



January 04, 2011 9:00 A.M.

1. Call to Order by Mayor Joe Brannen
2. Invocation and Pledge of Allegiance by Councilman John Riggs
3. Approval of Minutes:
 - a) December 07, 2010 Council Minutes
 - b) December 07, 2010 Work Session Minutes
4. Recognitions/Public Presentations:
 - a) Retirement of Jacob Reedy for 11 years of service with the City of Statesboro
5. Public Comments (Agenda Item):
6. Consideration of a Motion to approve/deny application for a Special Event Permit:
 - a) Larry Scarboro (Big Head Barber/Salon)
7. Consideration of a Motion to approve/deny 1st reading as notification for application of alcohol license :
 - a) Jerry Lamar Morris (Enmark Stations, Inc.)
 - b) Tam Doan (Nikko Japanese Restaurant)
8. Public Hearing and Consideration of a Motion to approve/deny the following zoning map amendment request and 1st reading of annexation **Ordinance #2011-01:**
APPLICATION # AN 10-11-01: Bird Lane, LLC requests annexation by the 100 percent method of 1.23 acres of property located on Bird Lane and Lanier Drive into the City of Statesboro, and rezoning of said property from PUD (Planned Unit Development District – Bulloch County) to R-4 (High Density Residential) District.
9. Public Hearing and Consideration of a Motion to approve/deny the following variance request: **APPLICATION # V 10-11-02:** Bird Lane, LLC requests a variance from Section 703(B.2) of the *Statesboro Zoning Ordinance* to allow for development of greater than 12 dwelling units per acre on property located at Bird Lane and Lanier Drive.
10. Public Hearing and Consideration of a Motion to approve/deny the following variance request: **APPLICATION # V 10-11-03:** EMC Engineering Services, Inc. requests a variance on behalf of Dr. William R. Deal and Ellen Deal McKinney from Section 702 of the *Statesboro Zoning Ordinance* to allow for a building height of greater than 35 feet on property located on U.S. Highway 301 South.

11. Consideration of a Motion to approve **Resolution 2011-01**: A Resolution to Fix and Publish Qualifying fees for the City of Statesboro November 8, 2011 General Election
12. Consideration of a Motion to approve **Resolution 2011-02**: A Resolution authorizing the transfer of lot #06 at 323 Proctor Street in Statesboro Pointe subdivision to the Statesboro-Bulloch County Land Bank Authority for sale to Habitat for Humanity of Bulloch County, Inc. for \$5,000.00.
13. Consideration of a Motion to award the low bidder contract to Y-Delta, Inc. in the amount of \$1,587,068.35 for the Lakeview Rd. N.W. annexation area water/sewer extension.
14. Consideration of a Motion to award the bid of two (2) 2011 F-150 Crew Cab pickup trucks for the Statesboro Fire Department to Rozier Ford in the amount of \$45,716.00.
15. Consideration of a Motion to award the bid of seven (7) 2011 Dodge Charger police pursuit vehicles for the Statesboro Police Department to Carl Gregory Dodge in the amount of \$253,568.00.
16. Consideration of a Motion to approve the reimbursement of expenses for the Belle House to Biff Thompson in the amount of \$106,222.50.
17. Consideration of a Motion to approve the nomination of City Staff Attorney Michael Graves to the Statesboro-Bulloch County Land Bank Authority.
18. Reports from Staff:
 - a) City Manager's Report
 - b) Department Head Reports
19. Consideration of a Motion to enter into Executive Session to discuss "Legal matters regarding pending litigation" and personnel matters in accordance with **O.C.G.A. §50-14-3 (2010)**
20. Other Business from City Council
21. Public Comments (General):
22. Consideration of a Motion to Adjourn



**CITY OF STATESBORO
CITY COUNCIL MINUTES
DECEMBER 07, 2010**

A regular meeting of the Statesboro City Council was held on December 07, 2010 at 9:00 a.m. in the Council Chambers at City Hall. Present were Mayor Joe R. Brannen, Council Members: Tommy Blitch, John Riggs and Gary Lewis. Also present were Interim City Manager Frank Parker, City Clerk Sue Starling, Staff Attorney Michael Graves, Director of Community Development Christian Lentz, and City Engineer Robert Cheshire. Absent were Mayor Pro Tem Will Britt, Councilman Travis Chance and City Attorney Sam Brannen.

Invocation and Pledge of Allegiance was given by Councilman Tommy Blitch

Approval of Minutes: November 16, 2010

Councilman Riggs made a motion, seconded by Councilman Lewis to approve the Council minutes of November 16, 2010 with a correction to say 1st reading of an alcohol license for the three (3) businesses noted on the agenda. Councilman Blitch, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to approve/deny application of an additional driver (Nicholas LaVan) for the DW Yellow Cab Co

Councilman Lewis made a motion, seconded by Councilman Riggs to approve application of an additional driver (Nicholas LaVan) for the DW Yellow Cab Co. Councilman Blitch, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to approve 2nd reading of Ordinance 2010-23: An Ordinance Amending Chapter 82 of the Statesboro Municipal Code regarding Water Conservation.

Councilman Riggs made a motion, seconded by Councilman Lewis to approve 2nd reading of Ordinance 2010-23: An Ordinance Amending Chapter 82 of the Statesboro Municipal Code regarding Water Conservation. Councilman Blitch, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Public Hearing and Consideration of a Motion to approve the following zoning map amendment request: APPLICATION # RZ 10-09-03: EMC Engineering Services, Inc. requests a zoning map amendment on behalf of Dr. William R. Deal and Ellen Deal McKinney from CR (Commercial Retail) District to R-4 (High Density Residential) District of 39.6 acres of land on U.S. Highway 301 South.

Councilman Lewis made a motion, seconded by Councilman Blitch to approve the following zoning map amendment request: APPLICATION # RZ 10-09-03: EMC Engineering Services, Inc. requests a zoning map amendment on behalf of Dr. William R. Deal and Ellen Deal McKinney from CR (Commercial Retail) District to R-4 (High Density Residential) District of 39.6 acres of land on U.S. Highway 301 South. The approval also includes the three (3) request recommended by staff in the Development Service Report. Councilman Blitch, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to approve a Contract for Acquisition of Right of Way between the Department of Transportation and the City of Statesboro.

Councilman Riggs made a motion, seconded by Councilman Blicht to approve a Contract for Acquisition of Right of Way between the Department of Transportation and the City of Statesboro for Beasley Road and Cawana Road. Councilman Blicht, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to approve naming the driveway/road into the Landfill/Transfer Station "Landfill Road"

Councilman Blicht made a motion, seconded by Councilman Riggs to name the driveway/road into the Landfill/Transfer Station as "Landfill Road". Councilman Blicht, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to award the purchase of a new transfer station wheel loader and surplus and sale of existing transfer station wheel loader to Yancey Brothers Co., in accordance with bid specifications, for a total net amount of \$131,857.00

Tony Reardon, CEO of Low Country Machinery stated the bid process was not done properly and requested an explanation as to why he did not receive the bid since he was the low bid. Purchasing agent Darren Prather stated even though JCB was the low bidder, the company did not meet the bid specs. Councilman Riggs made a motion, seconded by Councilman Lewis to award the purchase of a new transfer station wheel loader to Yancey Brothers Co., in accordance with bid specifications, for a total net amount of \$131,857.00. The amount includes a trade in value for the wheel loader currently being used and the surplus of Caterpillar 938G. Councilman Blicht, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to approve/deny Resolution 2010-64: A Resolution Calling for the Amended Annual Due Date of January 15th of each year for Ad Valorem Taxes.

Councilman Lewis made a motion, seconded by Councilman Blicht to deny Resolution 2010-64: A Resolution Calling for the Amended Annual Due Date of January 15th of each year for Ad Valorem Taxes and return the due date to December 20th of each year as the due date for Ad Valorem Taxes. Councilman Blicht, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to approve/deny forgiveness of a debt in the amount of \$255,609.29 owed to the City of Statesboro by the Statesboro Arts Council.

Councilman Lewis made a motion, seconded by Councilman Riggs to approve the forgiveness of a debt in the amount of \$255,609.29 owed to the City of Statesboro by the Statesboro Arts Council. Councilman Blicht, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to approve a contract between Sophicity and the City of Statesboro for a one-time custom development fee of \$31,500.00 and a monthly fee of \$750.00 for on-line transaction fees

Councilman Riggs made a motion, seconded by Councilman Lewis to approve a contract between Sophicity and the City of Statesboro for a one-time custom development fee of \$31,500.00 and a monthly fee of \$750.00 for on-line transaction fees. Councilman Blich, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Consideration of a Motion to Approve the Purchase of Wireless equipment and peripherals for the City of Statesboro and GSU Downtown Campus Project in the amount of \$208,299.00 by utilizing State Contract and Sole Source Purchases as part of the Wireless Grant Program.

Councilman Blich made a motion, seconded by Councilman Lewis to approve the Purchase of Wireless equipment and peripherals for the City of Statesboro and GSU Downtown Campus Project in the amount of \$208,299.00 by utilizing State Contract and Sole Source Purchases as part of the Wireless Grant Program. Councilman Blich, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Reports from Staff:

Interim City Manager Frank Parker ask Council for authorization to resolve the issue with Mike Hadden (H&H Service Center) for damages and repaving of the parking and service area in the amount of \$6,500.00 . Councilman Riggs made a motion, seconded by Councilman Lewis to authorize Interim City Manager Frank Parker to enter into an agreement with H&H Service Center to resolve the issue of resurfacing the parking lot. Councilman Blich, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Interim City Manager Frank Parker also stated he would be bringing a recommendation to Council for some changes with the phone system.

City Manager Robert Cheshire gave an update on the resurfacing, restriping and repairs on East Grady and Gentilly Road area. Also the repaving of Lakeview Road is complete. He also stated Georgia Power has been notified of some street lights that are out in the area.

Director of Community Development Christian Lentz stated he would be bringing three (3) new zoning and variance cases to Council in January.

Director of Water /Wastewater Wayne Johnson ask Council for authorization to increase the Southeast Quadrant Master Plan from \$1,000,000.00 to \$1,650,000.00. Councilman Lewis made a motion, seconded by Councilman Riggs to increase the Southeast Quadrant Master Plan budget from \$1,000,000.00 to \$1,650,000.00. Councilman Blich, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Director of Water /Wastewater Wayne Johnson ask Council for authorization to use SPLOST money to pay for the Gateway Phase II project to Great Dane. Councilman Riggs made a motion, seconded by Councilman Lewis to authorize Director of Water Wastewater Wayne Johnson to use the year 2002 and 2007 Water/Sewer SPLOST money for water sewer expenses incurred for the Gateway Phase II project to Great Dane. Councilman Blicht, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

Allen Muldrew of DSDA stated the Chili Cook-off was s success.

Public Comments (General):

Ms. Benny Herring asked Council for a moment of silence in remembrance of Pearl Harbor Day and for those who gave their life.

Kevin Simmons representing the Yancey Bros. Co. thanked Council for preserving the integrity of the bidding process for the City of Statesboro.

Consideration of a Motion to Adjourn

Councilman Riggs made a motion, seconded by Councilman Lewis to adjourn. Councilman Blicht, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote. The meeting adjourned at 11:00 a.m.



**CITY OF STATESBORO
CITY COUNCIL WORK SESSION MINUTES
DECEMBER 07, 2010**

A work session of the Statesboro City Council was held on December 07, 2010 at 11:10 a.m. in the Council Chambers at City Hall. Present were Mayor Joe R. Brannen, Council Members: John Riggs, Gary Lewis and Tommy Blich. Also present were Interim City Manager Frank Parker, City Clerk Sue Starling, and Staff Attorney Michael Graves, Director of Community Development Christian Lentz, Director of Water/Waste Water Wayne Johnson and City Engineer Robert Cheshire. Absent were Councilman Travis Chance and Mayor Pro Tem Will Britt.

The following topics were discussed:

City Engineer Robert Cheshire:

- Discussion of the George Dickens/Azalea Drive Appeal.
- Clarification of the contents of the letter given to George Dickens

Director Water/Wastewater Wayne Johnson:

- Discussion of water/sewer fee exemptions
- Asking for direction from Council to establish policy for fees and be uniform in following those directions
- Presented graphic chart of current water sewer lines with future areas projected for installation of lines

Director of Community Development Christian Lentz:

- ULDC: Downtown Form- Based Code Workshop Results
- Denise Grabowski of Lott-Barber Consultants gave slide presentation of the components that make up the ULDC for the downtown area

There was no action taken.

Meeting adjourned at 1:00 p.m.

CITY OF STATESBORO
P O BOX 348
STATESBORO, GEORGIA 30459
Telephone (912) 764-5468 Fax (912) 764-4691

APPLICATION FOR A SPECIAL EVENT PERMIT

DATE OF APPLICATION 12-27-16

DATE OF EVENT 1-21-17

TIME OF EVENT 9pm - 1am

TYPE OF EVENT Black + white Bell ^{At/2}

PRODUCTS TO BE SERVED: BEER WINE AND/OR

LIQUOR

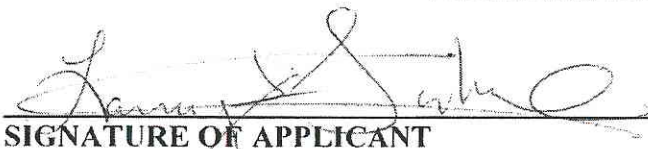
NAME OF APPLICANT Larry T. Seabrook

NAME OF SPONSOR Big Head Barber / Salon - 489-2303

LOCATION OF EVENT Spring Hill Inn (conference center)

SPONSOR ADDRESS 27 West Main Statesboro 30458

SPONSOR PHONE NUMBER 912-678-1673


SIGNATURE OF APPLICANT

DATE APPROVED BY MAYOR AND CITY COUNCIL _____

CITY OF STATESBORO, GEORGIA

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

DATE OF APPLICATION 10/19/10 NEW X RENEWAL

TYPE OF BUSINESS TO BE OPERATED:

- X RETAIL BEER & WINE PACKAGED ONLY \$1,250.00
RETAIL BEER & WINE BY THE DRINK \$1,250.00
BEER, WINE & LIQUOR BY DRINK \$3,750.00
WHOLESALE LICENSE \$1,000.00
APPLICATION FEE - PACKAGED SALES \$ 150.00
APPLICATION FEE - POURING SALES \$ 150.00

APPLICANTS FULL NAME Jerry Lamar Morris

BUSINESS NAME Enmark Stations, Inc.

