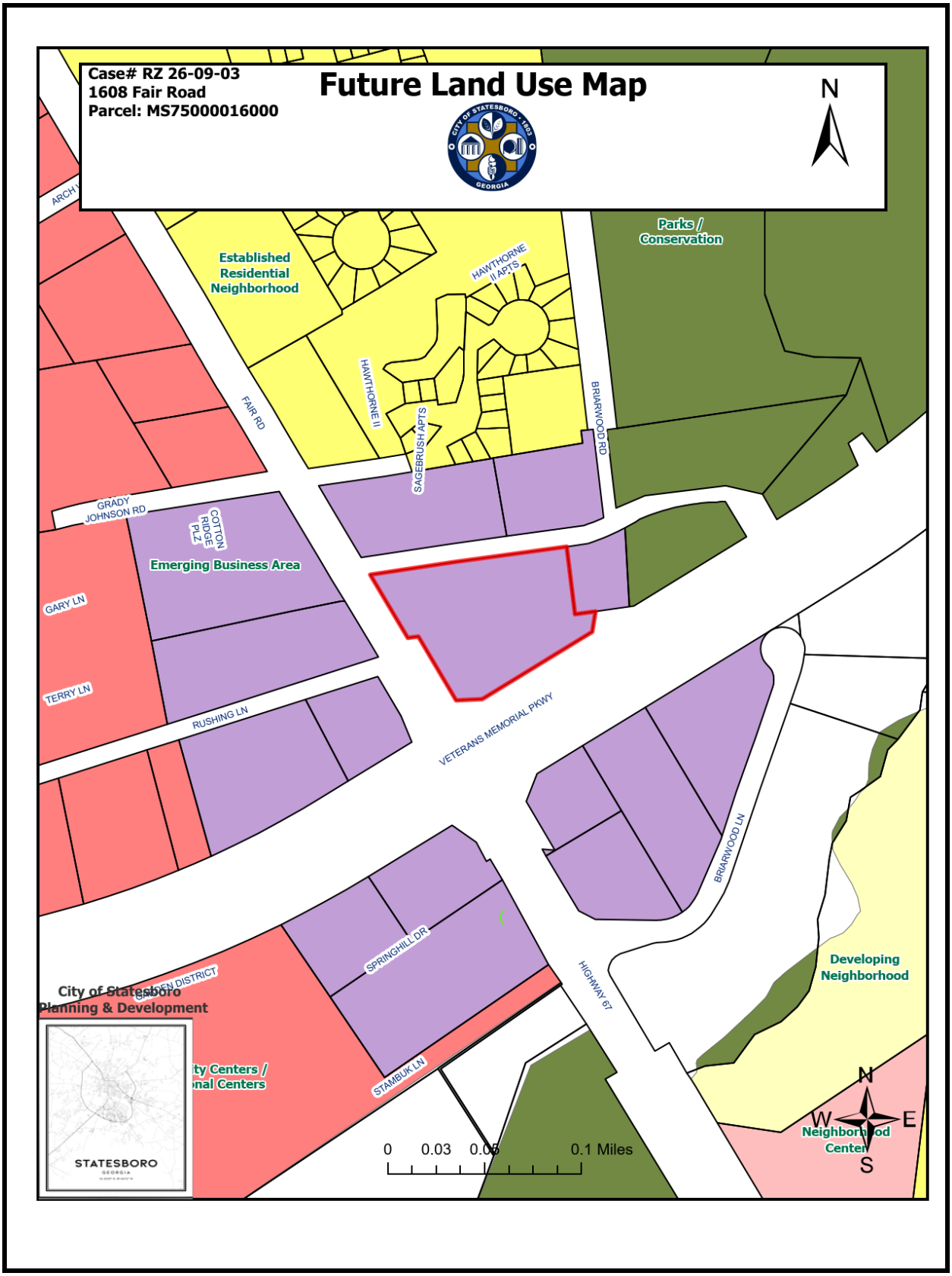
HISTORY

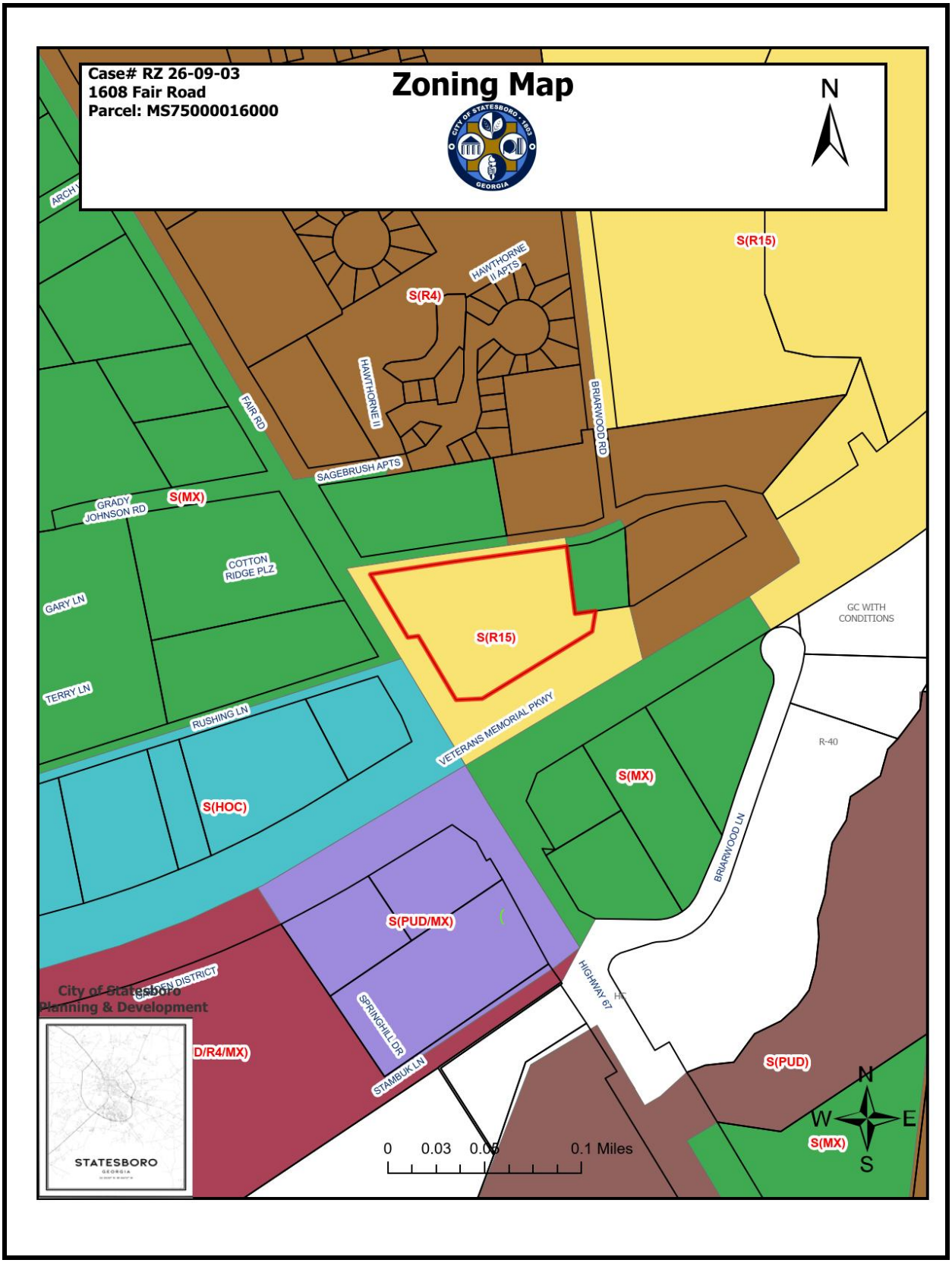
Based on historic aerial maps, this area was mostly woodland until the mid-1970s when the church purchased the parcel and constructed St. Paul's Lutheran Church.

REQUEST

The petitioner requests a Zoning Map Amendment of existing R-15 (One-Household) to a MX (Mixed Use District). The Zoning Map Amendment requests is for one (1) parcel for 3.50-acre portion of the parcel on the corner of Fair Road and Veterans Memorial Parkway in order to subdivide the parcel and construct an Express Oil.


Case# RZ 26-09-03
1608 Fair Road
Parcel: MS75000016000
Location Map
N
HAWTHORNE II APTS
HAWTHORNE II
FAIR RD
BRIARWOOD RD
SAGEBRUSH APTS
GRADY JOHNSON RD
COTTON RIDGE PLZ
GARY LN
TERRY LN
RUSHING LN
VETERANS MEMORIAL PKWY
BRIARWOOD LN
SPRINGHILL DR
HIGHWAY 67
STAMBUK LN
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0.05 0.05 0.1 Miles
N
W
E
S


Case# RZ 26-09-03
1608 Fair Road
Parcel: MS75000016000
Future Land Use Map
N
Established Residential Neighborhood
Parks / Conservation
HAWTHORNE II APTS
HAWTHORNE II
SAGEBRUSH APTS
BRIARWOOD RD
FAIR RD
GRADY JOHNSON RD
COTTON RIDGE PLZ
Emerging Business Area
GARY LN
TERRY LN
RUSHING LN
VETERANS MEMORIAL PKWY
BRIARWOOD LN
SPRINGHILL DR
HIGHWAY 67
Developing Neighborhood
STAMBUK LN
City of Statesboro
Planning & Development
STATESBORO
0 0.03 0.06 0.1 Miles
N
W
E
S


Case# RZ 26-09-03
1608 Fair Road
Parcel: MS75000016000
Zoning Map
N
S(R15)
S(R4)
HAWTHORNE II APTS
HAWTHORNE II
FAIR RD
BRIARWOOD RD
SAGEBRUSH APTS
GRADY JOHNSON RD
S(MX)
COTTON RIDGE PLZ
GARY LN
TERRY LN
RUSHING LN
S(R15)
GC WITH CONDITIONS
VETERANS MEMORIAL PKWY
R-40
S(MX)
S(HOC)
BRIARWOOD LN
S(PUD/MX)
HIGHWAY 67
SPRINGHILL DR
STAMBUK LN
S(PUD)
S(MX)
0 0.03 0.06 0.1 Miles
N
W
E
S
City of Statesboro
Planning & Development
STATESBORO

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	MX (Mixed-Use District)	Commercial
Northeast	R-4 (High Density Residential District)	Residences
East	MX (Mixed-Use District)	Commercial
Northwest	MX (Mixed-Use District)	Commercial
Southeast	MX (Mixed-Use District)	Commercial
South	PUD/MX (Planned Unit Development/Mixed-Use District)	Commercial
Southwest	HOC (Highway Oriented Commercial)	Commercial
West	MX (Mixed-Use District)	Commercial

SITE CHARACTERISTISCS	
Overlay/District	None
Acreage	3.50-acres
Lot	410.9 x 343.60 feet
Flooding	No flooding on the parcel.
Wetlands	No Wetlands on the parcel.
Easements	There is a 10’ easement on the parcel along Briarwood Rood.