DBA

BUSINESS ADDRESS 100 Northside Dr. West Statesboro, GA 30458

BUSINESS MAILING ADDRESS PO Box 728 Savannah, GA 31402

BUSINESS TELEPHONE # 912-236-1331

APPLICANTS HOME ADDRESS

APPLICANTS HOME PHONE #

APPLICANTS AGE 63 DATE OF BIRTH SS#

ARE YOU A CITIZEN OF THE UNITED STATES? X YES NO

HAVE YOUR EVER BEEN ARRESTED FOR ANYTHING? YES X NO

IS THE APPLICANT THE OWNER OF THE BUSINESS? YES X NO

IF NO, WHAT IS YOUR TITLE IN THE BUSINESS? Director of Operations/Treasurer

HOW MANY PARTNERS, SHAREHOLDERS, ETC. ARE INVOLVED IN THE BUSINESS 0

PLEASE LIST BELOW:

FOR OFFICE USE ONLY:

APPROVED

DENIED (REASON ATTACHED)

Police Department

Community Development

Fire Department

Building Official

CITY OF STATESBORO, GEORGIA

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

12/15/2010 MOVING LOCATIONS FROM SUITE 200 TO 100

DATE OF APPLICATION _____ NEW _____ RENEWAL _____

TYPE OF BUSINESS TO BE OPERATED:

- RETAIL BEER & WINE PACKAGED ONLY \$1,250.00
[X] RETAIL BEER & WINE BY THE DRINK \$1,250.00
BEER, WINE & LIQUOR BY DRINK \$3,750.00
WHOLESALE LICENSE \$1,000.00
APPLICATION FEE - PACKAGED SALES \$ 150.00
[X] APPLICATION FEE - POURING SALES \$ 150.00

TAM DOAN

APPLICANTS FULL NAME _____

NIKKO JAPANESE RESTAURANT

BUSINESS NAME _____

DBA _____

701 PIEDMONT LOOP # 100, STATESBORO GA 30458

BUSINESS ADDRESS _____

SAME

BUSINESS MAILING ADDRESS _____

912-489-4003

BUSINESS TELEPHONE # _____

APPLICANTS HOME ADDRESS _____

APPLICANTS HOME PHONE # _____

40

APPLICANTS AGE _____ DATE OF BIRTH _____ SS# _____

X

ARE YOU A CITIZEN OF THE UNITED STATES? YES NO

X

HAVE YOUR EVER BEEN ARRESTED FOR ANYTHING? YES NO

X

IS THE APPLICANT THE OWNER OF THE BUSINESS? YES NO

IF NO, WHAT IS YOUR TITLE IN THE BUSINESS? _____

HOW MANY PARTNERS, SHAREHOLDERS, ETC. ARE INVOLVED IN THE BUSINESS _____

PLEASE LIST BELOW:

FOR OFFICE USE ONLY: APPROVED DENIED (REASON ATTACHED)

Police Department _____

Community Development _____

Fire Department _____

Building Official _____



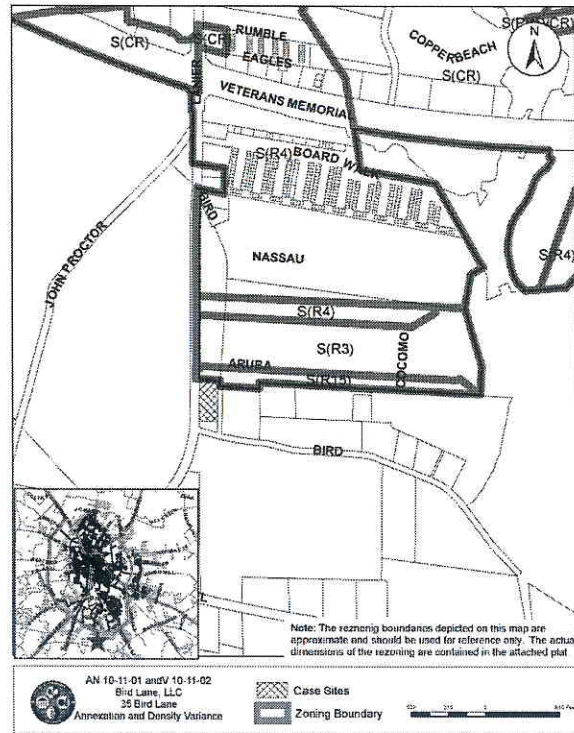
City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

ANNEXATION
AN 10-11-01 – Bird Lane

LOCATION: Bird Lane
REQUEST: Annexation by the 100% method; and, zoning change from PUD (Planned Unit Development - Bulloch County) to R-4 (High Density Residential) District.
APPLICANT: Bird Lane, LLC
OWNER(S): Bird Lane, LLC
LAND AREA: 1.23 acres
PARCEL TAX MAP #s: MS64000001 000
COUNCIL DISTRICT: 2 (Lewis) (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from Bulloch County PUD (Planned Unit Development) to City of Statesboro R-4 (High Density Residential) District in order to construct two (2) apartment buildings, each containing eight (8) two (2) bedroom dwelling units (32 beds total) adjacent to the applicant's existing student oriented housing development (known as The Islands) to the north (Exhibit A – Location Map & Exhibit B - Conceptual Site Plan).

This request is accompanied by case V 10-11-02 seeking a variance from section 703 of the Statesboro Zoning Ordinance regarding density. It should be noted that the applicant wishes to condition the annexation application and its companion variance case on the granting of the annexation request at the desired R-4 zoning designation. (See Exhibit D - Applicant Letter).

The applicant is also requesting approval to relocate the buffer fence separating the subject property from applicant's property to the north to the eastern lot line of the subject property at Bird Lane. The applicant's request is intended to allow resident access from the subject property to the clubhouse, pool and other amenities at The Islands (See Exhibit B - Conceptual Site Plan & Exhibit C, Figures 2- 4). The placement of this buffer was a condition of a previous zoning action (Case #RZ 08-12-01).

BACKGROUND:

The subject site is currently developed and utilized as a single family residence (See Exhibit C, Figure 1). This application is the latest in a history of annexation and zoning actions initiated by the applicant within the immediate area to develop student oriented multifamily housing developments on adjacent properties.

Properties to the north of the subject property are zoned residential with densities and permissible dwelling types decreasing in intensity within the municipal limits from R-4 zoning and multi-family housing types, to R-3 zoning containing duplexes, to R-15 which contains single-family residences immediately adjacent to the subject property. All residential development currently existing to the north of the subject property caters to student housing; but, the decreasing development intensity from north to south represents an apparent policy implemented by prior City Councils to focus high intensity housing options closer to the GSU campus and built portions of Statesboro.

The subject site of this application is currently zoned Bulloch County PUD. Unsuccessful efforts to rezone the property to R-3 (Multiple Family Dwelling) in Bulloch County prompted the applicant to seek annexation and rezoning of the parcel to R-4 (High Density Residential) within the City of Statesboro.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R 3 and R 15 split zoned parcel	Multi- family and Single Family Residential (The Islands)
SOUTH:	PUD (Bulloch County)	Single Family Residential
EAST:	PUD (Bulloch County)	Single and Multi Family Residential
WEST	PUD (Bulloch County)	Undeveloped

The Islands student housing complex is located immediately to the north of the subject property. Property to the south and east are utilized as single family residential homes. Immediately behind the single family residence to the east is a large manufactured housing lot. Property to the west is zoned PUD Bulloch County and is undeveloped. (See Exhibit C, Figures 1 and 5 - 7).

COMPREHENSIVE PLAN:

The subject property is not located within the Statesboro municipal limits; and therefore, is not subject to the *Statesboro Comprehensive Plan (2009-2029)*. The property is located within the "Suburban Neighborhood" character area of the *Bulloch County Comprehensive Plan*. The intent of the suburban-neighborhood character area is to "create new suburban neighborhoods to improve the quality of life in Bulloch County with an increased sense of place and community." *Bulloch County Comprehensive Plan, Community Agenda*, page 4-16.

Some properties immediately adjacent to subject site are within the corporate limits of the City of Statesboro and are included with the "Developing" character area for the City of Statesboro. The Developing character area is primarily residential in nature, but is "under pressure to grow in a suburban manner." "These developing areas can be found at the periphery of the city, adjacent to existing suburban development and highway corridors. Although this area will likely contain the largest lots of residential development within the city, interconnectivity and provisions for all forms of transportation should remain a priority." *Statesboro Comprehensive Plan, Community Agenda*, page 16.

The City and County character areas, their general characteristics, and suggested design principles and implementation strategies are similar in nature.

Multifamily housing is an appropriate land use for properties within the Developing character area, although the comprehensive plan lacks clear parameters and where and when it is appropriate. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master planned to include mixes uses wherever appropriate.
- New developments should provide recreational facilities and open space to meet the needs of their residents.
- Promote walking and bicycling as an alternative means of transportation through the provision of safe, accessible and connected networks and bike storage facilities at destinations.
- There should be strong connectivity and continuity between each subdivision.
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Annexation of this site would not require the preparation of a major amendment to the *Statesboro Comprehensive Plan* consistent with the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1 (*Standards and Procedures for Local Comprehensive Planning*).

TRANSPORTATION:

At present, the subject property is accessed solely from Bird Lane. The applicant proposes (**Exhibit B - Conceptual Site Plan**) to develop driveway access from Lanier Drive and buffer the property at Bird Lane, thereby preventing vehicular access from this point.

Lanier Drive is functionally classed by the Georgia Department of Transportation as an urban collector street beginning just north of the subject site at the municipal limits. The portion of Lanier Drive served by the subject site is functionally classed as a local road. Bird Lane is also classed as a local road. Collector roads generally serve intracounty travel and constitute those routes on which predominate travel distances are shorter than on arterial routes. Consequently, more moderate speeds may be typical. *Bulloch County/City of Statesboro Long Range Transportation Plan*, page 67.

Traffic counts for the immediate area (and thereby relative to the subject property's proposed use) were not available. The *2035 Bulloch County/City of Statesboro Long Range Transportation Plan* rated Lanier Drive at this segment and Bird Lane at a level of service (LOS) of C or better. Level of Service ratings are a "qualitative measure of traffic flow describing operating conditions" ranging from A (representing the best operating conditions) to F (representing the worst operating conditions). A rating of C or better indicates that "travel speeds are slightly lower than the posted speed with noticeable delay in intersection areas." A rating of D or worse is considered deficient. The *Bulloch County/City of Statesboro Long Range Transportation Plan* did not note any roadway deficiencies or recommend any capacity or safety improvements for this segment of Lanier Drive nor for Bird Lane; although, Lanier Drive was recently widened to three (3) lanes from the subject property north to Veteran's Memorial Parkway.

The Institute of Traffic Engineers estimates that 6.59 trips per day would be generated per dwelling unit for a low rise apartment. A low rise apartment was defined as a rental dwelling unit located within a building having one or two levels (floors). At the proposed density of 16 dwelling units, this development would be expected to generate 105 AADT. Such numbers do not account for variations in number of bedrooms per dwelling unit; nor, occupant demographics.

Neither Lanier Drive (at this segment) nor Bird Lane are served by sidewalks, curbs, or gutters; although, there is a sidewalk system internal to the adjacent Islands subdivision terminating at the intersection of Aruba Avenue and Lanier Drive. Bird Lane is an unpaved county road proposed to be bordered from the anticipated development.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property is not currently served by either City water or sewer services. However, development at this site has been anticipated and both water and sewer have been stubbed to the northern property line of the subject property.

ENVIRONMENTAL:

There are no known environmental issues, floodplains, or wetlands associated with this property.

ANALYSIS:

Review of the proposed annexation and zoning by permitting departments within the City found no outstanding safety or site design issues associated with the site. Furthermore, there is no property deficiency that would prevent the development of the subject property for multi-family use in accordance with the development requirements of the *Statesboro Zoning Ordinance*.

Ultimately, the request to annex the subject property as well as consideration of the proposed R-4 (High Density Residential) zoning designation should be considered in light of the vision and community policies articulated within the City's two (2) primary land use policies: *The Statesboro Comprehensive Plan* and *The 2035 Bulloch County/City of Statesboro Long Range Transportation Plan*. Neither document in this case provides parcel-specific information to definitively interpret whether or not the applicant's request to annex and zone the subject property at R-4 (High Density Residential) is consistent with the vision or land use policies adopted in the either plan.

Although the proposed density level at this location is higher than anticipated in the Future Development Map for the City of Statesboro, other development parameters and suggested implementation strategies of the *Comprehensive Plan* are provided for within the proposal for this development. For example, the *Plan* states that "new development [within the Developing character area] should strive to increase connectivity within developments, to existing streets, and to adjacent undeveloped properties." The plan also states that "new developments should provide recreational facilities and open space to meet the needs of their residents." (*Statesboro Comprehensive Plan, Community Agenda* page 16). This project proposes exactly that by connecting this development with its property to the north and allowing resident access to the recreational facilities and other amenities provided on the adjacent property.

In contrast, the approval of small parcels of multi-family development in areas of low-intensity development does not promote a predictable development pattern consistent with City Council's prior actions of gradually decreasing development density in this area as the city grows south. Annexation and development of small tracts of land over a period of time is contrary to a sound development strategy of master planning large new development as suggested by the *Plan*. Community Development staff recommendations in prior cases have sought to promote a predictable development pattern in the Lanier Drive area consistent with the direction of prior Councils. Such concern may be mitigated by the stated intention of the applicant for this request to serve as an extension of the existing Islands development rather than a stand-alone project. Ultimately however, City Council has consistently approved almost all R-4 rezoning requests throughout the city since adoption of a 2005 policy to limit such actions.

Staff is supportive of the annexation of the subject property. Given past case history, surrounding land uses, and the character of the development which this property is proposed to be combined with, the application of the R-3 (Medium

Density Multiple Family Residential) District to this property may be a more appropriate than the R-4 District proposed by the applicant. Given the current acreage of the property, and the size of duplex units in the adjacent Islands subdivision, it may be possible to construct up to 24 bedroom units in an R-3 scenario.