BRIARWOOD ROAD
FAIR ROAD / SR-67
200'
5' MINIMUM SIDE YARD SETBACK
PARKING LOT 20' MINIMUM SETBACK
25' MAXIMUM FRONT YARD SETBACK
OFFICE & WAITING ROOM
SERVICE AREA #1 (3 SERVICE BAYS) ± 1,300 SF
PROPOSED BUILDING ± 5,693 SF
SERVICE AREA #2 (6 SERVICE BAYS) ± 2,473 SF
STORAGE AREA
5' MINIMUM REAR YARD SETBACK
EXISTING BUILDING (FAITH LUTHERAN CHURCH)
EXISTING PARKING
PROPOSED LOT AREA ± 56,628 SF (1.30 AC) (LOT NOT YET SURVEYED, VALUE BASED ON GIS TAX MAPS)
LEGEND
STANDARD-DUTY ASPHALT PAVEMENT
HEAVY-DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
CONCRETE PAVEMENT
PARKING / ROADWAY SIGN
MONUMENT SIGN
PARKING COUNT
PROPERTY / R.O.W. LINE
SETBACK LINE
BOLLARD
SCALE IN FEET
1" = 20'
0 10 20 40
N
SITE INFORMATION
ZONING: RS15
PROPOSED ZONING: MX - MIXED USE
ADDRESS: 1938 FAIR ROAD
STATESBORO, GA
LOT SIZE: ± 3.50 AC
GENERAL FLOOR AREA: ± 5,693 SF
SERVICE AREA: ± 3,773 SF
REQUIRED PARKING:
1 SPACE PER 1,000 SF OF CUSTOMER SERVICE AREA
= 4 SPACES REQUIRED
PROVIDED PARKING:
(6) STANDARD SPACES + (1) ADA ACCESSIBLE SPACE
= 20 SPACES PROVIDED
LOT RESTRICTIONS:
• MAXIMUM BUILDING HEIGHT: N/A
• MAXIMUM BUILDING HEIGHT: 65'
• MAXIMUM BUILDING COVERAGE OF LOT: N/A
• MINIMUM LOT WIDTH: N/A
• MAXIMUM FRONT YARD SETBACK: 0 FEET
• MINIMUM FRONT YARD SETBACK: 25 FEET
• MINIMUM SIDE YARD SETBACK: 5 FEET
• MINIMUM REAR YARD SETBACK: 5 FEET
• PARKING LOTS MUST PROVIDE A MINIMUM 20-FOOT SETBACK
GARBAGE TRUCK ROUTING
1" = 40'
CAUTION/NOTICE TO CONTRACTOR:
THE CONTRACTOR IS REQUIRED TO VERIFY ALL UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE OWNER'S REPRESENTATIVE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS MADE IN THE FIELD. IT CANNOT BE GUARANTEED THAT THEY REPRESENT ALL SUCH UTILITIES IN THE AREA, EITHER SHOWN OR NOT SHOWN, NOR THAT THEY ARE EXACTLY AT THE LOCATIONS INDICATED. ALTHOUGH THEY ARE CONSIDERED TO BE RELIABLE AS BEING EXACT OR COMPLETE, THE CONTRACTOR MUST CALL BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. KEEP UTILITY LOCATE REQUEST ACTIVE UNTIL CONSTRUCTION IS COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES. THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE DETAILS

Site Design and Layout

Proposed project site includes a constructing an Express Oil retail space with accompanying parking. The proposed entrance would be off Briarwood Road. The building would be oriented facing west.

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	 25 feet 5 feet 5 feet
Parking: 1 per 1,000 square feet of customer service area	Six (6) spaces	Ten (10) spaces

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

- 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 R-15 (One-Household Residences) to MX (Mixed Used District).

The purpose of the MX district is to provide for orderly development and redevelopment of residential, commercial, and office uses in a walkable built environment, permitting and protecting the desirable benefits of such developments and appropriate associated uses for the City of Statesboro.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "*Emerging Business Area*," is an area primarily located on major arterials at or near to heir intersections, these areas serve as gateways to specific areas of activity in the city. The changes within area show how the area have developed and continuing to grow in direction with 2024 Comprehensive Master Plan.

The request ensures direct contiguity with the existing commercial area. Despite the inconsistency with the character of the area, though churches are specifically allowed, the request 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 serviced by City water.

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 Emerging Business Area 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 Emerging Business Area of the Comprehensive Plan.



Subject property: view of the property from the ROW on Fair Road at the corner on Briarwood Drive, facing east.



Subject property: view of the property from the ROW on Fair Road and the corner of Veterans Memorial Parkway, facing east.



Subject property: view of the property from the ROW on Briarwood Drive, facing south.



View of the property north of the subject property from the ROW on Briarwood Drive, facing north.



View of the property northwest of the subject property from the ROW n Fair Road, facing northwest.



View of the intersection of Fair Road and Veterans Memorial Parkway, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-09-03**. If this petition is approved the following enumerated condition(s) shall apply:

1. Approval of the zoning map amendment does not grant the right to begin construction. All building permits must be reviewed and approved by the City.

At the regularly scheduled meeting of the Planning Commission on October 6, 2026, the Commission recommended **CONDITIONAL APPROVAL** of the request and staff condition with a 6-0 vote.

CITY OF STATESBORO

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

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

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

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

From: Justin Williams, Director of Planning & Development

Date: October 13, 2026

RE: October 20, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code:* Special Use Permit Request

Recommendation: Planning Commission recommends approval of SU 26-09-04

Background: 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).

Budget Impact: None

Council Person and District: District 2 (Vacant)

Attachments: Development Services Report SU 26-09-04

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)

SU 26-09-04 SPECIAL USE PERMIT REQUEST	
LOCATION:	201 Maple Street
PETITIONER/REPRESENTATIVE	John Coleman
EXISTING ZONING:	R-6 (One-Household Residential)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Redevelopment Area
TOTAL ACRES:	0.18-acres (7,840.80 sq ft)
PARCEL TAX MAP #:	MS40000008 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Single family residence
SPECIAL USE REQUEST(S):	To allow a women's shelter in a R-6 (One-Household Residential District)

Planning Commission: October 6, 2026

City Council: October 20, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
SU 26-09-04 CONDITIONAL APPROVAL

DETAILED DISCUSSION

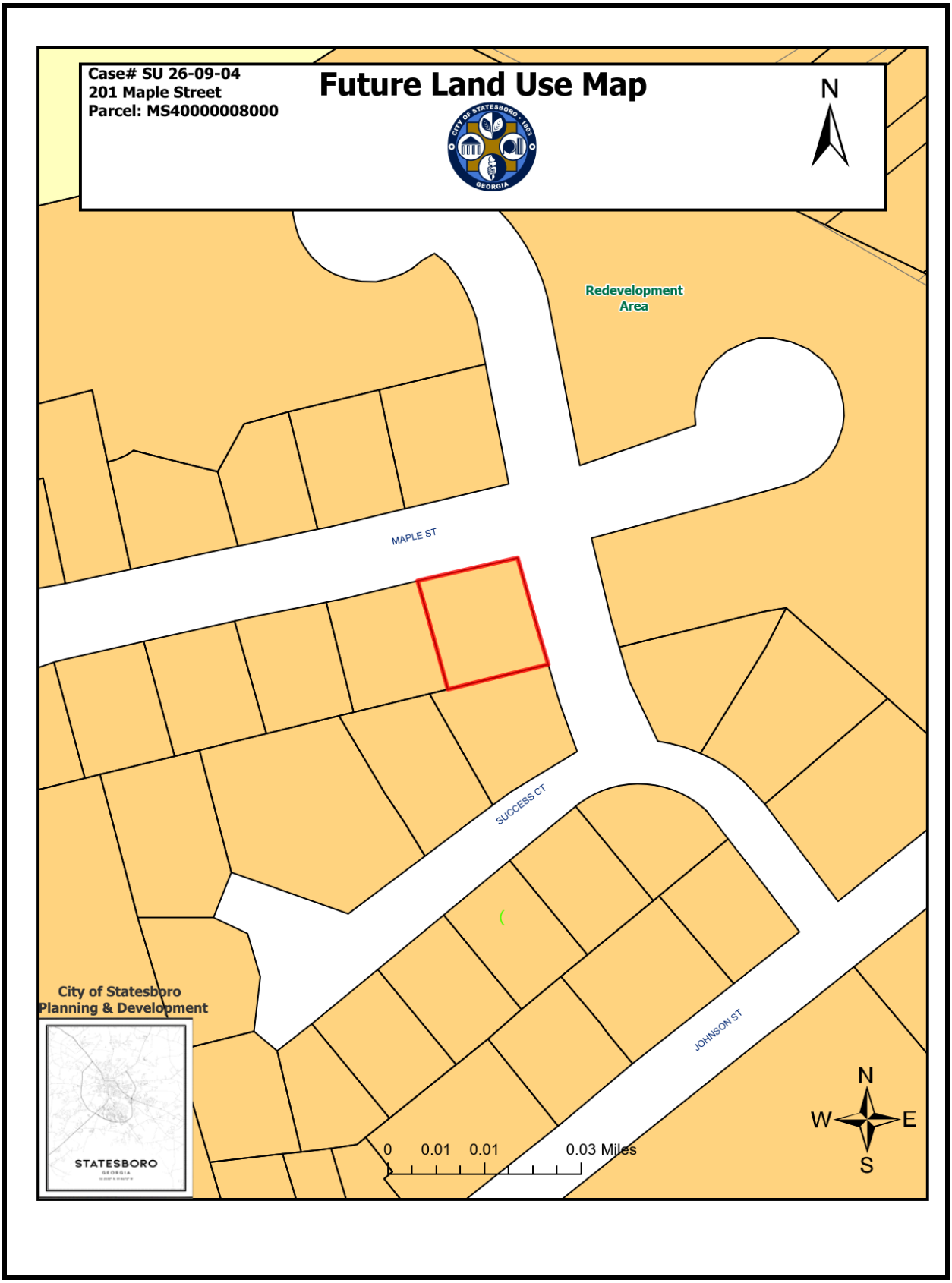
HISTORY

The 2225sq ft - single family house was constructed in 1974 based on the Tax Assessor website. Based on historic maps, this area was once farmland. By the early 1970s, the area began to develop.

REQUEST

The special permit request is to allow a women's shelter, to be established in a R-6 (One Household Residential) zone, which according to the UDC Section, is allowable by special use permit.


Case# SU 26-09-04
201 Maple Street
Parcel: MS40000008000
Location Map
N
MAPLE ST
SUCCESS CT
JOHNSON ST
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0 0.01 0.01 0.03 Miles
N
W
E
S


Case# SU 26-09-04
201 Maple Street
Parcel: MS40000008000
Future Land Use Map
N
Redevelopment Area
MAPLE ST
SUCCESS CT
JOHNSON ST
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0 0.01 0.01 0.03 Miles
N
W
E
S


Case# SU 26-09-04
201 Maple Street
Parcel: MS40000008000
Zoning Map
N
MAPLE ST
S(R6)
SUCCESS CT
S(R4)
JOHNSON ST
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0 0.01 0.01 0.03 Miles
N
W
E
S

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	R-6 (One-Household Residential)	Residential
Northeast	R-6(One-Household Residential)	Residential
East	R-6 (One-Household Residential)	Residential
Northwest	R-6 (One-Household Residential)	Residential
Southeast	R-6 (One-Household Residential)	Residential
South	R-6 (One-Household Residential)	Residential
Southwest	R-6 (One-Household Residential)	Residential
West	R-6 (One-Household Residential)	Residential

SITE CHARACTERISTISCS	
Overlay/District	None
Building	Single-family residence -2224 sq ft
Acreage	0.18-acres (7,840.80 sq ft)
Lot	80 x 100 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 women and their children to use the house as transitional housing for battered women. The house consists of four (4) bedrooms. It is proposed three (3) of the bedrooms would have twin-size beds. The fourth bedroom could accommodate two beds. The women would prepare their own meals. The applicant proposes a house manager will assist with the daily operation of the house.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Redevelopment Area," which is generally consistent with the Statesboro URP area and is an area where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within this area will generally be of a medium density and will be characterized by pedestrian-oriented neighborhood scale development. This area may contain residential and non-residential uses.

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.

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 is not vacant.

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, remaining 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 a women's shelter. 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 Maple Street facing south.



View of the property to the west of the subject property from the ROW on Maple Street, facing southwest.

4.



View of the property northwest of the subject property, facing northwest.



View of the property north of the subject property, facing north.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of SU 26-09-04**. If this petition is approved 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 October 6, 2026, the Commission recommended **CONDITIONAL APPROVAL** of the requests and staff conditions with a 6-0 vote.

CITY OF STATESBORO

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

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

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

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

From: Justin Williams, Director of Planning & Development

Date: October 13, 2026

RE: October 20, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code:* Variance Request

Recommendation: Planning Commission recommends approval of V 26-09-05

Background: 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).

Budget Impact: None

Council Person and District: District 1 (Johnson)

Attachments: Development Services Report V 26-09-05

City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458
(912) 764-0630
(912) 764-0664 (Fax)

V 26-09-05 ZONING VARIANCE REQUEST	
LOCATION:	531 East Main Street
PETITIONER/REPRESENTATIVE	Charter Conservatory DBA Statesboro STEAM
EXISTING ZONING:	R-15 (One Household Residential District)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Activity Centers/Regional Centers
TOTAL ACRES:	51.51-acres (2,243,775.6 sq ft)
PARCEL TAX MAP #:	MS82000006 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	School
VARIANCE REQUEST(S):	Variance to Sign District 1 Dimensional Standards Table 2.5.3-B to exceed the total aggregated sign area.

Planning Commission: October 6, 2026

City Council: October 20, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
V 26-09-05 CONDITIONAL APPROVAL

DETAILED DISCUSSION

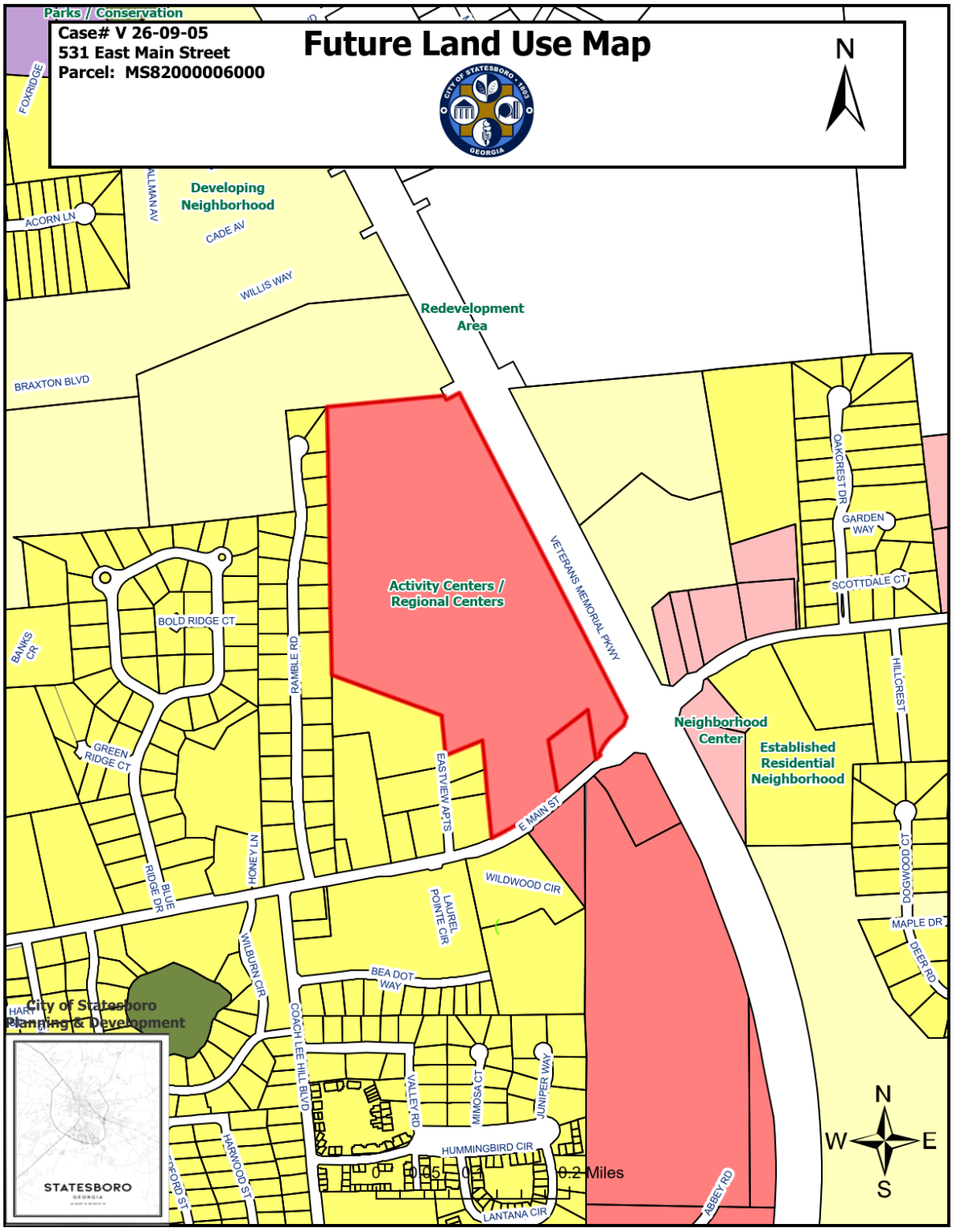
HISTORY

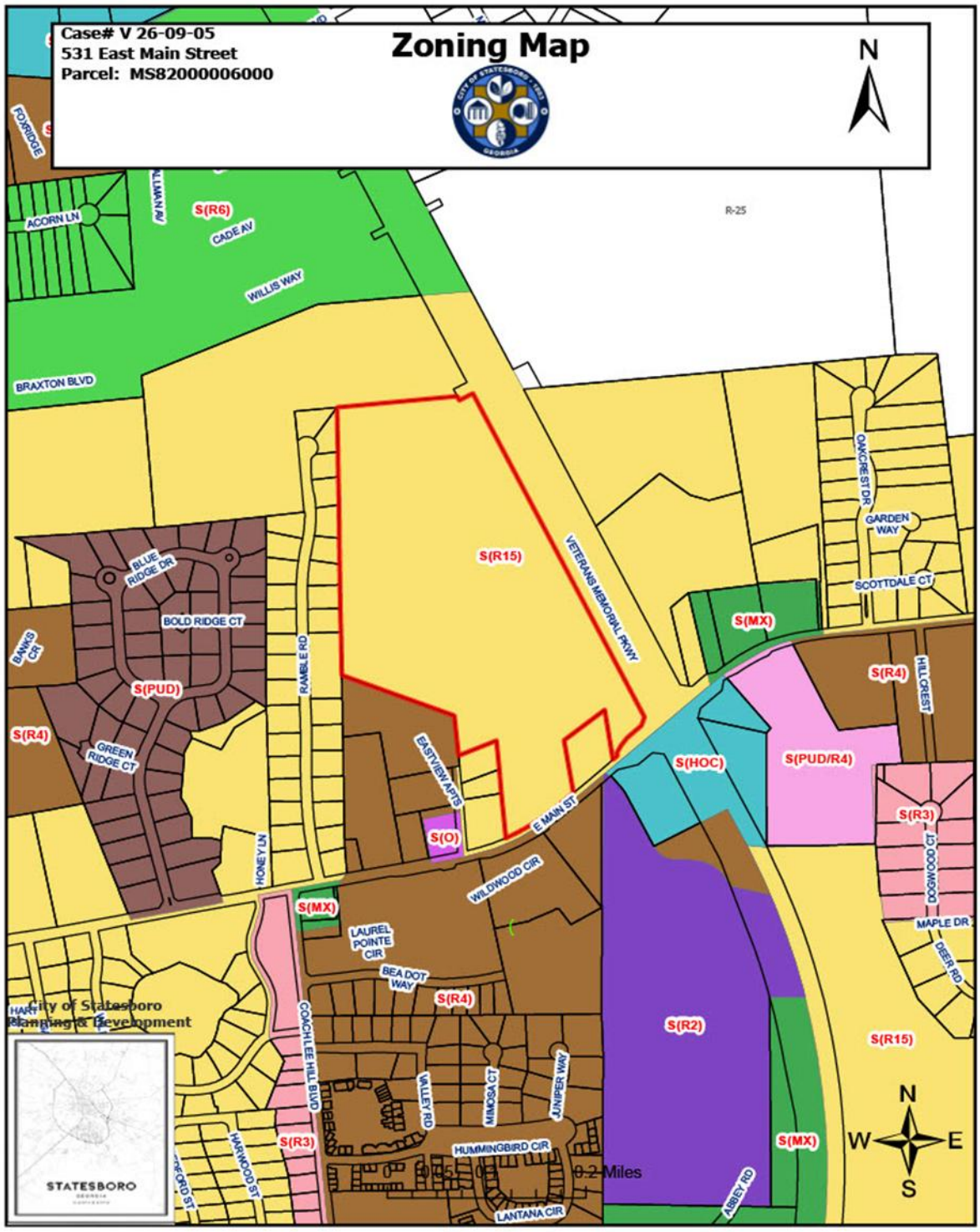
According to historic aerials and topographic maps, the area was once farmland circa 1920. By 1993, the property was zoned for residential use. Currently, the characteristics of the property and the adjacent properties has been the same since 1981.

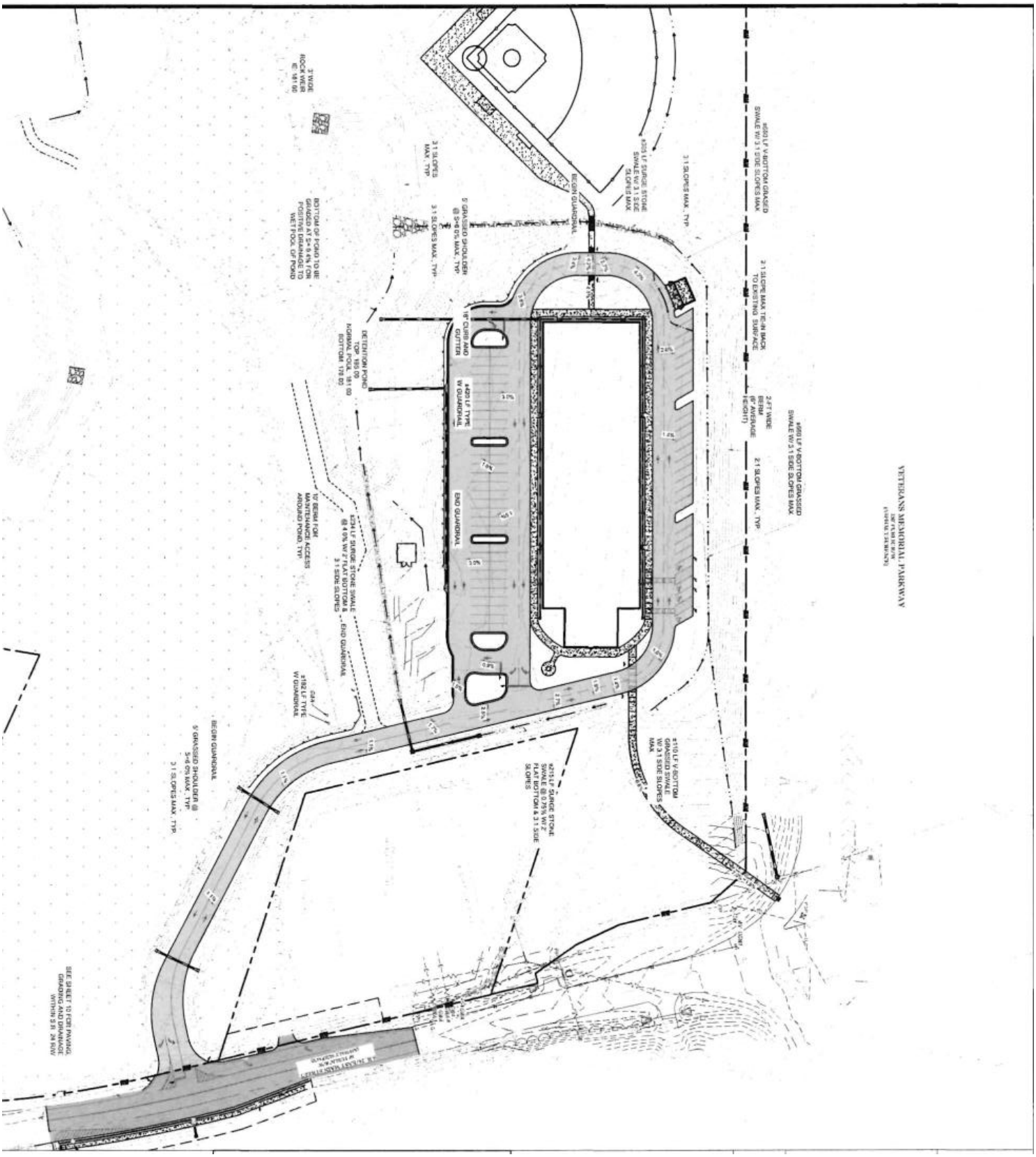
REQUEST

The petitioner is requesting a variance from UDC section 2.5.3 B- Sign District 1- Dimensional Standards, to allow an increase of the total aggregated sign area from the allowable 80 square feet to 299.2 square feet.