STAFF RECOMMENDATION:

Staff recommends **approval** of this request subject to the following conditions:

- The R-3 (Medium Density Multiple Family Residential) District be applied to the subject property.
- A minimum 5' wide sidewalk shall be constructed along the entire Lanier Drive frontage of the subject property, and extending applicant's sidewalk at Aruba Lane within The Islands subdivision. The two sidewalks shall be joined for a connected pedestrian walkway.
- City water and sewer service lines shall be extended to the southern boundary of the subject property in accordance with City of Statesboro standards.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 3 to 1 to recommend approval of the annexation of the subject property subject to the following conditions:

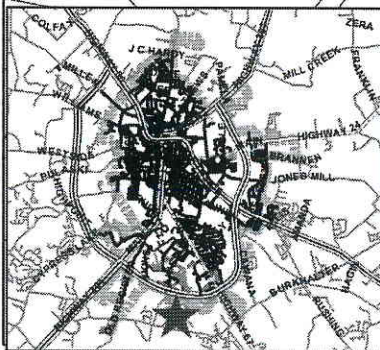
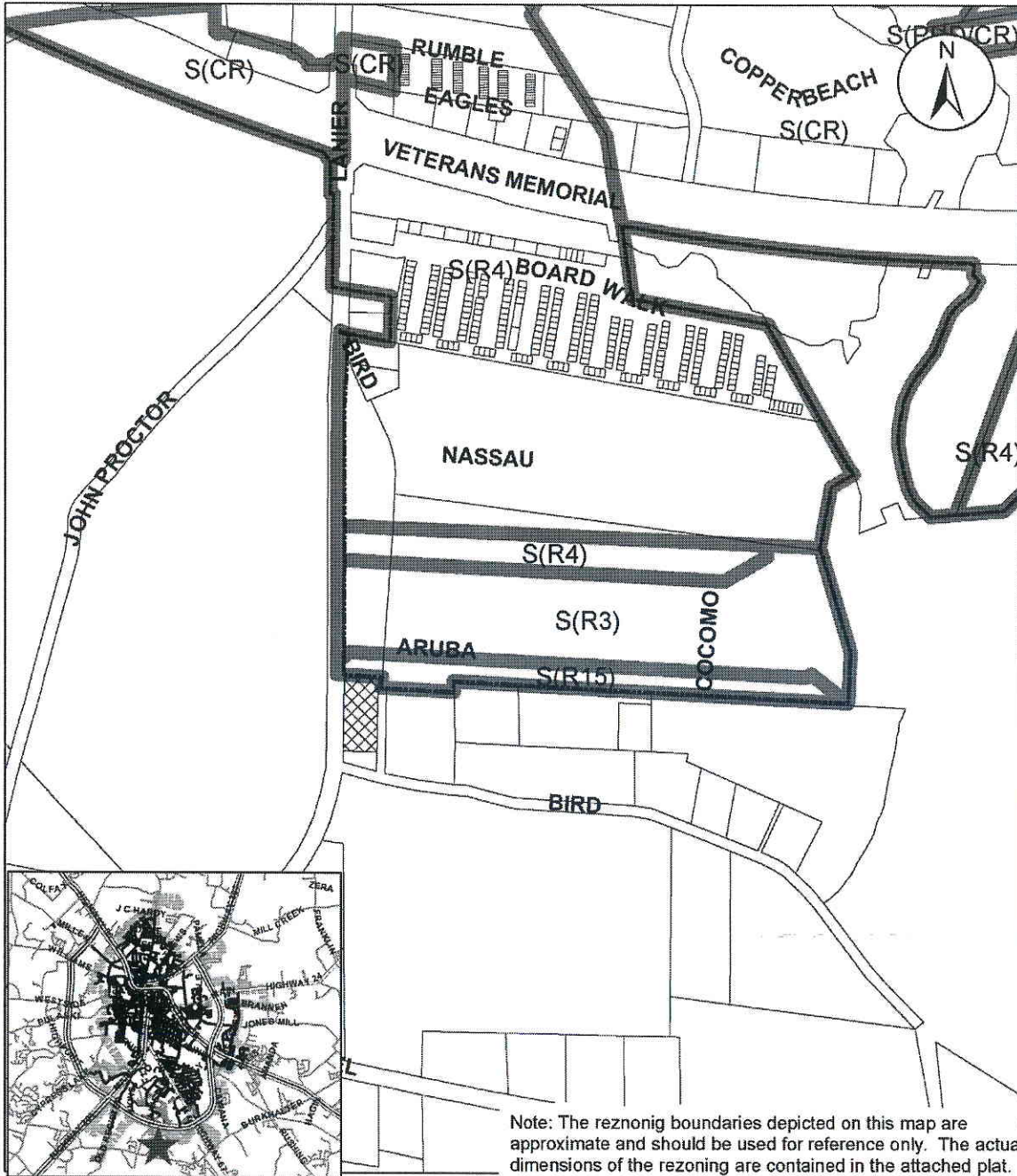
- The R-3 (Medium Density Multiple Family Residential) District be applied to the subject property.
- A minimum 5' wide sidewalk shall be constructed along the entire Lanier Drive frontage of the subject property, and extending applicant's sidewalk at Aruba Lane within The Islands subdivision. The two sidewalks shall be joined for a connected pedestrian walkway.
- City water and sewer service lines shall be extended to the southern boundary of the subject property in accordance with City of Statesboro standards.

Commissioners Concannon, Hansen and Karrh voted in favor of the stated recommendation. Commissioner Hendley voted against. Commissioner Hulsey abstained from the discussion and vote of the matter due to a stated conflict of interest.

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).

EXHIBIT A: LOCATION MAP

AN10-11-01 and V 10-11-02 35 Bird Lane Location Map



Note: The rezoning boundaries depicted on this map are approximate and should be used for reference only. The actual dimensions of the rezoning are contained in the attached plat.





	<p>AN 10-11-01 and V 10-11-02 Bird Lane, LLC 35 Bird Lane Annexation and Density Variance</p>	<p> Case Sites</p> <p> Zoning Boundary</p>	<p>630 315 0 630 Feet</p> 
---	---	--	---

EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY.



Figure 1: Subject Site.



Figure 2: Amenities at The Islands.

EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.).



Figure 3: Amenities at The Islands.



Figure 4: Buffer Fence.

EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.).



Figure 5: Property to the South.



Figure 6: Property to the East.

EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.).



Figure 7: Example of The Islands.

LAW OFFICES
FRANKLIN, TAULBEE, RUSHING,
SNIPES & MARSH, LLC
1209 MERCHANTS WAY, SUITE 201
POST OFFICE BOX 327 (30459)
STATESBORO, GEORGIA 30458

James B. Franklin
Dan R. Taulbee
Stephen T. Rushing
Daniel B. Snipes (GA & SC)
Laura T. Marsh (GA & NY)
Wesley C. Taulbee
W. Keith McGowan
Scott A. Hodgkin
Lawton C. Heard (GA & FL)

912.764.9055
Fax 912.871.5020
Lmarsh@ftrsm.com

Via Hand-Delivery

October 28, 2010

Mr. Christian Lentz
Mr. Martin Laws
City of Statesboro, Planning Department
50 East Main Street, 3rd Floor
Post Office Box 348
Statesboro, Georgia 30459-0348

RE: Annexation request with rezone and variance application from zoning

Gentlemen:

Please be advised that our law firm has the pleasure of representing Bird Lane, LLC, the owner of property identified by Bulloch County as 5 Lanier Drive. The purpose of this letter is to respectfully request on behalf of Bird Lane, LLC that all of the real property more particularly described on the plat submitted concurrently herewith by Maxwell Reddick and Associates, be annexed into the City of Statesboro, Georgia, and that the boundaries of the City of Statesboro be extended to include the same. The subject property requested to be annexed is unincorporated and is contiguous to the existing corporate limits of Statesboro, Georgia. The property is described fully on the enclosed plat.

The applicant further respectfully requests that the property be annexed into the City of Statesboro with a requested zoning of R4 multifamily residential. Please be advised that it is the desire of the applicant not to annex the property at this time in the event that the desired zoning cannot be approved.

Further, the applicant respectfully submits a related variance application from zoning requesting a variance from appendix A, Article VII, Section 703 of the City of Statesboro Zoning Ordinance to request a variance from the density requirements.

EXHIBIT D: APPLICANT LETTER PAGE 2

City of Statesboro, Planning Department
October 28, 2010
Page 2

Specifically, as demonstrated by the enclosed plat, the applicant requests 16 2-bedroom units to be located on the property.

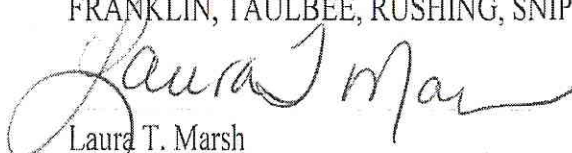
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Should you have any questions at all, please do not hesitate to contact me. I look forward to working with you on this matter.

With kindest personal regards, I remain,

Yours very truly,

FRANKLIN, TAULBEE, RUSHING, SNIPES & MARSH, LLC



Laura T. Marsh

LTM/lf

Enclosure

cc: Joey Maxwell
Bill Nguyen

**ORDINANCE #2011-01:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO, GEORGIA**

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received petition from Bird Lane, LLC, who is the owner of 100 percent of the property to be annexed; and,

WHEREAS, the Mayor and City Council have reviewed the petition, and the corresponding staff recommendation, and wish to annex the property into the corporate limits of the City of Statesboro; and,

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date and other provisions, the Mayor and City Council must approve an ordinance of annexation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Section 1. All that area contiguous to the City of Statesboro described in "Exhibit A," attached hereto and incorporated as a part of this ordinance, is hereby annexed into the City of Statesboro and made a part of said city.

Section 2. This ordinance shall become effective on February 1, 2011 provided that it is approved subsequently by the United States Department of Justice under the pre-clearance provisions of the Civil Rights Act.

Section 3. The City Clerk of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 2 of the City of Statesboro.

Section 5. All ordinances and parts of ordinances in conflict with this ordinance are repealed to the extent of such conflict.

Passed and adopted on two separate readings.

First Reading: January 4, 2011

Second Reading:

THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA

By: Joe R. Brannen, Mayor

Attest: Sue Starling, City Clerk

EXHIBIT A

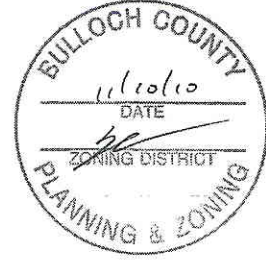
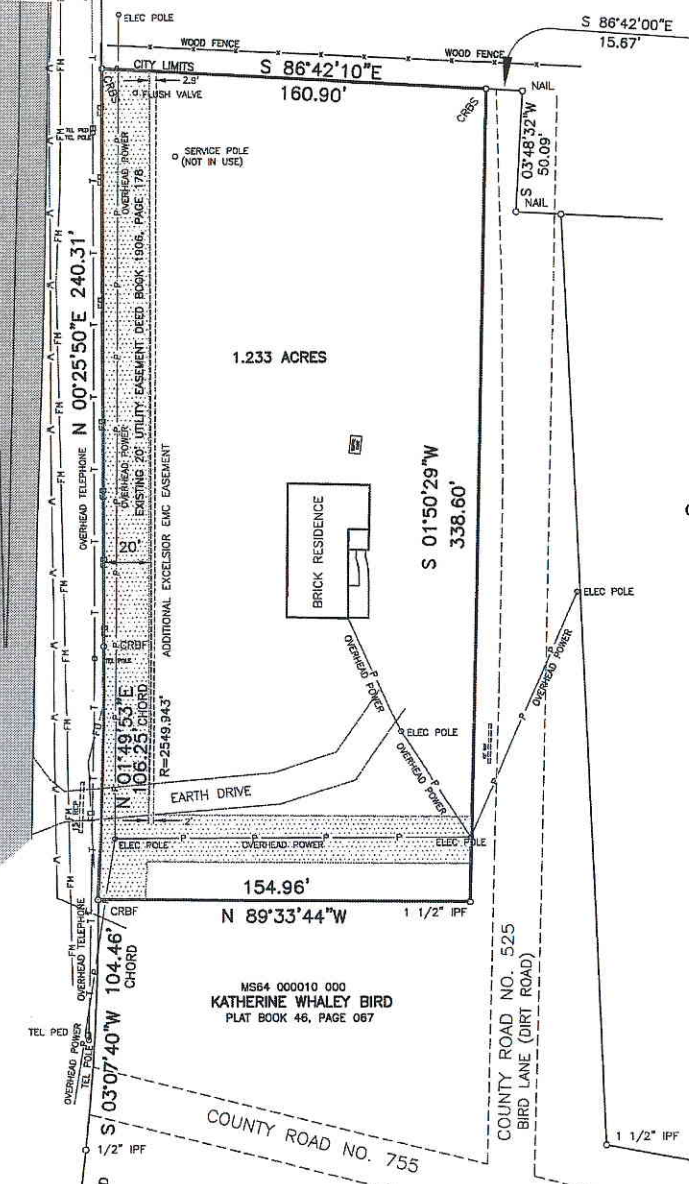
All those certain tracts or parcels of land lying and being in the 1209th G. M. District of Bulloch County, Georgia, containing 1.23 acres identified on a survey titled "A Survey of 1.233 Acres Located in the 1209th G.M.D., Bulloch County, Georgia" prepared for Bird Lane, LLC by John A. Dotson, Registered Land Surveyor No. 2500, on November 10, 2010.