Case# V 26-09-05
531 East Main Street
Parcel: MS82000006000
Location Map
N
FOXRIDGE
ACORN LN
ALLMAN AV
CADE AV
WILLIS WAY
BRAXTON BLVD
BLUE RIDGE DR
BOLD RIDGE CT
BANKS CR
GREEN RIDGE CT
RAMBLE RD
HONEY LN
VETERANS MEMORIAL PKWY
EASTVIEW APTS
E MAIN ST
OAKCREST DR
GARDEN WAY
SCOTTDALE CT
HILLCREST
DOGWOOD CT
MAPLE DR
DEER RD
WILDWOOD CIR
LAUREL POINTE CIR
BEA DOT WAY
COACH LEE HILL BLVD
VALLEY RD
MIMOSA CT
JUNIPER WAY
HUMMINGBIRD CIR
LANTANA CIR
ABBEY RD
HARWOOD ST
0 0.05 0.1 0.2 Miles
N
W
E
S
STATESBORO
GEORGIA


Future Land Use Map
Case# V 26-09-05
531 East Main Street
Parcel: MS82000006000
N
Parks / Conservation
Developing Neighborhood
Redevelopment Area
Activity Centers / Regional Centers
Neighborhood Center
Established Residential Neighborhood
FOXRIDGE
ACORN LN
ALLMAN AV
CADE AV
WILLIS WAY
BRAXTON BLVD
BOLD RIDGE CT
BANKS CR
GREEN RIDGE CT
BLUE RIDGE DR
HONEY LN
RAMBLE RD
EASTVIEW APTS
VETERANS MEMORIAL PKWY
OAKCREST DR
GARDEN WAY
SCOTTDALE CT
HILLCREST
DOGWOOD CT
MAPLE DR
DEER RD
E MAIN ST
WILDWOOD CIR
LAUREL POINTE CIR
WILBURN CIR
BEA DOT WAY
COACH LEE HILL BLVD
VALLEY RD
MIMOSA CT
JUNIPER WAY
HUMMINGBIRD CIR
LANTANA CIR
ABBEY RD
HARWOOD ST
City of Statesboro
Planning & Development
STATESBORO
0 0.05 0.1 0.2 Miles
N
W
E
S


Case# V 26-09-05
531 East Main Street
Parcel: MS82000006000
Zoning Map
N
S(R6)
ACORN LN
CADE AV
WILLIS WAY
BRAXTON BLVD
R-25
S(R15)
VETERANS MEMORIAL PKWY
OAKCREST DR
GARDEN WAY
SCOTTDALE CT
S(MX)
S(R4)
HILLCREST
S(HOC)
S(PUD/R4)
S(R3)
COOSAWDO CT
MAPLE DR
DEER RD
BLUE RIDGE DR
BOLD RIDGE CT
BANKS CIR
S(PUD)
S(R4)
GREEN RIDGE CT
RAMBLE RD
EASTVIEW APTS
S(O)
E MAIN ST
HONEY LN
WILDWOOD CIR
S(MX)
LAUREL POINTE CIR
BEA DOT WAY
S(R4)
S(R2)
S(R15)
COACHLEE HILL BLVD
VALLEY RD
MIMOSA CT
JUNIPER WAY
HUMMINGBIRD CIR
S(R3)
HARWOOD ST
S(MX)
LANTANA CIR
ABBEY RD
0 0.1 0.2 Miles
N
W
E
S
City of Statesboro
Planning & Development
STATESBORO


VETERANS MEMORIAL PARKWAY
DETENTION POND
TOP 183.00
NORMAL POOL 181.00
BOTTOM 176.00
BEGIN GUARDRAIL
END GUARDRAIL
18" CURB AND GUTTER
3:1 SLOPES MAX. TYP.
2:1 SLOPES MAX. TYP.
10' BERM FOR MAINTENANCE ACCESS AROUND POND, TYP.
5' GRASSED SHOULDER @ 5=6.0% MAX. TYP.
3' WIDE ROCK WEIR @ 181.00
BOTTOM OF POND TO BE GRADED AT 5= 6.4% FOR POSITIVE DRAINAGE TO WET POCK OF POND
#425 LF TYPE W GUARDRAIL
#182 LF TYPE W GUARDRAIL
#1234 LF SURGE STONE SWALE @ 4.0% W/ 2' FLAT BOTTOM & 3:1 SIDE SLOPES
#650 LF V-BOTTOM GRASSED SWALE W/ 3:1 SIDE SLOPES MAX
#305 LF SURGE STONE SWALE W/ 3:1 SIDE SLOPES MAX
2:1 SLOPES MAX TIE-IN BACK TO EXISTING SURFACE
2-FT WIDE BERM (6" MIN HEIGHT)
#110 LF V-BOTTOM GRASSED SWALE W/ 3:1 SIDE SLOPES MAX
#215 LF SURGE STONE SWALE @ 0.75% W/ 2' FLAT BOTTOM & 3:1 SIDE SLOPES
SEE SHEET 10 FOR PAVING, GRADING, DRAINAGE WITHIN R.O.W.


123" x 85.4"
161" x 112"
80.4" x 90.15"
80.4" x 90.15"

SITE DESIGN DETAILS		
UDC Section 2.5.3 (9)(i) - Veterans Memorial Highway		
The city's principal by-way alternatively serves as a community greenway, providing for areas of natural landscape; and, where flanked by development, a soft transition between the natural and built environment. With few direct vehicular access points to adjacent property, abutting properties will remain rural or develop in a residential manner. Signs on this thoroughfare must remain limited in number and scale to avoid the inadvertent placement of signage in proximity to the city's neighborhoods and greenspaces that would not otherwise be permitted in residential areas and on residential streets. The allowance for unregulated signage will further reduce the highway's function as a community parkway, contradicting the community interest of providing for an orderly visual environment.		
UDC Section 2.5.3 (9)(iv) – East Main Street (Central Business District to Municipal Limits)		
The eastern gateway into downtown Statesboro provides a soft transition from rural land uses into concentrated residential areas of varying density with limited supporting commercial services and substantial community open spaces including Mill Creek Regional Park. Emphasis along this thoroughfare should be placed on mixing substantial amounts of natural and manicured landscaping that provide increased value to residential areas. Signage of excessive size and scale directly conflicts with the passiveness of surrounding architecture, natural settings, and low to moderate density residential land uses, and will devalue adjacent residential property. Signs must be of smaller scale to reflect the neighborhood atmosphere of the area, and the local nature of supporting businesses, services and public facilities.		
UDC Section 2.5.3 (C) (1) - Sign District 1. Sign District 1 - R-15		
<u>Allowed</u>		<u>Requested</u>
Non-Residential Use Total Aggregate Sign Area:	80 square feet	299.2 square feet (Three additional signs for a total of four signs)

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance to the City of Statesboro UDC Sign District 1 Dimensional Standards Table 2.5.3-B

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "*Activity Centers/ regional Centers*," is dominated by auto oriented design and large surface parking lots.

The requests for the variances align with Comprehensive Plan for the area.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not located within a Special Flood Hazard Area. Wetlands are present throughout portions of the property; however, they do not impact the building located on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities.

ZONING VARIANCE STANDARDS OF REVIEW

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

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

Analysis: Yes. The subject property is relatively large, and the size and placement of the building on the site make it challenging to provide sufficient signage for visibility from the highway or roadway. This property is also a school, which wile allowed in the district, is severely restricted in the signage allowance.

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

Analysis: No, there are no special conditions resulting from the actions of the applicant.

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

Analysis: No, the petitioner may use the property with allowed permitted uses according to the UDC. However, the visibility of the building is limited from the street. Signage visibility is farther restricted due to site topographic and Georgia Power substation.

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

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

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

Analysis: The proposed variance for subject location aligns with the Comprehensive Plan and development trends of the area.

Based upon review of the variance request and the distance of the existing building from Veterans Memorial Parkway and East Main Street, it's the opinion of Staff that the provided analysis demonstrates the proposed additional sign square footage aligns with the UDC and the City's Comprehensive Plan. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: View of property from the right away on Veterans Memorial Parkway, facing west.



Subject property: view from the northeast corner from the ROW on Veterans Memorial Parkway, facing southwest.



Subject property: view from the southwest corner from the ROW on East Main Street, facing north.



View of the intersection of East Main Street and Veterans Memorial Parkway south east of the subject property, facing south.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Conditional Approval for V 26-09-05** If this petition is approved, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. Approval of the variance does not grant the right to install signage without appropriate permitting.

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

CITY OF STATESBORO

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

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

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

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

From: Justin Williams, Director of Planning & Development

Date: October 13, 2026

RE: October 20, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code:* Variance Request

Recommendation: Planning Commission recommends approval of V 26-09-06

Background: 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).

Budget Impact: None

Council Person and District: District 5 (Barr)

Attachments: Development Services Report V 26-09-06 & V 26-09-07

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
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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: October 13, 2026

RE: October 20, 2026 City Council Agenda Items

Policy Issue: *Unified Development Code:* Variance Request

Recommendation: Planning Commission recommends approval of V 26-09-07

Background: 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).

Budget Impact: None

Council Person and District: District 5 (Barr)

Attachments: Development Services Report V 26-09-06 & V 26-09-07

City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458
(912) 764-0630
(912) 764-0664 (Fax)

V 26-09-06 and V 26-09-07 ZONING VARIANCE REQUEST	
LOCATION:	2191 Stambuk Lane
PETITIONER/REPRESENTATIVE:	Statesboro Lodging LLC/Alex Grace
EXISTING ZONING:	MX (Mixed-Use)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION:	Activity Centers/Regional centers
TOTAL ACRES:	5.51-acres (240,015.6sq ft)
PARCEL TAX MAP #:	MS63000026000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Hotel
VARIANCE REQUEST(S):	Variances to the total aggregate signs area and exceeding the lineal width of the building from the north and south elevations. UDC Section 2.5.3 (D) UDC Sign District 3.

Planning Commission: October 6, 2026

City Council: October 20, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
V 26-09-06 and V 26-09-07 CONDITIONAL APPROVAL

DETAILED DISCUSSION

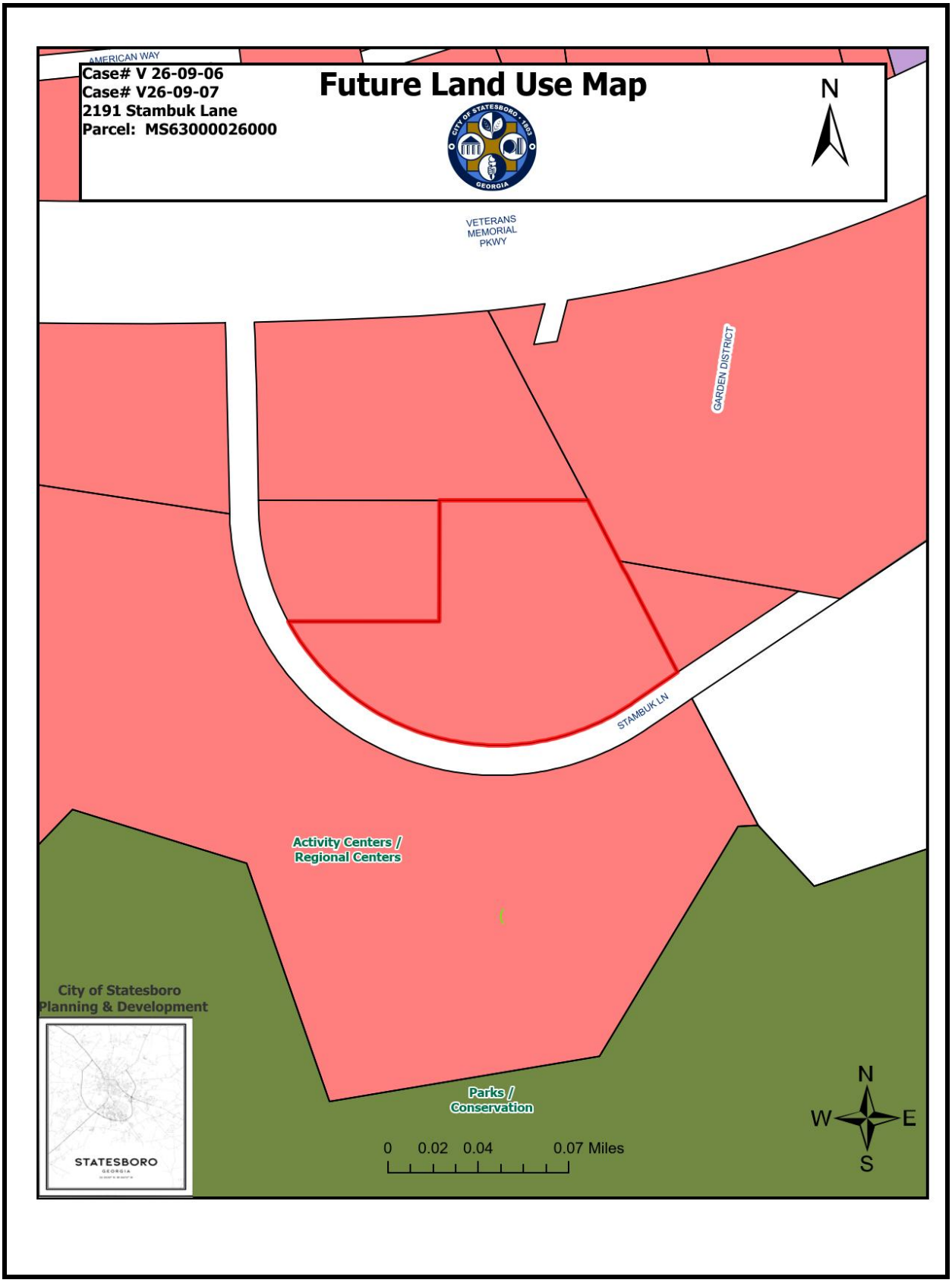
HISTORY

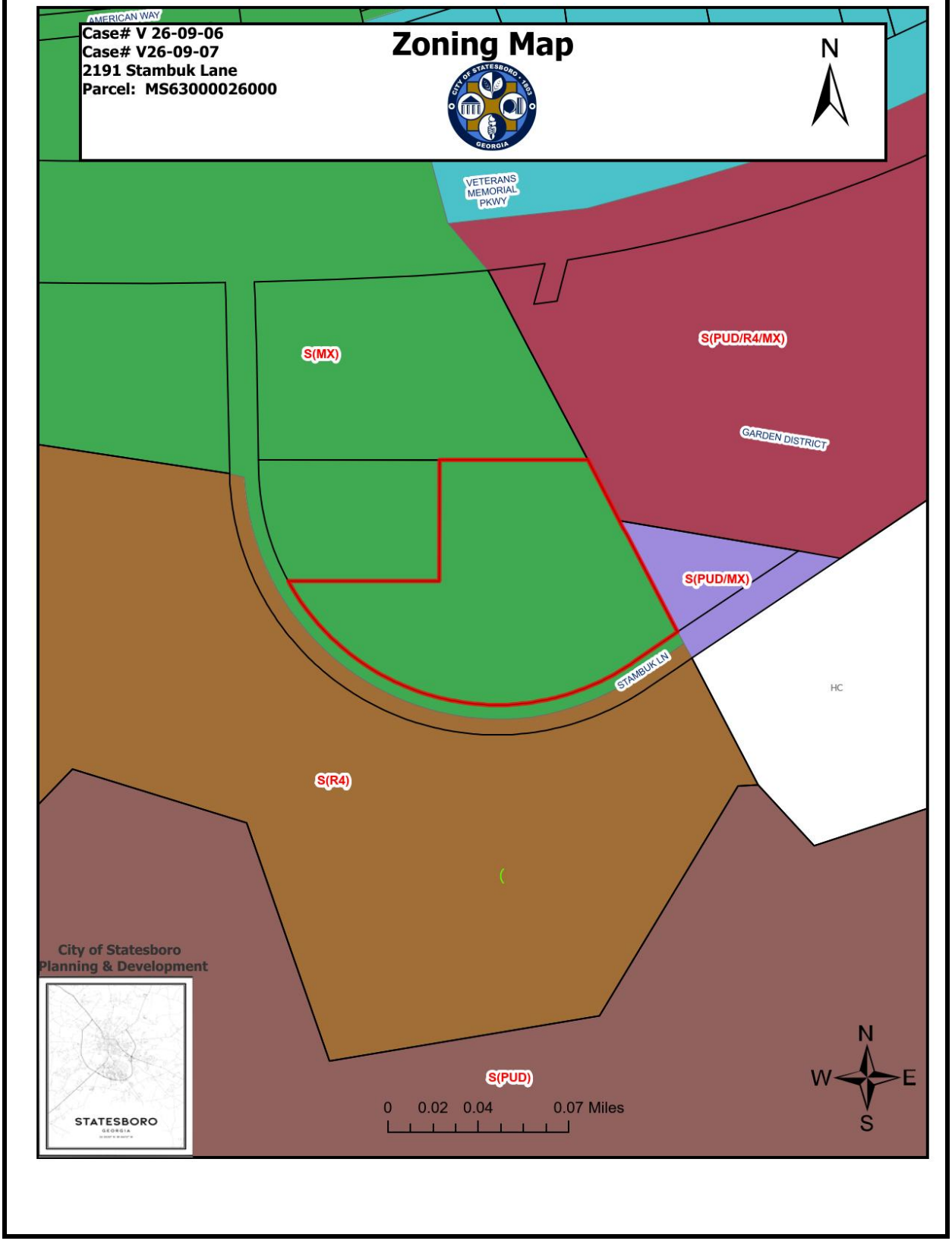
According to historic aerials and topographic maps, the area was once farmland, circa 1958. By 1993, the property had transitioned into a commercial space. By 2007, the surrounding characteristics of the subject property had changed, with residential developments established to the south and east of the property.

REQUEST

The petitioner is requesting two (2) variances. First to allow to exceed the total aggregated sign area of 200 square feet to 330.32 additional square feet totaling 530.32 square feet of signage. Second, to exceed the allowable .75 square feet per lineal width of the building elevation per the UDC Section 2.5.3 (D)-Sign District 3 dimensional standards.

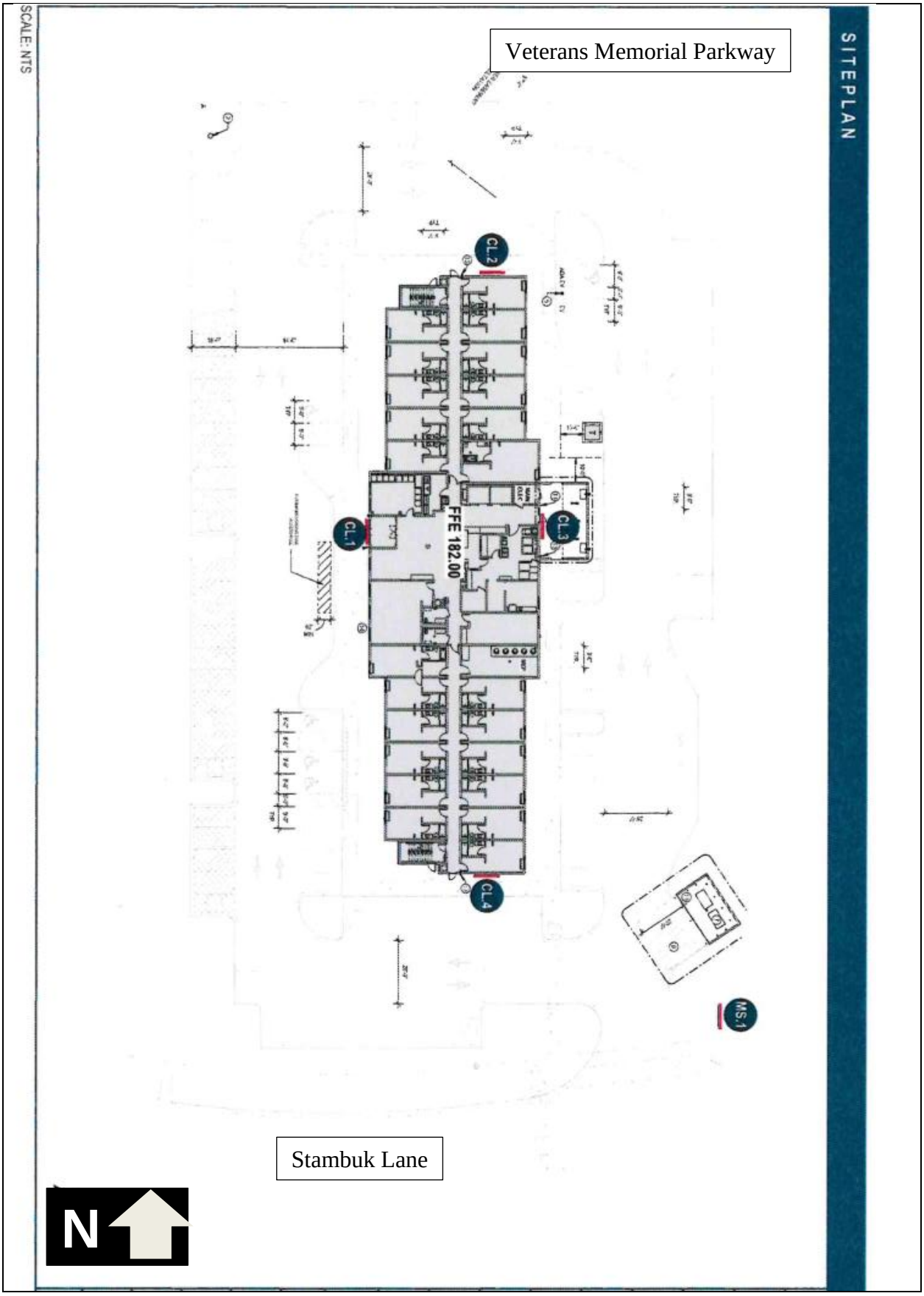

Location Map
Case# V 26-09-06
Case# V26-09-07
2191 Stambuk Lane
Parcel: MS63000026000
N
AMERICAN WAY
VETERANS MEMORIAL PKWY
GARDEN DISTRICT
STAMBUK LN
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0 0.02 0.04 0.07 Miles
N
W
E
S


Case# V 26-09-06
Case# V26-09-07
2191 Stambuk Lane
Parcel: MS63000026000
Future Land Use Map
N
AMERICAN WAY
VETERANS MEMORIAL PKWY
GARDEN DISTRICT
STAMBUK LN
Activity Centers / Regional Centers
Parks / Conservation
City of Statesboro Planning & Development
STATESBORO
0 0.02 0.04 0.07 Miles
N
W
E
S