REFERENCES:

- PLAT BOOK 1, PAGE 241
- PLAT BOOK 4, PAGE 065
- PLAT BOOK 31, PAGE 071
- PLAT BOOK 46, PAGE 067
- PLAT BOOK 64, PAGE 148

MS63 000021 000
 BIRD LANE, LLC
 DEED BOOK 1712, PAGE 283
 PLAT BOOK 31, PAGE 071

LANIER DRIVE 80' R/W



MS64 000002 000
 CAROLE JEAN NESMITH
 PLAT BOOK 1, PAGE 241

LEGEND:

- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- CRBS = CAPPED REBAR SET
- C = CHORD DISTANCE
- SCL = STATESBORO CITY LIMITS
- R/W = RIGHT-OF-WAY
- HOPP = HIGH DENSITY POLYETHYLENE PIPE
- RCP = REINFORCED CONCRETE PIPE
- SAN MH = SANITARY MANHOLE
- J-BOX = JUNCTION BOX
- C = CABLE TELEVISION
- S = SANITARY SEWER
- FM = FORCE MAIN
- G = GAS LINE
- P = ELECTRIC LINE
- T = TELEPHONE LINE
- W = WATER LINE
- FO = FIBER OPTIC LINE
- X = FENCE
- TP □ = TELEPHONE PEDESTAL
- CP □ = CABLE TV PEDESTAL
- = DROP INLET OR YARD INLET
- = CURB INLET
- ⊙ CO = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- △ = WATER VALVE
- = WATER METERS
- = AC UNIT
- = ELEC. TRANSFORMER

SURVEY OF 1.233 ACRES LOCATED IN THE 1209TH G.M.D.,
 BULLOCH COUNTY, GEORGIA

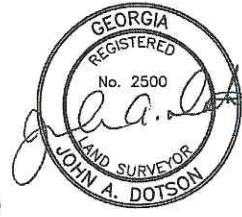
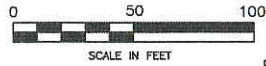
MAXWELL - REDDICK & ASSOCIATES, INC.
 ENGINEERS & LAND SURVEYORS
 1203 BRAMPTON AVENUE
 STATESBORO, GEORGIA
 912-764-4214

SURVEY FOR **BIRD LANE, LLC**

PRECISION DATA	
E.O.C. FIELD	1 / 64385
ERROR PER ANGLE	00° 00' 03"
ADJ. METHOD	LEAST SQUARES
E.O.C. PLAT	1 / 280886
DATE:	NOVEMBER 10, 2010

FIELD EQUIPMENT	
DATA COLLECTOR	TOTAL STATION
MAGNETIC LOCATOR	
SCALE:	1" = 50'

FILED SURVEY COMPLETED: NOVEMBER 09, 2010



FILE NO. 11-10-082 DY RE

FILE NAME: C:\SU\DATA\N\NGUYEN.CRD
 FILE NAME: CADFILES\NGUYEN\SOUTHERNLOTPLAT.DWG



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

VARIANCE
V 10-11-02 – Bird Lane

LOCATION: Bird Lane

REQUEST: Variance from Section 703(B.2) [Apartment building; Dwelling units per acre] of the *Statesboro Zoning Ordinance*.

Density unit per acre.

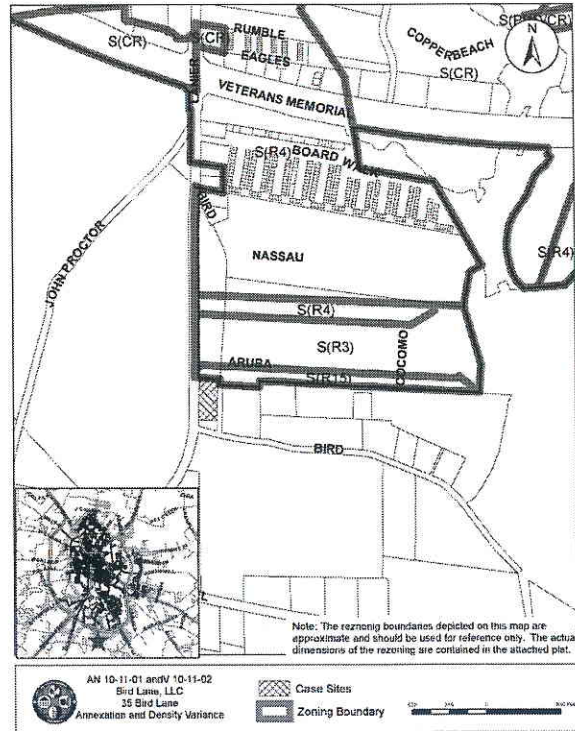
APPLICANT: Bird Lane, LLC

OWNER(S): Bird Lane, LLC

LAND AREA: 1.233 acres

PARCEL TAX
MAP #s: MS64000001 000

COUNCIL
DISTRICT: 2 (Lewis) (Projected)



PROPOSAL:

The applicant is requesting a variance from Section 703 (B.2) of the *Statesboro Zoning Ordinance* in order to construct two (2) apartment buildings adjacent to applicant's previously developed multifamily student oriented complex known as The Islands (**Exhibit A – Location Map & Exhibit B- Conceptual Site Plan**). As proposed by the applicant each multi-family building would contain eight (8) dwelling units with two (2) bedrooms each (32 beds total).

This request is accompanied by case AN 10-11-01 seeking annexation and rezoning of the subject property from Bulloch County PUD (Planned Unit Development) to Statesboro R-4 (High Density Residential) District. It should be noted that the applicant wishes to condition consideration of this variance application upon the granting of the annexation request at the desired R-4 (High Density Residential) zoning designation. (**See Exhibit D – Applicant's Letter**).

The applicant is also requesting approval to relocate the buffer fence separating the subject property from applicant's property to the north to the eastern lot line of the subject property at Bird Lane. The applicant's request is intended to allow resident access from the subject property to the clubhouse, pool and other amenities at The Islands (**See Exhibit B - Conceptual Site Plan & Exhibit C, Figures 2- 4**). The placement of this buffer was a condition of a previous zoning action (Case #RZ 08-12-01).

BACKGROUND:

The applicant proposes to construct two (2) apartment buildings for development as student-oriented multi-family housing. This project is intended as an extension of The Islands subdivision – providing residents with access to and use of the amenities. The Islands subdivision is also owned by the applicant.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R 3 and R15 split zoned parcel	Multi - Family Residential / Single Family Residential
SOUTH:	PUD (Bulloch County)	Single Family Residential
EAST:	PUD (Bulloch County)	Single Family Residential
WEST	PUD (Bulloch County)	Undeveloped

The subject property is currently developed as a single family residential unit. The Islands student housing complex is located immediately to the north. Property to the south and east are also utilized as single family residential homes. Immediately behind the single family residence to the east is a large mobile home park. Property to the west is zoned PUD Bulloch County and is undeveloped.

COMPREHENSIVE PLAN:

The subject property is not located within the Statesboro municipal limits; and therefore, is not subject to the Statesboro Comprehensive Plan (2009-2029). The property is located within the "suburban neighborhood" character area of the *Bulloch County Comprehensive Plan*. The intent of the suburban-neighborhood character area is to "create new suburban neighborhoods to improve the quality of life in Bulloch County with an increased sense of place and community." *Bulloch County Comprehensive Plan, Community Agenda*, page 4-16.

Properties immediately adjacent to subject site are within the corporate limits of the City of Statesboro and are included with the Developing character area for the City of Statesboro. The Developing character area is primarily residential in nature, but is "under pressure to grow in a suburban manner." "These developing areas can be found at the periphery of the city, adjacent to existing suburban development and highway corridors. Although this area will likely contain the largest lots of residential development within the city, interconnectivity and provisions for all forms of transportation should remain a priority." *Statesboro Comprehensive Plan, Community Agenda*, page 16.

The City and County character areas, their general characteristics, and suggested design principles and implementation strategies are similar in nature.

Multifamily housing is an appropriate land use for properties within the Developing character area, although the comprehensive plan lacks clear parameters and where and when it is appropriate. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master planned to include mixes uses wherever appropriate.
- New developments should provide recreational facilities and open space to meet the needs of their residents.
- Promote walking and bicycling as an alternative means of transportation through the provision of safe, accessible and connected networks and bike storage facilities at destinations.
- There should be strong connectivity and continuity between each subdivision.
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

TRANSPORTATION:

At present, the subject property may be accessed solely from Bird Lane. The applicant's proposal (**See Exhibit B - Conceptual Site Plan**) is to develop driveway access from Lanier Drive and buffer the property at Bird Lane, thereby preventing vehicular access from this point.

Lanier Drive is functionally classed by the Georgia Department of Transportation as an urban collector street beginning just north of the subject site at the municipal limits. The portion of Lanier Drive served by the subject site is functionally classed as a local road. Bird Lane is also classed as a local road. Collector roads generally serve intracounty travel and constitute those routes on which predominate travel distances are shorter than on arterial routes. Consequently, more moderate speeds may be typical. *Bulloch County/City of Statesboro Long Range Transportation Plan*, page 67.

Traffic Counts for the immediate area (and thereby relative to the subject property's proposed use) were not available. The *2035 Bulloch County/City of Statesboro Long Range Transportation Plan* rated Lanier Drive at this segment and Bird Lane at a level of service (LOS) of C or better. Level of Service ratings are a "qualitative measure of traffic flow describing operating conditions" ranging from A (representing the best operating conditions) to F (representing the worst operating conditions). A rating of C or better indicates that "travel speeds are slightly lower than the posted speed with noticeable delay in intersection areas." A rating of D or worse is considered deficient. The *Bulloch County/City of Statesboro Long Range Transportation Plan* did not note any roadway deficiencies or recommend any capacity or safety improvements for this segment of Lanier Drive nor for Bird Lane; although, Lanier Drive was recently widened to three (3) lanes from the subject property north to Veteran's Memorial Parkway.

The Institute of Traffic Engineers estimates that 6.59 trips per day would be generated per dwelling unit for a low rise apartment. A low rise apartment was defined as a rental dwelling unit located within a building having one or two levels (floors). At the proposed density of 16 dwelling units, this development would be expected to generate 105 AADT. Such numbers do not account for variations in number of bedrooms per dwelling unit; nor, occupant demographics.

Neither Lanier Drive (at this segment) nor Bird Lane are served by sidewalks, curbs, or gutters; although, there is a sidewalk system internal to the adjacent Islands subdivision terminating at the intersection of Aruba Avenue and Lanier Drive. Bird Lane is an unpaved county road proposed to be bordered from the anticipated development.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property is not currently served by either City water or sewer services. However, development at this site has been anticipated and both water and sewer have been stubbed to the northern property line of the subject property.

ENVIRONMENTAL:

There are no known environmental issues, floodplains, or wetlands associated with this property.

ANALYSIS:

Section 703 of the *Statesboro Zoning Ordinances* states that "there shall be no more than 12 dwelling units per developable acre" within the R-4 (High Density Residential) zoning district. At 1.23 acres and 16 proposed dwelling units, the requested development would allow for 13 dwelling units per acre. On-site and off-site development impacts (i.e. parking requirements, trip generation, water/sewer usage, etc.) may however be more directly tied to the total number of bedrooms within a multi-family development. The average number of bedrooms per acre for high density development currently within the City limits is 27. At 32 bedrooms, the current proposal would result in 26 bedrooms per acre. By applying typical buffer, parking and other dimensional standards of the *Statesboro Zoning Ordinance* to the property, there is little opportunity for additional density beyond that proposed by the applicant.

Section 1801 (C) of the *Statesboro Zoning Ordinance* directs that four (4) criteria be considered when determining whether to grant a variance. Three (3) of the four (4) "findings of fact" listed in the staff recommendation below do not substantiate a grant of variance as a result of hardship based on the physical constraints of the property. In granting past variances, City Council has historically placed greater emphasis on the fourth criteria which weighs the request with the "public good" and the purpose and intent of the zoning regulations.

STAFF RECOMMENDATION:

The request may meet the standard for grant of a variance. Staff's recommendation is based on the following findings of fact:

- A) **There are no special conditions pertaining to the land or structure in question because of its size, shape, topography, or physical condition...** The property is of uniform shape and of fairly level topography.
- B) **Special conditions and circumstances being considered (variances) result from the actions of the applicant.** The applicant has opted to promote a dwelling unit density in excess of that permitted by the *Statesboro Zoning Ordinance*.
- C) **The application of the Ordinance to this particular piece of property would create an unnecessary hardship.** The property can be developed with 12 dwelling units per acre. Twelve dwelling units per acre is the city-wide average for all multi-family projects.
- D) **Relief, if granted, would cause substantial detriment to the public good and impair the purposes and intent of the zoning regulations.** As proposed, the variance would not result in a development intensity that exceeds city-wide averages (based on beds per acre). The purpose and intent of the zoning ordinance may be maintained if the dwelling unit density variance is tied to a cap on beds per acre – a measure which the ordinance otherwise fails to consider.

Should City Council recommend approval of the proposed variance, staff recommends that the dwelling units per acre for the site be capped at 13; and, the total bedrooms for the site be capped at 26.