Zoning Map
Case# V 26-09-06
Case# V26-09-07
2191 Stambuk Lane
Parcel: MS63000026000
N
AMERICAN WAY
VETERANS MEMORIAL PKWY
S(MX)
S(PUD/R4/MX)
GARDEN DISTRICT
S(PUD/MX)
STAMBUK LN
HC
S(R4)
S(PUD)
City of Statesboro
Planning & Development
STATESBORO
GEORGIA
0 0.02 0.04 0.07 Miles
N
W
E
S

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	MX (Mixed Use District)	Commercial/Retail
Northeast	MX (Mixed Use District)	Commercial/Retail
East	MX (Mixed Use District)	Commercial/Retail
Northwest	MX (Mixed Use District)	Commercial/Retail
Southeast	HC (Highway Commercial)	Bulloch County
South	R4 (High Density Residential District)	Residential
Southwest	R4 (High Density Residential District)	Residential
West	R4 (High Density Residential District)	Residential

SITE CHARACTERISTISCS	
Overlay/District	N/A
Acreage	5.51-acres
Lot	730.4 X 495.8 feet. Building sits back 781.3 feet from Veterans Memorial Parkway and 1,703 feet from Fair Road
Flooding	None
Wetlands	None
Easements	None


SITEPLAN
SCALE: NTS
Veterans Memorial Parkway
Stambuk Lane
N
CL.1
CL.2
CL.3
CL.4
MS.1
FFE 182.00


FRONT ELEVATION - PROPOSED SIGNAGE
SCALE: 1/16" = 1'-0"
51'-9"
41'-0" AFF
242'-9"
32'-6"
PERMITTABLE SIGN
CL 1
15'-9 3/4"
10"
10"
1'-0 1/2"
5'-8 7/16"
1'-0 1/2"


SIDE ELEVATION - PROPOSED SIGNAGE
SCALE: 1/8" = 1'-0"
47'-3" OAH
69'-10" OAW
27'-4"
35'-6" AFF
FUTURE PENDING VARIANCE APPROVAL
LivSmart Studios
by Hilton
EX-01
EX-02
EX-03
EX-04
EQ.
CL 2
TYP
W3
9'-0"
6'-0"


REAR ELEVATION - PROPOSED SIGNAGE
SCALE: 1/16" = 1'-0"
51'-9"
41'-0" AFF
242'-9"
FUTURE PENDING VARIANCE APPROVAL
LivSmart Studios
29'-4"
15'-8 3/4"
5'-8 7/16"
EQ
CL 3

MS.1 D/F INTERNALLY ILLUMINATED GROUND LEVEL MONUMENT SIGN (QTY 1) PERMITTABLE SIGN
OVERALL SQUARE FOOTAGE: 32
6'-0"
4'-0"
8'-0"
LivSmart Studios
by Hilton
FRONT VIEW
SCALE: 1/2"=1'-0"
1'-2"
10"
SIDE VIEW
SCALE: 1/2"=1'-0"
LivSmart Studios
by Hilton
NIGHT VIEW
SCALE: 1/2"=1'-0"

CL.2 / CL.4 FACE LIT CHANNEL LETTERS - REMOTE POWER SUPPLY (QTY 2) FUTURE PENDING VARIANCE APPROVAL
OVERALL SQUARE FOOTAGE: 159.46
7'-7 1/4"
4'-11 1/4"
5'-3 7/8"
24"
20'-11 5/8"
1'-0 15/16"
FRONT VIEW
SCALE: 1/4" = 1'-0"
LivSmart
Studios
by Hilton
3"
WALL
SIDE VIEW
SCALE: 1/4" = 1'-0"
NIGHT VIEW
SCALE: NTS
LivSmart
Studios
by Hilton

SITE DESIGN DETAILS		
Sign 3 District Dimensional Standards Table 2.5.3 (D)		
Allowed		Requested
Aggregate Sign Area Total Sign Area:	200 square feet	530.32 sq ft
Building Signs Sign Area: Greater of 50 square feet or .75 square feet per lineal width of building elevation	51.825 sq ft	159.46 sq ft

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting two variances: one to increase the permitted aggregate sign area to allow additional signage and another to allow a larger sign to be placed on a smaller building frontage than permitted under the current UDC sign regulations.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "*Activity Centers/ regional Centers*," is dominated by auto oriented design and large surface parking lots.

The requests for the variances align with Comprehensive Plan for the area. The location of the building on the parcel creates a visibility issue for the location. The size of the building also creates issues for the amount of additional square feet needed for subject location.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities.

ZONING VARIANCE STANDARDS OF REVIEW

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

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

Analysis: Yes. The subject property is relatively large, and the size and placement of the building on the site makes it challenging to provide sufficient signage for visibility from Veterans Memorial Parkway and Fair Road. The orientation creates significant visibilities issues for smaller signage.

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

Analysis: There are no special conditions or circumstances that result from the actions of the applicant.

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

Analysis: No, the petitioner may use the property with allowed permitted uses according to the UDC. However, the visibility of the building is limited from the street.

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

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

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

Analysis: The proposed variances for subject location are in align with Comprehensive Plan and development trends of the area.

Based upon review of the variance requests and the distance of the existing building from Veterans Memorial Parkway and Fair Road, it's the opinion of Staff that the provided analysis demonstrates the proposed additional sign square footage and the placement of the proposed larger sign on a smaller building front aligns with the UDC and the City's Comprehensive Plan. Therefore, the proposed variances do meet the review criteria on the Standards of Review.



Subject property: view of the property from the row on Stambuk Lane, facing east



Subject property: View of the property from Stambuk Lane, facing north.



View of the property to the south of the subject property from the ROW on Stambuk Lane, facing southwest.



View of the property to the east of the subject property from the ROW on Stambuk Lane, facing northeast.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL for V 26-09-06 and V 26-09-07.** If this petition is approved, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. Approval of these variances does not grant the right to install signage without appropriate permitting.

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

CITY OF STATESBORO

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

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

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

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

From: Justin Williams, Director of Planning & Development

Date: October 13, 2026

RE: October 20, 2026 City Council Agenda Items

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

Recommendation: Planning Commission recommends approval of RZ 26-09-08

Background: 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).

Budget Impact: None

Council Person and District: District 2 (Vacant)

Attachments: Development Services Report RZ 26-09-08 & V 26-09-09

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
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STATESBORO, GEORGIA 30459-0348

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

From: Justin Williams, Director of Planning & Development

Date: October 13, 2026

RE: October 20, 2026 City Council Agenda Items

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

Recommendation: Planning Commission recommends denial of SU 26-09-09

Background: 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).

Budget Impact: None

Council Person and District: District 2 (Vacant)

Attachments: Development Services Report RZ 26-09-08 & SU 26-09-09

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 26-09-08 and SU 26-09-09 **ZONING MAP AMENDMENT REQUEST and SPECIAL USE PERMIT REQUEST**	
LOCATION:	10 West Inman Street
PETITIONER/REPRESENTATIVE:	55 East Main LLC/Robert Bell
EXISTING ZONING:	HOC (Highway Oriented Commercial)
PROPOSED ZONING:	R-4 (High Density Residential District)
OVERLAYS/DISTRICTS:	DSDA Overlay
FUTURE LAND USE CLASSIFICATION:	Downtown District
TOTAL ACRES:	0.30-acres (13,068.0 sq ft)
PARCEL TAX MAP #:	S19 000022 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Single Family Residence
PROPOSED USE:	Multi-family Residence
SPECIAL USE PERMIT REQUEST:	UDC Section 2.2.3 Additional Dimensional Standards- A density greater than 12 units per acre may only be allowed by approval of a special use permit.

Planning Commission: October 6, 2026

City Council: October 20, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
RZ 26-09-08 CONDITIONAL APPROVAL
SU 26-09-09 DENIAL

DETAILED DISCUSSION

HISTORY

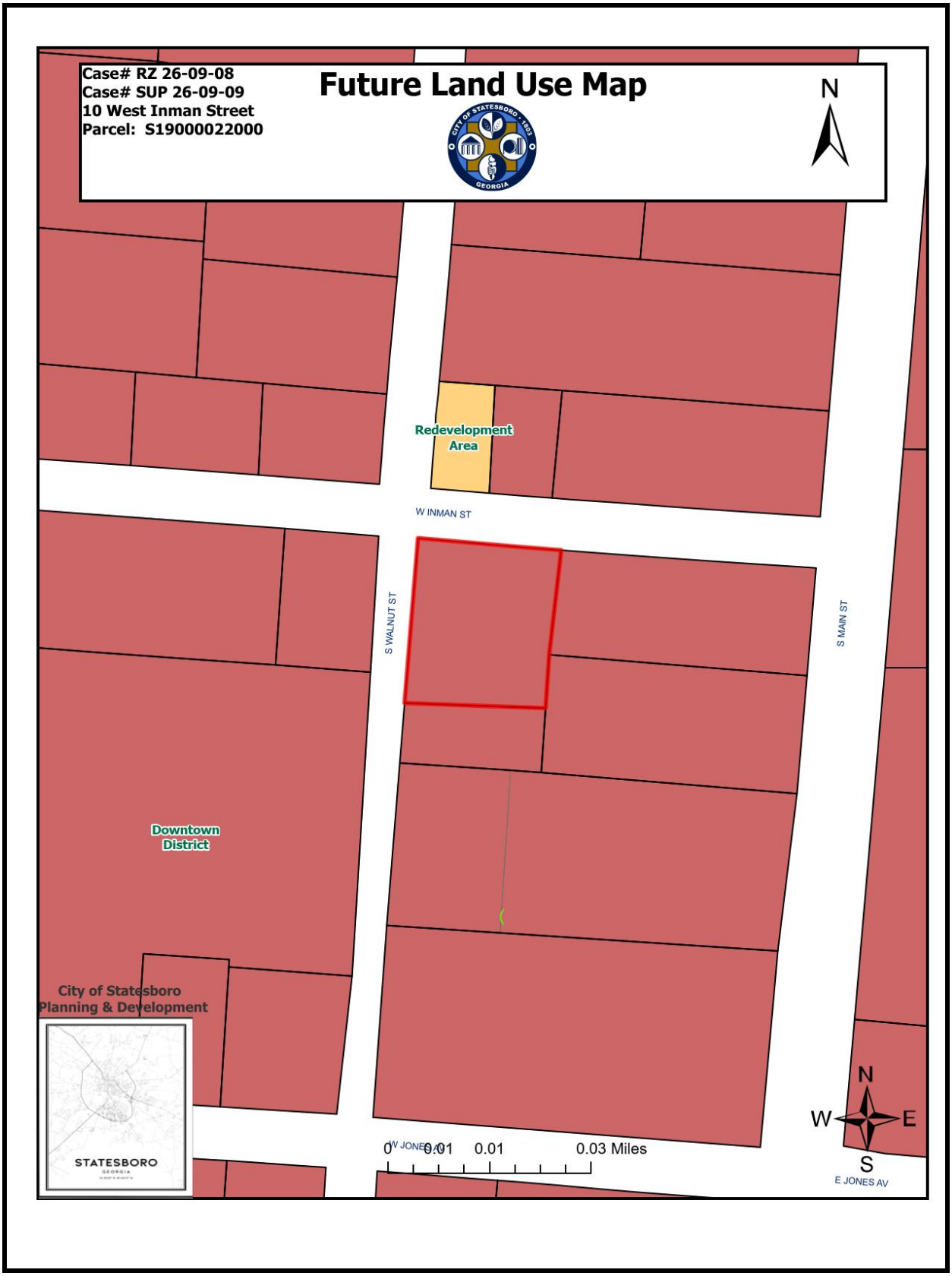
Based on the 1922 Sanborn Fire Insurance Maps, the existing house has been there since at least 1922. The garage and sheds are circa 1950s according to the Tax Assessor website.