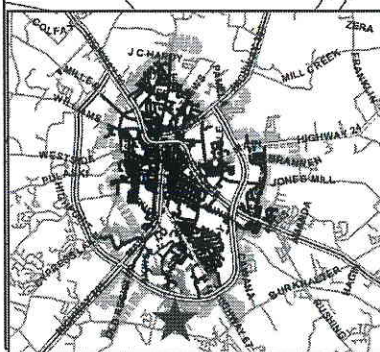
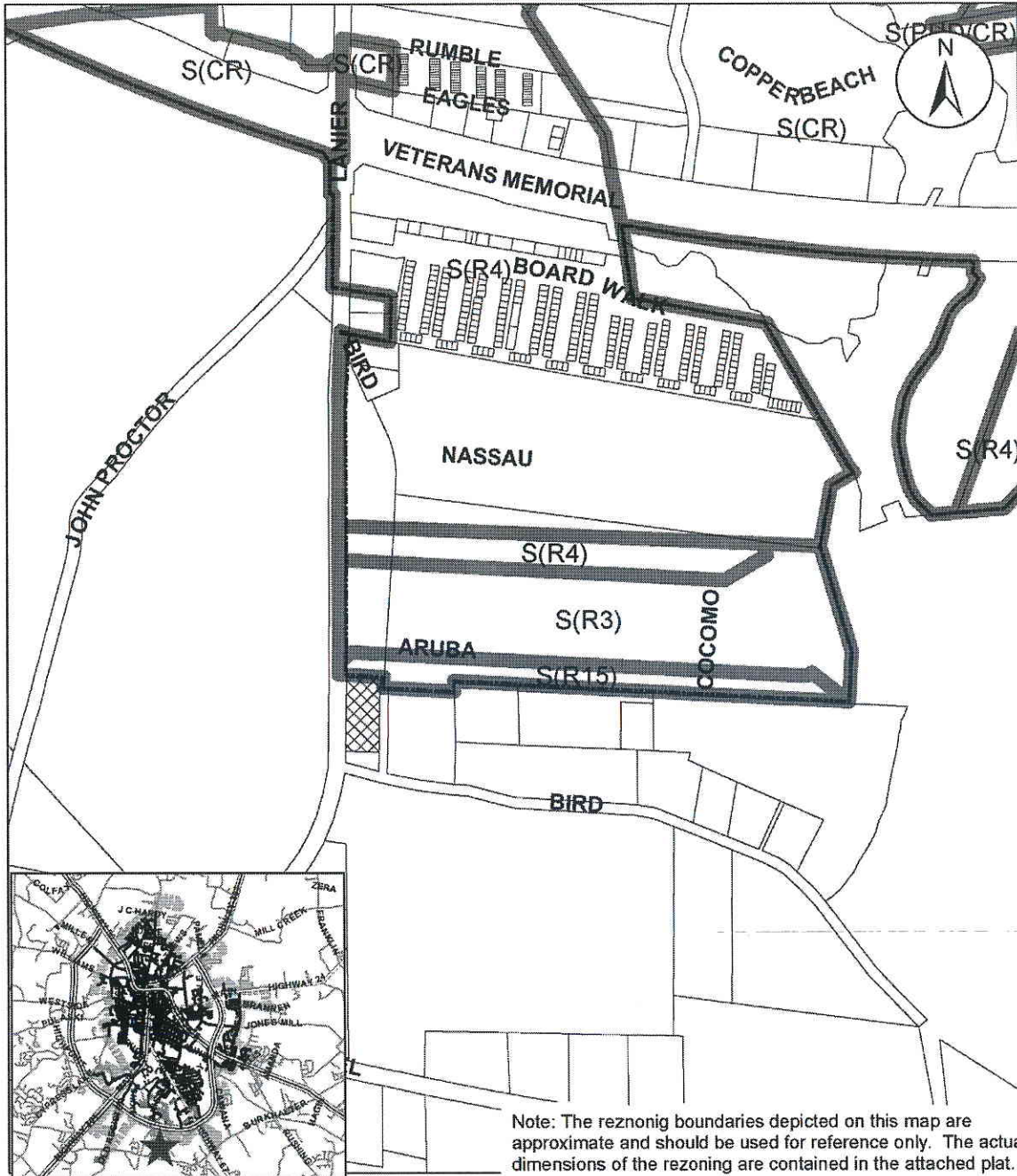
PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 3 to 1 to recommend approval of the requested variance, conditioned on Council approval of the annexation of the property with a zoning designation of R-4 (High Density Residential). The recommendation to approve was also made subject to staff suggested condition of capping development of the site at 13 dwelling units per acre and 26 total bedrooms per acre. Commissioners Hendley, Karrh, and Hansen voted in favor of the recommendation. Commissioner Concannon voted against the recommendation. Commissioner Hulsey abstained from the discussion and the vote on the matter due to a stated conflict of interest.

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant for this request to be illustrative only. Approval of this application does not constitute approval of any final building or site plan).

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

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EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY.



Figure 1: Subject Property viewed from Lanier Drive.



Figure 2: Subject Property viewed from Bird Lane.

EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.).



Figure 3: Subject Property viewed from southern boundary.

LAW OFFICES
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SNIPES & MARSH, LLC
1209 MERCHANTS WAY, SUITE 201
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STATESBORO, GEORGIA 30458

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Via Hand-Delivery

October 28, 2010

Mr. Christian Lentz
Mr. Martin Laws
City of Statesboro, Planning Department
50 East Main Street, 3rd Floor
Post Office Box 348
Statesboro, Georgia 30459-0348

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Gentlemen:

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EXHIBIT D: APPLICANT LETTER PAGE 2

City of Statesboro, Planning Department
October 28, 2010
Page 2

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Should you have any questions at all, please do not hesitate to contact me. I look forward to working with you on this matter.

With kindest personal regards, I remain,

Yours very truly,

FRANKLIN, TAULBEE, RUSHING, SNIPES & MARSH, LLC



Laura T. Marsh

LTM/lf

Enclosure

cc: Joey Maxwell

Bill Nguyen



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

VARIANCE
V 10-11-03 - U.S. Highway 301 South

LOCATION: U.S. Highway 301 South

REQUEST: Variance from Section 702 [Height regulations] of the Statesboro Zoning Ordinance.

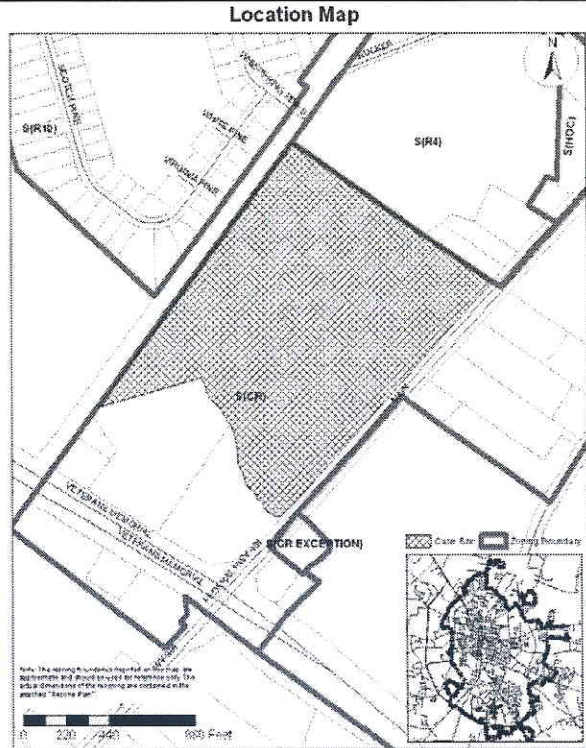
APPLICANT: EMC Engineering Services

OWNER(S): Dr. William R. Deal & Ellen Deal McKinney

LAND AREA: 39.6 Acres

PARCEL TAX MAP #s: MS42000011 000

COUNCIL DISTRICT: 2 (Lewis)



PROPOSAL:

EMC Engineering, on behalf of Dr. William R. Deal and Mrs. Ellen Deal McKinney, is requesting a variance in order to construct a student oriented apartment complex on the subject property. In order to meet the requirements of Article VII, Section 702 (A) of the Statesboro Zoning Ordinance, a variance is necessary to construct the proposed multi-family structures as these proposed structures currently exceed the maximum allowable height in an R-4 (High Density Residential) district by three (3) feet.

BACKGROUND:

This variance request is in conjunction with the recent request by EMC Engineering to rezone the subject property located on U.S. Highway 301 from CR (Commercial Retail) to R-4 (High Density Residential). Parkland Acquisition Ventures, LLC is prepared to acquire the subject property and build a student-oriented apartment complex. The proposed complex is to include 288 apartments containing 720 bedrooms. This development will rent bedroom units rather than apartment units (**Exhibit D – Conceptual Sketch Plan**).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R-4 (High Density Residential) R-10 (Single Family Residential)	R-4 Vacant Whispering Pines Residential Subdivision
SOUTH:	CR (Commercial Retail)	Vacant

EAST:	CR (Commercial Retail) EXPT (Exemption)	Businesses and Vacant Georgia Southern University
WEST	R-10 (Single Family Residential)	Whispering Pines Residential Subdivision

The subject property is surrounded by a variety of land uses and is located adjacent to the city limits. The adjacent property to the northwest is primarily vacant with the exception of an easement for power-lines for Georgia Power, a private residence, and the Trace Villas Apartments. The adjacent property to the northwest contains the Whispering Pines subdivision comprised of single-family detached homes. The adjacent property southwest of the subject property is currently located outside of the city limits and contains industrial uses. The property directly east of the property is across U.S. Highway 301. There are several individual business establishments which include Southern Gun Supply and Fastenal Company – as well as property owned by Georgia Southern University.

COMPREHENSIVE PLAN:

The subject property is located in the “Established” character area as instituted by the *Statesboro Comprehensive Master Plan 2009-2029*. Pedestrian mobility is promoted throughout the *Plan* and an increase in pedestrian facilities, including bicycle paths and sidewalks, are welcome additions to the community. Of note, the “Established” character area promotes the addition of sidewalks along major streets. The character area further promotes the planting of shade trees along streets and sidewalks.

The “Established” character area does not promote multi-family housing as an appropriate land use. Appropriate residential uses include small-lot single family residential and garage apartments. Regardless, it is important to acknowledge that most areas of the City which are included in the Established character area are already built-out, while this subject property is in an area containing many large undeveloped tracts of land. The *Statesboro Comprehensive Plan* does not provide clear direction on whether or not “all” multi-family development is inappropriate in the Established character area, or simply developments which may be inconsistent with existing adjacent development patterns.

The subject property is also located on a “Transitional Corridor” as defined by the *Plan*. The Transitional Corridor includes the following *Suggested Development and Implementation Strategies*:

- Infill and redevelopment along these corridors should occur according to a master plan that allows for mixed uses, transportation choices and urban design that mitigates the appearance of auto-dependence (such as screening parking lots or locating parking areas primarily to the sides and rear of buildings).
- Future developments and highway improvements within these areas should include pedestrian and bicycle facilities.
- Connect these areas with existing and proposed networks of bicycle paths, sidewalks and multiuse trails (such as the McTell Trail and the proposed county greenway).
- Plant shade trees along corridors and adjacent to sidewalks.
- Bicycle facilities may be provided through on-street bike lanes, shared road facilities, or a multi-purpose trail.
- For multi-lane streets, the use of vegetated medians can provide pedestrian refuge for those crossing the street. Medians should be kept narrow in general to minimize crossing distance.

TRANSPORTATION:

The subject property is located on U.S. Highway 301 – from which it has sole vehicular access. Rucker Lane is located to the northeast of the subject property and provides a potential option for future access to the site from a signalized intersection –although Rucker Lane right-of-way does not abut the site. The paved portion of Rucker Lane ends in front of the Carbie Apartment complex. The unpaved portion of this road continues to the rear of the Whispering Pines subdivision and is envisioned to intersect with Whispering Pines Lane and serve as a secondary access road to the subject property.

The Georgia Department of Transportation has recorded the Annual Average Daily Traffic (AADT) a portion of U.S. Highway 301 located near the subject property. These statistics were retrieved through the State Traffic and Report statistics website. The AADT for this portion of U.S. Highway 301 was 16280 in 2009. The AADT has increased by a total of 3,150 AADTs since 2005.

The Institute of Transportation Engineers Trip Generation Manual reports that an apartment located in the proposed apartment complex will produce an average of 6.65 trips per unit. The proposed apartment complex has the potential to increase the AADT on U.S. Highway 301 by 4,788 AADT.

There are no sidewalk or bicycle lanes located on either side of U.S. Hwy 301. The nearest sidewalks are located at the intersection of Old Register Road, Rucker Lane, and U.S. Highway 301 (**See Exhibit F - Photos**). The *Bulloch County / City of Statesboro 2035 Long Range Transportation Plan* states that lanes should be narrowed and bike lanes added on U.S. Highway 301 South between Old Register Road and Veteran’s Memorial Highway (similar to those facilities found on Fair Road). Improvements to the pedestrian facilities at the intersection of Rucker Lane, Old Register Road, and U.S. Highway 301 have been completed but do not extend to the subject property. The subject property does not currently have any pedestrian access associated with it at this time.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

This subject area is currently served by water lines located along U.S. Highway 301. Sewer lines are located along the west side of the property and service the Whispering Pines subdivision.

ENVIRONMENTAL:

The subject property contains 16.72 acres of wetlands. There are no designated FEMA flood areas located on the property.

ANALYSIS:

EMC Engineering has recently submitted an application to have the subject property rezoned from CR (Commercial Retail) to (R-4 High Density Residential) in order to build a student-oriented apartment complex. Article II, Section 201 (15) defines of *Statesboro Zoning Ordinance* defines the "height of building" as "a building's vertical measurement from the mean level of the ground surrounding the building to a point midway between the highest and lowest points on the roof." (p.II-3) The proposed multi-family structures will have a height, based on this definition, of 38 feet. (**Exhibit E: Elevation**)

Article VII of the *Statesboro Zoning Ordinance*, addresses what is allowed in the R-4 (High Density Residential) district. Section 702 (A) limits the maximum height of buildings in an R-4 zoning district to 35 feet and structures cannot exceed three stories. (p.VII-3) The applicant has stated a decrease in the pitch of the roof for the proposed structure would not promote positive drainage to occur and potentially lead to building leaks and molding. The proposed pitch of the roof is estimated to be 6/12 or at a 26.5 degree slope.

Section 1801 (C) of the *Statesboro Zoning Ordinance* directs that four (4) criteria be considered when determining whether to grant a variance. Three (3) of the four (4) "findings of fact" listed in the staff recommendation below do not substantiate a grant of variance as a result of hardship based on the physical constraints of the property. In granting past variances, City Council has historically placed greater emphasis on the fourth criteria which weighs the request with the "public good" and the purpose and intent of the zoning regulations.

The City Council has granted nine (9) height variances since 1997. Seven (7) of these height variances were utilized in CR (Commercial Retail) and R-4 (High Density Residential) districts. The average increase is six feet nine inches above the maximum allowable height of 35 feet for each of these zoning districts. Six height variances were granted for student-oriented apartment complexes in R-4 (High Density Residential) districts. Two (2) projects, for which variances were requested, were not constructed. Two (2) projects were Planned Unit Developments with an R-4 overlay. The following is a synopsis of these height variances:

- 13 foot height variance at 410 South College Street for Tillman Park Condominiums (PUD/R-4)
- 5 foot height variance at 1150 Brampton Ave for The Grove Apartments (R-4)
- 3 foot height variance at 130 Lanier Drive for Cambridge at Southern Apartments (PUD/R-4)
- 6 foot height variance at 1699 Statesboro Place Circle for The Pointe at Southern (R-4)

STAFF RECOMMENDATION:

The request may meet the standard for grant of a variance. Staff's recommendation is based on the following findings of fact:

- A) There are no special conditions pertaining to the land or structure in question because of its size, shape, topography, or physical condition...** The property is of uniform shape and of fairly level topography.
- B) Special conditions and circumstances being considered (variances) result from the actions of the applicant.** The applicant wishes to construct a building type which they have commonly utilized for other projects. The necessity for a variance results from the applicant's preferences.
- C) The application of the Ordinance to this particular piece of property would create an unnecessary hardship.** The application of the *Ordinance* would require the applicant to reduce their proposed building heights through reduction in roof pitch or finished floor to ceiling ratios.
- D) Relief, if granted, would cause substantial detriment to the public good and impair the purposes and intent of the zoning regulations.** As proposed at this particular location, the variance would not directly impact surrounding properties. The *Statesboro Zoning Ordinance* fails to consider alternative/flexible height provisions based on number of stories and/or floor to ceiling heights.

PLANNING COMMISSION RECOMMENDATION:

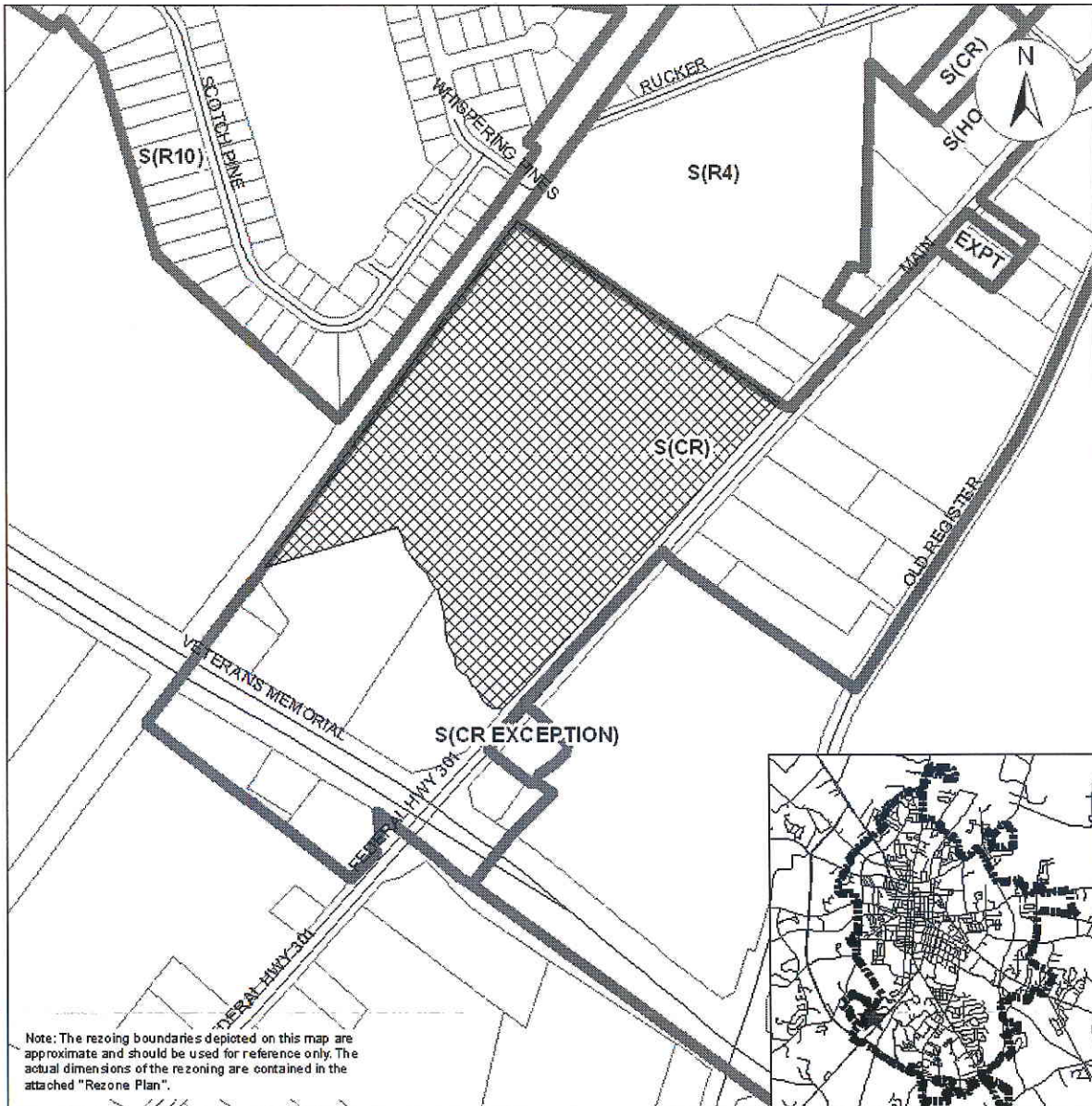
Planning Commission voted 5-0 to recommend approval of the requested variance.

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual sketch plan (Exhibit D) submitted on behalf of the applicant for this request to be illustrative only. Approval of this application does not constitute approval of any final building or site plan).

EXHIBIT A: LOCATION MAP

V 10-11-03 U.S. Highway 301 South

Location Map



Note: The rezoning boundaries depicted on this map are approximate and should be used for reference only. The actual dimensions of the rezoning are contained in the attached "Rezone Plan".



V 10-11-03
EMC Engineering
U.S. Highway 301 South

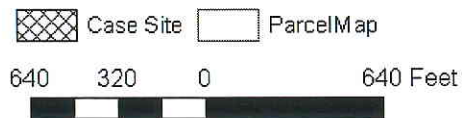
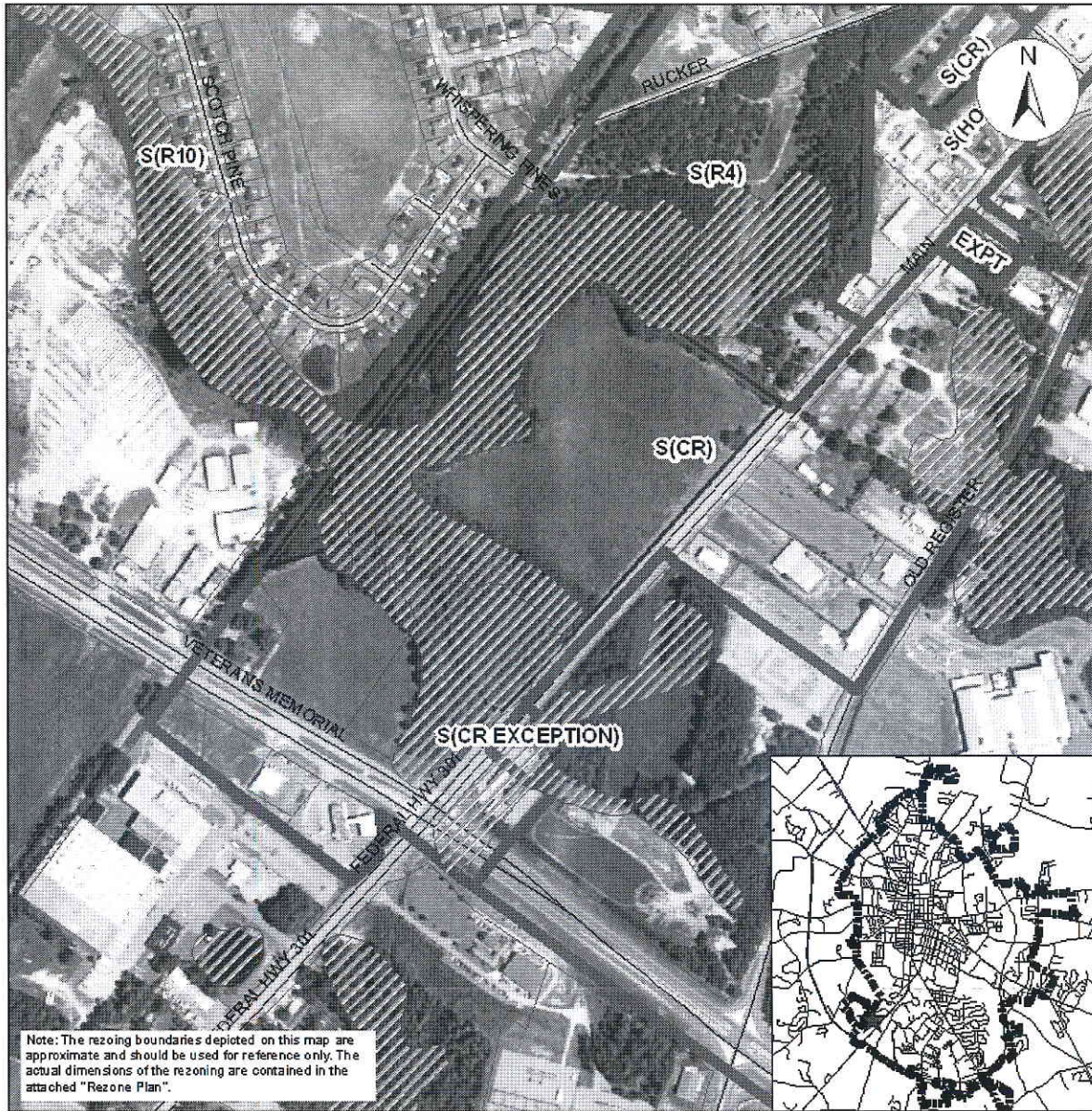


EXHIBIT B: AERIAL MAP

V 10-11-03 U.S. Highway 301 South Aerial Map



V 10-11-03
EMC Engineering
U.S. Highway 301 South



EXHIBIT C: SITE SURVEY

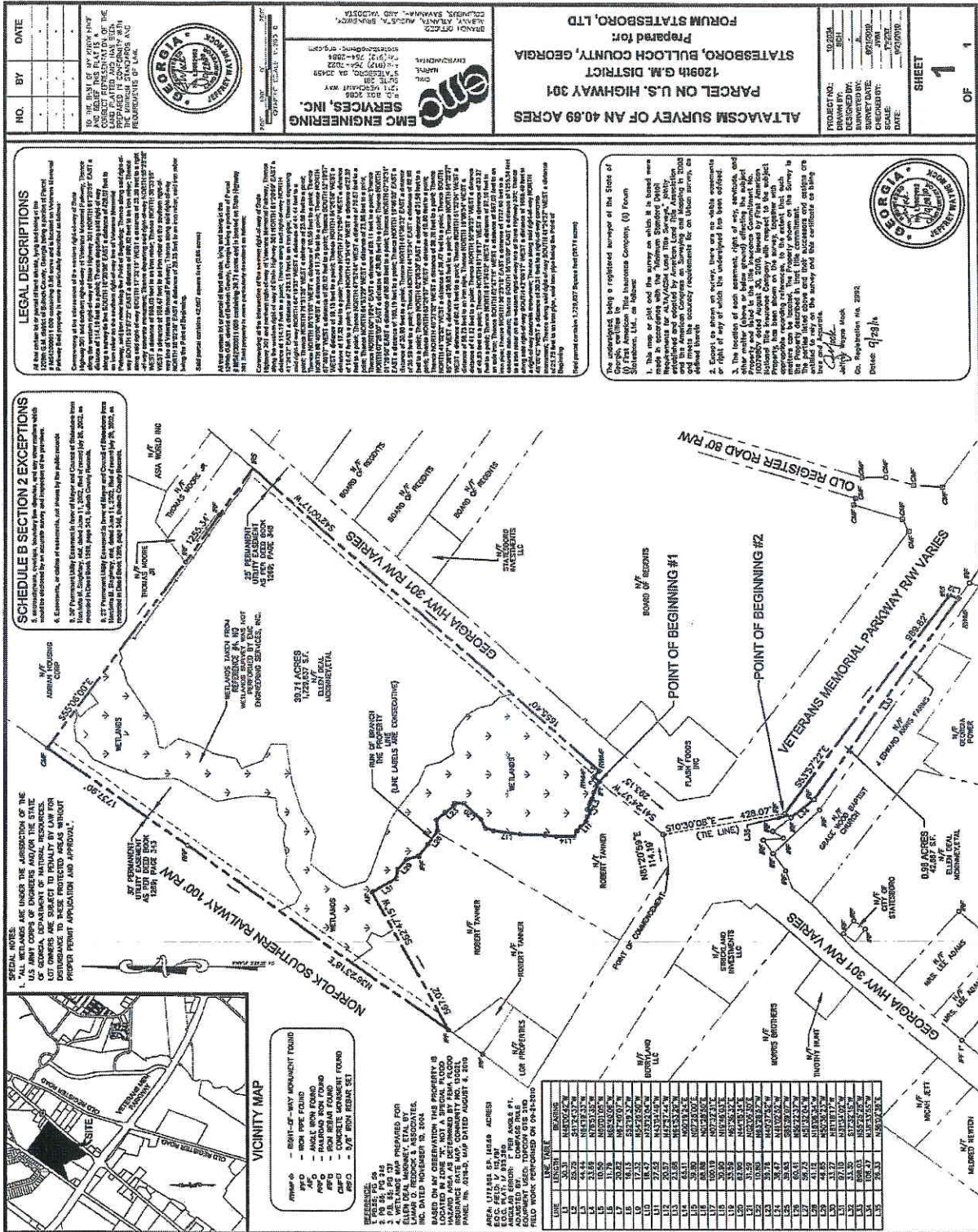
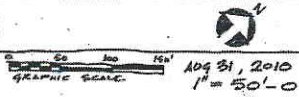


EXHIBIT D: CONCEPTUAL SKETCH PLAN



US HIGHWAY 310 (SOUTH MAIN STREET)



PARKLAND
STATESBORO GEORGIA
CONCEPT SITE PLAN



EXHIBIT F: PHOTOS OF THE SUBJECT PROPERTY AND VICINITY



Figure 1a: Subject Property North



Figure 1b: Subject Property Georgia Power Easement



Figure 1c: Subject Property West



Figure 1d: Subject Property Southwest



Figure 2: Georgia Southern University from the Subject Property



Figure 3: Intersection of U.S. Hwy 301, Old Register, and Rucker Lane

RESOLUTION 2011-01: A RESOLUTION TO FIX AND PUBLISH QUALIFYING FEES FOR THE CITY OF STATESBORO NOVEMBER 8, 2011 GENERAL ELECTION

WHEREAS, a General Election will be held in the City of Statesboro on November 8, 2011 for the purpose of electing a District 2 Council Member, a District 3 Council Member and a District 5 Council Member, all to serve four year terms; and,

WHEREAS, O.C.G.A. 21-2-131 requires the governing body to fix and publish the qualifying fee by February 1st of the election year; and,

WHEREAS, O.C.G.A. 21-2-131 requires the qualifying fee to be set at 3% of the annual salary of the office;

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

Section 2. As required by O.C.G.A. 21-2-131, the qualifying fee for candidates for City Council in District 2, District 3 and District 5 shall be \$227.00.

Section 3. The qualifying fees for the City of Statesboro November 8, 2011 General Election shall be published in the Statesboro Herald on Sunday, January 16, 2011 and Thursday, January 20, 2011.