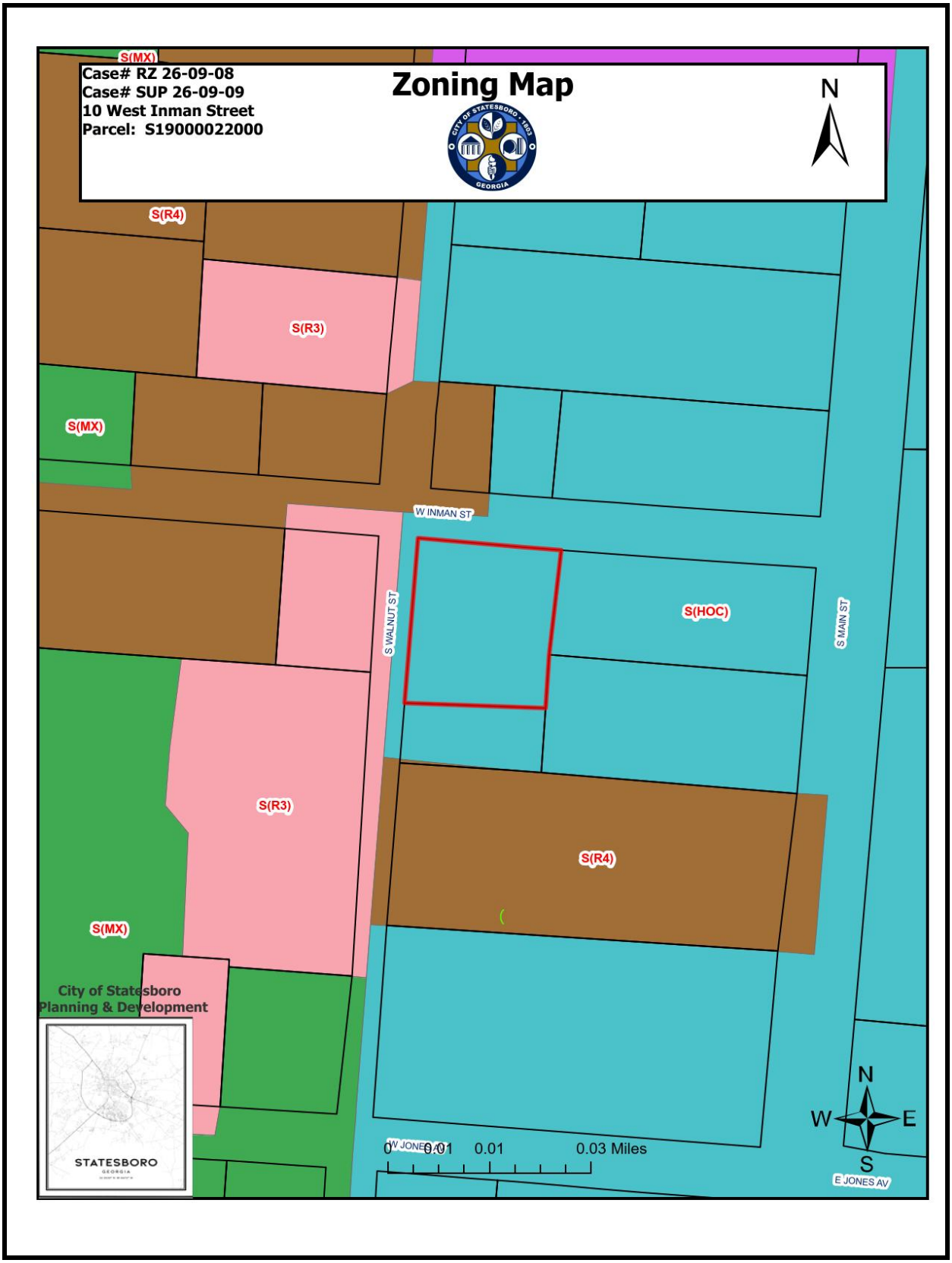
REQUEST

The petitioner 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.

The petitioner requests a Special Use Permit to UDC Section 2.2.3 B R-4 Dimensional Standards-maximum density of twelve (12) units per acre. The petitioner is requesting to increase density to sixteen (16) units per acre, to construct four (4) additional two-bedroom 910 sq ft units behind the current single-family house with accompanying parking spaces.

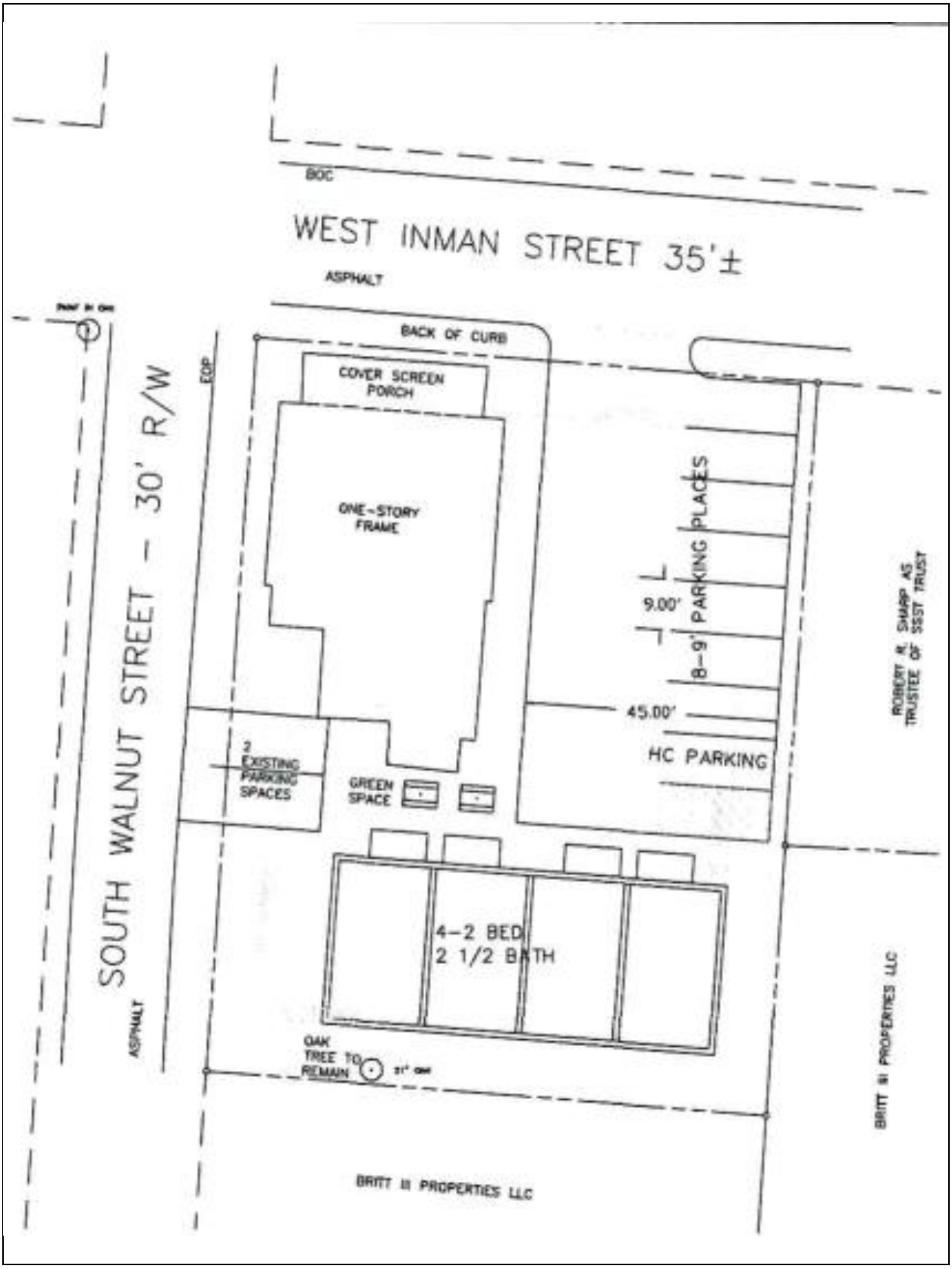

Case# RZ 26-09-08
Case# SUP 26-09-09
10 West Inman Street
Parcel: S19000022000
Location Map
N
W INMAN ST
S WALNUT ST
S MAIN ST
E JONES AV
0 0.01 0.01 0.03 Miles
STATESBORO
GEORGIA
N
W
E
S


Case# RZ 26-09-08
Case# SUP 26-09-09
10 West Inman Street
Parcel: S19000022000
Future Land Use Map
N
Redevelopment Area
W INMAN ST
S WALNUT ST
S MAIN ST
Downtown District
City of Statesboro Planning & Development
STATESBORO
0 0.01 0.01 0.03 Miles
N
W
E
S
E JONES AV


Case# RZ 26-09-08
Case# SUP 26-09-09
10 West Inman Street
Parcel: S19000022000
Zoning Map
N
S(MX)
S(R4)
S(R3)
S(MX)
W INMAN ST
S WALNUT ST
S(HOC)
S MAIN ST
S(R3)
S(R4)
S(MX)
City of Statesboro
Planning & Development
STATESBORO
0 0.01 0.01 0.03 Miles
N
W E
S
E JONES AV

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	R-4 (High Density Residential District)/ HOC (Highway Oriented Commercial)	Residential
Northeast	HOC (Highway Oriented Commercial)	Commercial
East	HOC (Highway Oriented Commercial)	Offices
Northwest	R-4 (High Density Residential District)	Residential
Southeast	HOC (Highway Oriented Commercial)	Commercial
South	HOC (Highway Oriented Commercial)	Residence
Southwest	R-3 (Medium Density Multi-Household Residential District)	Nursing Home
West	R-3 (Medium Density Multi-Household Residential District)	Residential

SITE CHARACTERISTISCS	
Overlay/District	DSDA Overlay
Acreage	0.30-acres (13,068.0 sq ft)
Lot	100 x 130
Flooding	The parcel is not in a flood zone.
Wetlands	The parcel does not contain wetlands.
Easements	There are no easements on the parcel.


BOC
WEST INMAN STREET 35'±
ASPHALT
BACK OF CURB
COVER SCREEN PORCH
ONE-STORY FRAME
EOP
SOUTH WALNUT STREET - 30' R/W
ASPHALT
9.00'
8-9' PARKING PLACES
45.00'
HC PARKING
ROBERT H. SHARP AS TRUSTEE OF SSST TRUST
2 EXISTING PARKING SPACES
GREEN SPACE
4-2 BED
2 1/2 BATH
OAK TREE TO REMAIN
BRITT III PROPERTIES LLC
BRITT III PROPERTIES LLC

*

SITE DETAILS

Site Design and Layout
The proposed project site consists of 0.30-acres in the DSDA Overlay on the corner of West Inman Street and South Walnut Street, consisting of the following:

Single Family Home
The existing single-family home is proposed to be updated and remain as a single-family house.

Multi-Family Building
The project site includes an addition of a (1) one story building. It would consist of four (4), two (2) bedroom units on the south end of the parcel. Each unit is proposed to be about 910sq ft for a total of 3640 sq ft.

Parking
The proposed project includes eight (8) new parking spaces along the west side of the parcel for the multi-family units. There are two (2) existing spaces off South Walnut Street for the single-family home.

Amenity/Green Space
The proposed project site proposes a small green space consisting of two (2) picnic tables.

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	<20 feet
Maximum Building Coverage:	50%	45%
Setbacks: front yard: side yard: rear yard:	 20 feet 20 feet from residential districts; 10 feet from all other districts 20 feet from residential districts; 10 feet from all other districts	 10 feet 10 feet 10 feet
Parking: One-Household: Two (2) per bedrooms Multi-Family: lesser of or 2 per bedroom		One household - 2 existing spaces. Multi-family- 8 new spaces.