Adopted this 4th day of January 2011

CITY OF STATESBORO, GEORGIA

By: Joe R. Brannen, Mayor

Attest: Sue Starling, City Clerk

RESOLUTION #2011-02: A RESOLUTION AUTHORIZING THE TRANSFER OF LOT #6, 323 PROCTOR STREET IN STATESBORO POINTE SUBDIVISION TO THE STATESBORO—BULLOCH COUNTY LANDBANK AUTHORITY FOR SALE TO HABITAT FOR HUMANITY OF BULLOCH COUNTY, INC. FOR \$5,000.00.

THAT WHEREAS, the City of Statesboro and the Bulloch County Board of Commissioners have previously created a joint Land Bank Authority, subject to authority granted by OCGA 48-4-60, et seq.; and

WHEREAS, the City can donate properties to the Land Bank Authority, which has the statutory authority to sell or give, or otherwise dispose of the property at any price it deems reasonable; and

WHEREAS, the City has previously entered into an agreement with the Habitat for Humanity of Bulloch County, Inc. to provide lots through the Land Bank Authority at a reduced price within Statesboro Pointe Subdivision for construction of Habitat houses; and

WHEREAS, under that agreement, Habitat has requested another lot to begin a house.

NOW THEREFORE BE IT RESOLVED by the mayor and City council of the City of Statesboro, Georgia this 4th day of January, 2011, as follows:

Section 1. That Lot #6, 323 Proctor Street, in Statesboro Pointe Subdivision is hereby conveyed at no cost to the Statesboro-Bulloch County Land Bank Authority, with a recommendation that said lot be conveyed to Habitat for Humanity of Bulloch County, Inc. for the price of \$5,000.00, subject to the conditions of the Land Bank Authority Agreement between the City and the Bulloch County Board of Commissioners.

Section 2. That this Resolution shall become effective immediately upon its adoption.

Adopted this 4th day of January, 2011.

CITY OF STATESBORO, GEORGIA

Attest: _____
Sue Starling, City Clerk

By: _____
Joe R. Brannen, Mayor



HUSSEY, GAY, BELL & DEYOUNG, INC.
CONSULTING ENGINEERS

December 22, 2010

Mr. Wayne Johnson
City of Statesboro
302 Briar Wood Road
Statesboro, Georgia 30458

RE: Lakeview Road NW Water and Sewer Extension

Dear Mr. Johnson:

Bids were received December 15, 2010 for the above referenced project.

Y-Delta, Inc.	\$1,587,068.35
Terry Lee Contracting Co., Inc.	\$1,874,095.00
Southeastern Civil, Inc.	\$1,877,164.64
BRW Construction Group, Inc.	\$2,126,306.20
Southern Champion, Inc.	\$2,148,114.00
Douglas Electrical & Plumbing Co.	\$2,422,924.33

As indicated, the low bid was submitted by Y-Delta, Inc. It is recommended they be awarded a contract in the amount of \$1,587,068.35. The successful bidder has the resources to successfully prosecute the work.

Also enclosed are three (3) copies of the Abstract of Bids for your use.

Sincerely,
Hussey, Gay, Bell & DeYoung, Inc.


INMAN BEASLEY
Manager-Construction Division

IB: jg

Enclosures:

Cc: Bill Lovett w/ attachment
Don Billet w/ attachment

329 COMMERCIAL DRIVE (31406) • P.O. BOX 14247 • SAVANNAH, GEORGIA 31416-1247 • TELEPHONE 912.354.4626 • FACSIMILE 912.354.6754

625 Green Street, N.E.
Gainesville, GA 30501
Telephone: 770.535.1133
Facsimile: 770.535.1134

474 Wando Park Blvd., Suite 201 (29464)
P.O. Box 1771
Mt. Pleasant, SC 29465
Telephone: 843.849.7500
Facsimile: 843.849.7502

1219 Assembly Street (29201)
P.O. Box 7967
Columbia, SC 29202
Telephone: 803.799.0444
Facsimile: 803.799.1499

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYSTEM**

Bids Received December 15, 2010

Y-DELTA, INC.

**TERRY R. LEE
CONTRACTING CO., INC.**

**SOUTHEASTERN
CIVIL, INC.**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
PART A								
1.	12-inch PVC water main, AWWA C-900, SDR-18	1,200 LF	\$ 18.75	\$ 22,500.00	\$ 23.00	\$ 27,600.00	\$ 20.40	\$ 24,480.00
1A.	12-inch DI water main	170 LF	\$ 34.00	\$ 5,780.00	\$ 50.00	\$ 8,500.00	\$ 28.00	\$ 4,760.00
2.	12-inch PJ PVC water main	830 LF	\$ 32.83	\$ 27,248.90	\$ 30.00	\$ 24,900.00	\$ 22.40	\$ 18,592.00
3.	Connect to Existing Water Valve	1 EA	\$ 2,244.00	\$ 2,244.00	\$ 1,700.00	\$ 1,700.00	\$ 650.00	\$ 650.00
4.	12-inch GV and Box	4 EA	\$ 1,718.00	\$ 6,872.00	\$ 1,900.00	\$ 7,600.00	\$ 1,550.00	\$ 6,200.00
	8-inch GV and Box	1 EA	\$ 1,183.00	\$ 1,183.00	\$ 1,100.00	\$ 1,100.00	\$ 1,110.00	\$ 1,110.00
5.	Jack & Bore 20-inch steel casing for 12-inch RJ WM, Sheet 05	95 LF	\$ 175.00	\$ 16,625.00	\$ 175.00	\$ 16,625.00	\$ 146.00	\$ 13,870.00
6.	Insert 12-inch RJ PVC WM in casing	95 LF	\$ 37.28	\$ 3,541.60	\$ 50.00	\$ 4,750.00	\$ 51.00	\$ 4,845.00
7.	Fire hydrant, including GV, tee and lead	5 EA	\$ 2,618.00	\$ 13,090.00	\$ 2,900.00	\$ 14,500.00	\$ 2,420.00	\$ 12,100.00
8.	Fire hydrant riser pipe	6 LF	\$ 485.00	\$ 2,910.00	\$ 175.00	\$ 1,050.00	\$ 750.00	\$ 4,500.00
9.	Misc. water main fittings (compact type)	184 LBS	\$ 4.72	\$ 868.48	\$ 3.00	\$ 552.00	\$ 3.00	\$ 552.00
	12" x 12" Tee (1)	114 LBS	\$ 4.72	\$ 538.08	\$ 3.00	\$ 342.00	\$ 4.00	\$ 456.00
	12" Plug (2 57 lbs)	1,404 LBS	\$ 4.72	\$ 6,626.88	\$ 3.00	\$ 4,212.00	\$ 3.25	\$ 4,563.00
	12" 45° Bend (12 @ 117 lbs)	74 LBS	\$ 4.72	\$ 349.28	\$ 3.00	\$ 222.00	\$ 5.50	\$ 407.00
10.	24-inch DI Gravity Sewer, Class 50, epoxy lined	280 LF	\$ 124.40	\$ 34,832.00	\$ 150.00	\$ 42,000.00	\$ 151.50	\$ 42,420.00
	12'-16' deep	370 LF	\$ 133.20	\$ 49,284.00	\$ 170.00	\$ 62,900.00	\$ 171.70	\$ 63,529.00
	16'-20' deep	516 LF	\$ 162.90	\$ 84,056.40	\$ 195.00	\$ 100,620.00	\$ 196.95	\$ 101,626.20
	20'-24' deep	80 LF	\$ 162.90	\$ 13,032.00	\$ 295.00	\$ 23,600.00	\$ 297.95	\$ 23,836.00
	28'-32' deep	80 LF	\$ 57.00	\$ 4,560.00	\$ 75.00	\$ 6,000.00	\$ 73.73	\$ 5,898.40
11.	24" PVC Gravity Sewer ASTM F679	1,703 LF	\$ 57.00	\$ 97,071.00	\$ 78.00	\$ 132,834.00	\$ 78.78	\$ 134,162.34
	6'-8" deep 0.662" wall	190 LF	\$ 86.88	\$ 16,507.20	\$ 95.00	\$ 18,050.00	\$ 95.95	\$ 18,230.50
	8'-12" deep 0.662" wall	195 LF	\$ 106.83	\$ 20,831.85	\$ 115.00	\$ 22,425.00	\$ 116.15	\$ 22,649.25
	12'-16" deep 0.889" wall	180 LF	\$ 429.00	\$ 77,220.00	\$ 490.00	\$ 88,200.00	\$ 454.50	\$ 81,810.00
	16'-20" deep 0.889" wall	60 LF	\$ 429.00	\$ 25,740.00	\$ 490.00	\$ 29,400.00	\$ 454.50	\$ 27,270.00
12.	Jack & bore 36-inch steel casing for 24-inch DI sewer	50 LF	\$ 429.00	\$ 21,450.00	\$ 490.00	\$ 24,500.00	\$ 454.50	\$ 22,725.00
13.	Jack & bore 36 inch steel casing for 24-inch DI sewer at Deerfield Drive (Sheet 07)							
14.	Jack & bore 36 inch steel casing for 24-inch PVC sewer at Clayton Drive (Sheet 08)							

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYSTEM**

Bids Received December 15, 2010

Y-DELTA, INC.

**TERRY R. LEE
CONTRACTING CO., INC.**

**SOUTHEASTERN
CIVIL, INC.**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
15.	Jack & bore 36 inch steel casing for 24-inch DI sewer at Belcher Creek (Sheet 09)	40 LF	\$ 429.00	\$ 17,160.00	\$ 490.00	\$ 19,600.00	\$ 454.50	\$ 18,180.00
16.	Insert 24-inch PVC sewer in casing	50 LF	\$ 77.99	\$ 3,899.50	\$ 90.00	\$ 4,500.00	\$ 90.00	\$ 4,500.00
17.	Insert 24-inch DI Sewer in Casing	280 LF	\$ 152.40	\$ 42,672.00	\$ 155.00	\$ 43,400.00	\$ 156.55	\$ 43,834.00
18.	Manholes, 4' Diameter, Standard	7 EA	\$ 2,377.00	\$ 16,639.00	\$ 2,350.00	\$ 16,450.00	\$ 2,373.50	\$ 16,614.50
	8'-12' deep	2 EA	\$ 3,500.00	\$ 7,000.00	\$ 2,550.00	\$ 5,100.00	\$ 2,575.50	\$ 5,151.00
	12'-16' deep	3 EA	\$ 4,900.00	\$ 14,700.00	\$ 4,000.00	\$ 12,000.00	\$ 4,040.00	\$ 12,120.00
	16'-20' deep	4 EA	\$ 5,200.00	\$ 20,800.00	\$ 6,100.00	\$ 24,400.00	\$ 6,161.00	\$ 24,644.00
	20'-24' deep	1 EA	\$ 7,300.00	\$ 7,300.00	\$ 15,200.00	\$ 15,200.00	\$ 15,352.00	\$ 15,352.00
	28'-32' deep							
	5' Dia., Inside Drop, HDPE Lined	1 EA	\$ 42,000.00	\$ 42,000.00	\$ 43,100.00	\$ 43,100.00	\$ 43,531.00	\$ 43,531.00
	28'-32' deep							
19.	Core existing manhole and connect new 24-Gravity sewer	1 EA	\$ 3,787.00	\$ 3,787.00	\$ 8,600.00	\$ 8,600.00	\$ 8,686.00	\$ 8,686.00

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYSTEM**

Bids Received December 15, 2010

Y-DELTA, INC.

**TERRY R. LEE
CONTRACTING CO., INC.**

**SOUTHEASTERN
CIVIL, INC.**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
20.	12-inch PVC force main, AWWA C-900, SDR-18	8,082 LF	\$ 19.24	\$ 155,497.68	\$ 22.00	\$ 177,804.00	\$ 17.85	\$ 144,263.70
21.	12-inch RJ PVC force main	790 LF	\$ 26.00	\$ 20,540.00	\$ 28.00	\$ 22,120.00	\$ 21.85	\$ 17,261.50
22.	12-inch DI force main	20 LF	\$ 51.00	\$ 1,020.00	\$ 55.00	\$ 1,100.00	\$ 43.65	\$ 873.00
23.	Air release valve in MH	4 EA	\$ 2,300.00	\$ 9,200.00	\$ 3,275.00	\$ 13,100.00	\$ 2,490.00	\$ 9,960.00
24.	Jack & Bore 20-inch steel casing for 12-inch RJ FM, Sheet 07	125 LF	\$ 175.00	\$ 21,875.00	\$ 175.00	\$ 21,875.00	\$ 145.00	\$ 18,125.00
25.	Jack & Bore 20-inch steel casing for 12-inch RJ FM, Sheet 09	45 LF	\$ 175.00	\$ 7,875.00	\$ 175.00	\$ 7,875.00	\$ 145.00	\$ 6,525.00
26.	Insert 12-inch PVC force main in casing	170 LF	\$ 32.00	\$ 5,440.00	\$ 35.00	\$ 5,950.00	\$ 40.00	\$ 6,800.00
27.	Core existing manhole and connect new 12-inch force main including epoxy lining	1 LS	\$ 9,000.00	\$ 9,000.00	\$ 9,800.00	\$ 9,800.00	\$ 17,800.00	\$ 17,800.00
28.	Clearing	0.30 AC	\$ 30,000.00	\$ 9,000.00	\$ 6,500.00	\$ 1,950.00	\$ 6,550.00	\$ 1,965.00
29.	Remove & replace asphalt driveway pavement and base course	115 SY	\$ 45.00	\$ 5,175.00	\$ 65.00	\$ 7,475.00	\$ 55.00	\$ 6,325.00
30.	Remove & replace concrete driveway	60 SY	\$ 60.00	\$ 3,600.00	\$ 45.00	\$ 2,700.00	\$ 50.00	\$ 3,000.00
31.	Remove & replace roadway asphalt pavement and base	265 SY	\$ 50.00	\$ 13,250.00	\$ 85.00	\$ 22,525.00	\$ 45.00	\$ 11,925.00
32.	Remove & replace driveway culvert, in kind	90 LF	\$ 30.00	\$ 2,700.00	\$ 30.00	\$ 2,700.00	\$ 24.00	\$ 2,160.00
	12-inch	105 LF	\$ 24.00	\$ 2,520.00	\$ 25.00	\$ 2,625.00	\$ 35.00	\$ 3,675.00
	15-inch	69 LF	\$ 27.00	\$ 1,863.00	\$ 25.00	\$ 1,725.00	\$ 40.00	\$ 2,760.00
33.	Restore existing dirt driveway with 4-inch graded aggregate	410 SY	\$ 25.00	\$ 10,250.00	\$ 12.00	\$ 4,920.00	\$ 17.50	\$ 7,175.00
34.	Remove & replace exist. 12-inch RCP (20"+) with headwalls	2 EA	\$ 1,200.00	\$ 2,400.00	\$ 1,650.00	\$ 3,300.00	\$ 1,400.00	\$ 2,800.00
35.	Remove exist. 15-inch CMP (20"+) & replace with 15-inch RCP	1 EA	\$ 600.00	\$ 600.00	\$ 750.00	\$ 750.00	\$ 900.00	\$ 900.00
36.	Remove and replace existing trees (Oak, Pine, Pecan) as shown on Plan	1 LS	\$ 3,500.00	\$ 3,500.00	\$ 1,000.00	\$ 1,000.00	\$ 750.00	\$ 750.00
37.	Remove and replace existing brick wall	25,100 SY	\$ 0.50	\$ 12,550.00	\$ 0.80	\$ 20,080.00	\$ 0.25	\$ 6,275.00
38.	Grassing Ds1, Ds2, Ds3, Du	4 EA	\$ 150.00	\$ 600.00	\$ 550.00	\$ 2,200.00	\$ 250.00	\$ 1,000.00
39.	Silt fence Cd-S	8,825 LF	\$ 1.50	\$ 13,237.50	\$ 1.60	\$ 14,120.00	\$ 1.25	\$ 11,031.25
	Sd1-A							

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYSTEM**

Bids Received December 15, 2010

Y-DELTA, INC.