OTHER SITE REQUIREMENTS

- UDC Section 2.4.9 E (2) – Recreational features for multi-household dwellings - are encouraged to provide community areas, laundry facilities, playgrounds, tot lots, and other services necessary for the comfort and convenience of multi-household dwelling residents.
- UDC Section 2.4.9 F - Porch or stoop required. For all ground story dwellings in the R-3, **R-4,** R-6, and MX districts, each separate building with residential uses facing a non-alley right-of-way must provide at least one pedestrian entrance facing the non-alley right-of-way with a porch or a stoop.
- A Tree and Landscape plan is required per the UDC. A 35% tree canopy is required.

STAFF SUMMARY AND ANALYSIS

The subject site is a residential property that the petitioner is requesting to rezone from HOC (Highway Oriented Commercial) to R-4 (High Density Residential District).

The purpose of the R-4 district is to establish high density residential districts that encourage logical and timely development if land for high density residential purposes in accordance with the objectives, policies of the comprehensive plan. In additional 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 a part of the "*Downtown District*," which is the historic core of the city and should remain the activity and cultural hub of the region. In the Downtown District, traditional development of buildings along the sidewalk and lively streetscape shall be encouraged.

The rezone request would allow direct contiguity with the existing residential area. Despite the inconsistency with the character of the area, the request does remain consistent with the growth trends in the city.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not have wetlands. However, the addition of the proposes units and accompanying parking lot will create more 5,000sq ft of impermeable surface area. The applicant must adhere to Article 4.2 and follow stormwater management standards, which could include stormwater detention.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently serviced by City Water. However, there are water and sewage lines available nearby.

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 R-4 (High Density residential District) zone.

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

   Analysis: No, the zoning would be continuous.

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: It is opinion of Staff that the public gain is significant compared to the hardship imposed upon the property owner.

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.

The petitioner is requesting to increase density to sixteen (16) units per acre from the allowable twelve (12) per acre, to construct four (4) additional two-bedroom units behind the current single-family house with accompanying parking spaces.

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, south and west. Commercial development to the east and southeast

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 likely have a negative impact on the subject property and adjacent properties. The proposed higher density would affect the health, safety and the general welfare of nearby neighborhood. Possible future tenants would have little or no space to enjoy themselves on the property itself. Nor

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. There would little gain to the public. The applicant could also build three (3) units with appropriate zoning.

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. However, the subject property is unsuitable for such a high-density request.

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 some time. The house was constructed in the early twentieth century. The area is in a transitional area of residential and commercial off of North Main Street.

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: The request to allow a higher density would have significant negative impacts in the living conditions of the area as well as congestion and environmental concerns related with parcel. The request would not align with the existing and future land use patterns.

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

   Analysis: The requested special use permit in the R-4 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, However, the request for a higher density allowance is not consistent with the development plans of the community.

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 parcel is not suitable for a higher density allowance. The parcel is not sufficient is lot size (.30 - acres) in order to construct the proposed number of units.



Subject property: View of the property from the ROW on West Inman Street, facing south.



Subject property: view of the property from the ROW on South Walnut Street, facing east.



View of the properties north of the subject property from the ROW on West Inman Street, facing northeast.



View of the property west of the subject property from the ROW on West Inman Street, facing west.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-09-08**. If this petition is approved the following enumerated condition(s) shall apply:

1. Approval of the zoning map amendment does not grant the right to begin construction. All building permits must be reviewed and approved by the City.

At the regularly scheduled meeting of the Planning Commission on October 3, 2026, the Commission recommended **CONDITIONAL APPROVAL** of the request and staff conditions with a 5-1 vote.

Staff recommends **DENIAL of SU 26-09-09**. If this petition is approved the following enumerated condition (s) shall apply:

1. The applicant must provide a minimum of 50% of new parking as pervious pavers or provide additional tree-plantings to mitigate stormwater.

At the regularly scheduled meeting of the Planning Commission on October 3, 2026, the Commission recommended **DENIED** of the request and staff condition with a 5-1 vote.

CITY OF STATESBORO

COUNCIL
Tangie Johnson
Vacant
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: October 13 10, 2026

RE: October 20, 2026 City Council Agenda Items

Policy Issue: Consideration of an MOU between the City and S&K investments, LLC regarding conditions regarding a real property exchange involving City right of way on Savannah Avenue and S&K property on Old Register Road.

Recommendation: Approval

Background: Mayor and Council approved this land exchange on March 17, 2026. This MOU memorializes certain conditions, particularly involving access, that the parties have since negotiated

Budget Impact: None

Council Person and District: Ginny Hendley, District 3

Attachments: Memorandum of Understanding & Resolution 2026-11

MEMORANDUM OF UNDERSTANDING (MOU)

Between

CITY OF STATESBORO

and

S&K INVESTMENTS OF GA, LLC

This is an agreement between the City of Statesboro hereinafter called City and S &K Investments of GA, LLC hereinafter called S&K.

I. PURPOSE & SCOPE

The purpose of this MOU is to supplement Resolution 2026-11 ("Resolution") which was approved by Council on March 17, 2026.

II. BACKGROUND

City and S&K have agreed to swap the properties set out in Resolution. This MOU sets out additional duties of the Parties, particularly the City, regarding this transfer.

III. CITY RESPONSIBILITIES UNDER THIS MOU

City shall require adjacent developer to construct the entrance and an at least 20' long driveway from Tormenta Way to S&K's property with the location and width to be determined by the City. City shall also convey the Savannah Road parcel identified in the Resolution.

IV. S&K RESPONSIBILITIES UNDER THIS MOU

S&K shall convey the Old Register Road parcel identified in Resolution to City.

1. All notices regarding this agreement should be mailed or delivered to the following:

FOR THE CITY:	FOR THE CENTER:
Cain Smith	Sal Atta
City Attorney	S&K Investments of GA, LLC
50 East Main Street	1415 Creekside Drive
Statesboro, GA 30458	Statesboro, GA 30458

V. IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:

This MOU shall only be amended by mutual consent. Either party shall have right to cancel upon 30 days' written notice to other Party.

VI. EFFECTIVE DATE AND SIGNATURE

This MOU shall be effective upon the signature of Parties' authorized officials.

So agreed this 20th day of October, 2026

City of Statesboro	S&K Investments of Ga, LLC
_____	_____
Jonathan McCollar, Mayor	Sal Atta, Managing Member

STATE OF GEORGIA
COUNTY OF BULLOCH

MAYOR AND COUNCIL OF THE CITY OF STATEBORO GEORGIA

RESOLUTION 2026 -11

A RESOLUTION TO CONVEY A SEGMENT OF CITY RIGHT OF WAY ALONG SAVANNAH AVENUE TO S & K INVESTMENTS OF GA, LLC IN EXCHANGE FOR A SEGMENT OF REAL PROPERTY ALONG OLD REGISTER ROAD

WHEREAS, S & K Investments of Georgia, LLC ("Buyer") is owner of record of Parcel S52 000004 000, which includes frontage along Savannah Avenue and Parcel 076 0000001 001 which includes frontage along Old Register Road;

WHEREAS, City of Statesboro is owner of right of way along Savannah Avenue, which is a City street;

WHEREAS, an encroachment into City right of way has long existed and Buyer desires to further extend private infrastructure into this right of way;

WHEREAS, pursuant to OCGA ₴36-37-6(g) City has authority to sell or convey narrow strips of land to abutting property owners without need for auction or solicitation of sealed bids;

WHEREAS Buyer is sole owner of land abutting this narrow strip of City right of way and desires to purchase strip of right of way for fair market value;

WHEREAS City desires to sell right of way to Buyer to reduce civil liability and facilitate the enjoyment of the highest and best use of this property;

WHEAREAS City desires to obtain additional real property along Old Register Road from Buyer for access reasons.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF STATESBORO THAT:

The Mayor is authorized to execute conveyance deed for sale of referenced strip of right of way along Savannah Avenue to Buyer in exchange for a segment of property along Old Resister Road

RESOLUTION APPROVED AND ADOPTED this 17th day of March, 2026.

By: _____
Jonathan McCollar, Mayor

Attest: _____
Leah Harden, City Clerk

CITY OF STATESBORO

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

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
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
Marcos Trejo, Jr., P.E., Assistant Director of Public Works

Date: October 13, 2026

RE: Approval to Purchase a Work Truck for Solid Waste Collection Division, SWC-10

Policy Issue: Purchasing

Recommendation: Staff recommends approval of the purchase of a 2026 Ford F-150 STX Crew Cab work truck from JC Lewis Ford for the Solid Waste Collection Division in the amount of $54,840.00.

Background: This vehicle is part of a planned replacement of a 2014 F150 work truck that has been in service for many years. As part of this replacement, the City plans to use this truck as a spare vehicle.

A vehicle bid request was issued in August 2026. Staff solicited bids through the City's normal procurement process, and J.C. Lewis Ford submitted the lowest responsive bids for this vehicle. Staff recommends approval of the purchase of the work truck as outlined above.

Budget Impact: The total purchase amount is $54,840.00, with funds approved as part of the 2026 CIP Budget, Item SWC-10, in the appropriated amount of $60,000.00. Funding will be using 2026 operating funds.

Council Person and District: All

Attachments: Sales Quotes

Bid Tabulation

	Project Name			
	Sanitation Division Trucks 2026			

Bidder	F 150 STX	XLT	Total	
Stivers Ford		59,810.00 (X2)	119,620.00	
One Nation Distribution, LLC	69,491.00 (X2)		138,982.00	
JC Lewis Ford	54,840.00	49,620.00	104,460.00	Apparent low bidder

CITY OF STATESBORO

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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
Marcos Trejo Jr., P.E., Assistant Director of Public Works

Date: October 13, 2026

RE: Stormwater Division STM -7, Approval to Purchase Two Work Trucks for Stormwater Division

Policy Issue: Purchasing

Recommendation: Staff recommends approval of the purchase of two work trucks for the Stormwater Division from JC Lewis Ford and Stivers Ford:

- JC Lewis Ford: 2026 Ford F-550 Super Duty Crew Cab Work Truck: $66,711.40
- Stivers Ford: 2026 Ford F-150 Super Cab Truck: $49,016.00

Background:
These vehicles are part of a planned replacement of work trucks that have been in service for many years and have reached or exceeded their useful life. As part of this replacement, the City plans to surplus or re-purpose two existing work trucks, a 2016 F150 and 2016 F550.

Central Services received bids through the City's procurement process in September 2026, and J.C. Lewis Ford and Stivers Ford submitted the lowest responsive bids, respectively, that meet specifications for both vehicles.

Budget Impact: The total purchase amount is $115,727.40. STM-7 has $160,000.00 budgeted in FY 2027 from Stormwater Operating Income.

Council Person and District: All

Attachments: Bid Quotes

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

Bid Tabulation

	Project Name			
	2026 Stormwater Trucks			

Bidder	F350	F150		
JC Lewis Ford	66,711.40	54,503.00	$936.94	Apparent low bidder on F-350
Buster Miles	63,646.58 (black)	41,792.00 (not built) 47,896.00 (black Chevy)		
Stivers Ford	65,678.00 (plus 3%)	47,360.00 (V6) 49,016.00 (V8)	+3% = 50,148.48	Apparent low bidder by $4016.52 on F-150

City of Statesboro
PUBLIC UTILITIES DEPARTMENT

P.O. Box 348
Statesboro, Georgia 30459
912.764.0693
912.764.0928 (Fax)

To: Jason Boyles
Assistant City Manager

From: Matt Aycock
Public Utilities Director

Date: 10-12-2026

RE: Backhoe for the Water & Sewer Department

Policy Issue: Purchasing

Recommendation: 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.

Background: We are proposing to replace the existing 2005 John Deere backhoe (21 years old) with a new unit, utilizing the Sourcewell cooperative purchasing contract (Sourcewell CAT Contract #011723). The existing backhoe is well past its useful life and is no longer reliable for daily use. This unit will be purchased with funds approved in the 2027 CIP Budget, item #WWD-171, funded by system revenues. The budget estimate was $150,000.00 and the unit quote received was $149,882.36.

Budget Impact: Funds were approved in the 2027 CIP, #WWD-171, utilizing system revenues.

Council Person and District: All

Attachments: Sourcewell Quote