**TERRY R. LEE
CONTRACTING CO., INC.**

**SOUTHEASTERN
CIVIL, INC.**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Sd1-C		150 LF	\$ 3.00	\$ 450.00	\$ 4.00	\$ 600.00	\$ 3.00	\$ 450.00
40.	Misc force main fittings 12" 45° bend (22 @ 55 lbs)	1,210 LBS	\$ 10.00	\$ 12,100.00	\$ 10.00	\$ 12,100.00	\$ 9.00	\$ 10,890.00
	12" 22 1/2° bend	46 LBS	\$ 10.00	\$ 460.00	\$ 10.00	\$ 460.00	\$ 9.00	\$ 414.00
41.	Traffic control	1 LS	\$	\$ 7,500.00	\$ 23,500.00	\$ 23,500.00	\$ 25,000.00	\$ 25,000.00
42.	Allowance Item Remove unsuitable material, dispose offsite, replace with crushed stone	200 CY	\$ 75.00	\$ 15,000.00	\$ 75.00	\$ 15,000.00	\$ 75.00	\$ 15,000.00
43.	Allowance Item Remove unsuitable material, dispose offsite, replace with approved off-site borrow	100 CY	\$ 50.00	\$ 5,000.00	\$ 50.00	\$ 5,000.00	\$ 50.00	\$ 5,000.00
44.	Provide approved off-site fill material	50 CY	\$ 24.00	\$ 1,200.00	\$ 10.00	\$ 500.00	\$ 23.00	\$ 1,150.00

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYSTEM**

Bids Received December 15, 2010

	Y-DELTA, INC.	TERRY R. LEE CONTRACTING CO., INC.	SOUTHEASTERN CIVIL, INC.
ITEM NO.	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE
		UNIT PRICE	TOTAL PRICE

I certify that this is a correct Abstract of Bids
received December 15, 2010

**INMAN BEASLEY
HUSSEY, GAY, BELL & DeYOUNG, INC.
CONSULTING ENGINEERS
SAVANNAH, GEORGIA**

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYS.**

Bids Received December 15, 2010

BRW CONSTRUCTION GROUP, LLC **SOUTHERN CHAMPION, INC.** **DOUGLAS ELECTRICAL & PLUMBING COMPANY**

ITEM NO.	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
PART A							
1.	12-inch PVC water main, AWWA C-900, SDR-18	\$ 18.00	\$ 21,600.00	\$ 25.00	\$ 30,000.00	\$ 34.97	\$ 41,964.00
1A.	12-inch DI water main	\$ 28.50	\$ 4,845.00	\$ 35.00	\$ 5,950.00	\$ 48.15	\$ 8,185.50
2.	12-inch PJ PVC water main	\$ 25.00	\$ 20,750.00	\$ 30.00	\$ 24,900.00	\$ 46.02	\$ 38,196.60
3.	Connect to Existing Water Valve	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 689.00	\$ 689.00
4.	12-inch GV and Box	\$ 1,600.00	\$ 6,400.00	\$ 2,000.00	\$ 8,000.00	\$ 6,063.00	\$ 24,252.00
	8-inch GV and Box	\$ 1,100.00	\$ 1,100.00	\$ 1,500.00	\$ 1,500.00	\$ 3,187.00	\$ 3,187.00
5.	Jack & Bore 20-inch steel casing for 12-inch RJ WM, Sheet 05	\$ 168.00	\$ 15,960.00	\$ 190.00	\$ 18,050.00	\$ 186.50	\$ 17,717.50
6.	Insert 12-inch RJ PVC WM in casing	\$ 67.00	\$ 6,365.00	\$ 70.00	\$ 6,650.00	\$ 68.72	\$ 6,528.40
7.	Fire hydrant, including GV, tee and lead	\$ 2,500.00	\$ 12,500.00	\$ 3,000.00	\$ 15,000.00	\$ 3,426.70	\$ 17,133.50
8.	Fire hydrant riser pipe	\$ 20.00	\$ 120.00	\$ 400.00	\$ 2,400.00	\$ 25.28	\$ 151.68
9.	Misc. water main fittings (compact type)	\$ 5.00	\$ 920.00	\$ 4.00	\$ 736.00	\$ 4.70	\$ 864.80
	12" x 12" Tee (1)	\$ 4.70	\$ 535.80	\$ 4.00	\$ 456.00	\$ 4.63	\$ 527.82
	12" Plug (2 57 lbs)	\$ 4.60	\$ 6,458.40	\$ 4.00	\$ 5,616.00	\$ 4.63	\$ 6,500.52
	12" 45° Bend (12 @ 117 lbs)	\$ 5.00	\$ 370.00	\$ 4.00	\$ 296.00	\$ 4.94	\$ 365.56
10.	24-inch DI Gravity Sewer, Class 50, epoxy lined	\$ 250.00	\$ 70,000.00	\$ 200.00	\$ 56,000.00	\$ 302.90	\$ 84,812.00
	12'-16' deep	\$ 315.00	\$ 116,550.00	\$ 230.00	\$ 85,100.00	\$ 334.50	\$ 123,765.00
	16'-20' deep	\$ 420.00	\$ 216,720.00	\$ 320.00	\$ 165,120.00	\$ 366.10	\$ 188,907.60
	20'-24' deep	\$ 720.00	\$ 57,600.00	\$ 600.00	\$ 48,000.00	\$ 397.70	\$ 31,816.00
	28'-32' deep	\$ 135.00	\$ 10,800.00	\$ 100.00	\$ 8,000.00	\$ 151.60	\$ 12,128.00
11.	24" PVC Gravity Sewer ASTM F679	\$ 140.00	\$ 238,420.00	\$ 100.00	\$ 170,300.00	\$ 176.85	\$ 301,175.55
	6'-8" deep 0.662" wall	\$ 162.00	\$ 30,780.00	\$ 130.00	\$ 24,700.00	\$ 202.15	\$ 38,408.50
	8'-12' deep 0.662" wall	\$ 230.00	\$ 44,850.00	\$ 550.00	\$ 107,250.00	\$ 233.75	\$ 45,581.25
12.	Jack & bore 36-inch steel casing for 24-inch DI sewer	\$ 500.00	\$ 90,000.00	\$ 400.00	\$ 72,000.00	\$ 417.50	\$ 75,150.00
13.	Jack & bore 36 inch steel casing for 24-inch DI sewer at Deerfield Drive (Sheet 07)	\$ 540.00	\$ 32,400.00	\$ 400.00	\$ 24,000.00	\$ 417.50	\$ 25,050.00
14.	Jack & bore 36 inch steel casing for 24-inch PVC sewer at Clayton Drive (Sheet 08)	\$ 550.00	\$ 27,500.00	\$ 400.00	\$ 20,000.00	\$ 417.50	\$ 20,875.00

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYS'**

Bids Received December 15, 2010

ITEM NO.	DESCRIPTION	BRW CONSTRUCTION GROUP, LLC		SOUTHERN CHAMPION, INC.		DOUGLAS ELECTRICAL & PLUMBING COMPANY	
		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
20.	12-inch PVC force main, AWWA C-900, SDR-18	\$ 18.00	\$ 145,476.00	\$ 25.00	\$ 202,050.00	\$ 35.00	\$ 282,870.00
21.	12-inch RJ PVC force main	\$ 26.00	\$ 20,540.00	\$ 30.00	\$ 23,700.00	\$ 45.95	\$ 36,300.50
22.	12-inch DI force main	\$ 49.00	\$ 980.00	\$ 100.00	\$ 2,000.00	\$ 63.50	\$ 1,270.00
23.	Air release valve in MH	\$ 3,700.00	\$ 14,800.00	\$ 3,000.00	\$ 12,000.00	\$ 4,131.00	\$ 16,524.00
24.	Jack & Bore 20-inch steel casing for 12-inch RJ FM, Sheet 07	\$ 190.00	\$ 23,750.00	\$ 190.00	\$ 23,750.00	\$ 148.60	\$ 18,575.00
25.	Jack & Bore 20-inch steel casing for 12-inch RJ FM, Sheet 09	\$ 200.00	\$ 9,000.00	\$ 190.00	\$ 8,550.00	\$ 148.60	\$ 6,687.00
26.	Insert 12-inch PVC force main in casing	\$ 41.00	\$ 6,970.00	\$ 70.00	\$ 11,900.00	\$ 50.80	\$ 8,636.00
27.	Core existing manhole and connect new 12-inch force main including epoxy lining	\$ 9,000.00	\$ 9,000.00	\$ 5,000.00	\$ 5,000.00	\$ 15,251.00	\$ 15,251.00
28.	Clearing	\$ 10,000.00	\$ 3,000.00	\$ 5,000.00	\$ 1,500.00	\$ 13,272.00	\$ 3,981.60
29.	Remove & replace asphalt driveway pavement and base course	\$ 60.00	\$ 6,900.00	\$ 35.00	\$ 4,025.00	\$ 50.55	\$ 5,813.25
30.	Remove & replace concrete driveway	\$ 65.00	\$ 3,900.00	\$ 70.00	\$ 4,200.00	\$ 58.15	\$ 3,489.00
31.	Remove & replace roadway asphalt pavement and base	\$ 75.00	\$ 19,875.00	\$ 40.00	\$ 10,600.00	\$ 25.30	\$ 6,704.50
32.	Remove & replace driveway culvert, in kind 12-inch	\$ 32.00	\$ 2,880.00	\$ 25.00	\$ 2,250.00	\$ 37.90	\$ 3,411.00
	15-inch	\$ 28.00	\$ 2,940.00	\$ 20.00	\$ 2,100.00	\$ 44.25	\$ 4,646.25
	18-inch	\$ 32.00	\$ 2,208.00	\$ 20.00	\$ 1,380.00	\$ 48.00	\$ 3,312.00
33.	Restore existing dirt driveway with 4-inch graded aggregate	\$ 8.00	\$ 3,280.00	\$ 5.00	\$ 2,050.00	\$ 11.10	\$ 4,551.00
34.	Remove & replace exist. 12-inch RCP (20'+) with headwalls	\$ 2,380.00	\$ 4,760.00	\$ 1,000.00	\$ 2,000.00	\$ 1,643.00	\$ 3,286.00
35.	Remove exist. 15-inch CMP (20'±) & replace with 15-inch RCP	\$ 811.00	\$ 811.00	\$ 1,000.00	\$ 1,000.00	\$ 2,149.00	\$ 2,149.00
36.	Remove and replace existing trees (Oak, Pine, Pecan) as shown on Plan	\$ 7,000.00	\$ 7,000.00	\$ 5,000.00	\$ 5,000.00	\$ 11,376.00	\$ 11,376.00
37.	Remove and replace existing brick wall	\$ 1,500.00	\$ 1,500.00	\$ 500.00	\$ 500.00	\$ 3,640.00	\$ 3,640.00
38.	Grassing Ds1, Ds2, Ds3, Du	\$ 0.80	\$ 20,080.00	\$ 0.05	\$ 1,255.00	\$ 0.76	\$ 19,076.00
39.	Silt fence Cd-S	\$ 230.00	\$ 920.00	\$ 200.00	\$ 800.00	\$ 189.60	\$ 758.40
	Sd1-A	\$ 3.00	\$ 26,475.00	\$ 1.00	\$ 8,825.00	\$ 2.60	\$ 22,945.00

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYS.**

Bids Received December 15, 2010

BRW CONSTRUCTION GROUP, LLC **SOUTHERN CHAMPION, INC.** **DOUGLAS ELECTRICAL & PLUMBING COMPANY**

ITEM NO.	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	Sd1-C	\$ 6.00	\$ 900.00	\$ 2.00	\$ 300.00	\$ 3.35	\$ 502.50
40.	Misc force main fittings 12" 45° bend (22 @ 55 lbs)	\$ 12.00	\$ 14,520.00	\$ 8.00	\$ 9,680.00	\$ 8.90	\$ 10,769.00
	12" 22 1/2° bend	\$ 15.00	\$ 690.00	\$ 8.00	\$ 368.00	\$ 10.75	\$ 494.50
41.	Traffic control	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 18,960.00	\$ 18,960.00
42.	Allowance Item Remove unsuitable material, dispose offsite, replace with crushed stone	\$ 75.00	\$ 15,000.00	\$ 75.00	\$ 15,000.00	\$ 75.00	\$ 15,000.00
43.	Allowance Item Remove unsuitable material, dispose offsite, replace with approved off-site borrow	\$ 50.00	\$ 5,000.00	\$ 50.00	\$ 5,000.00	\$ 50.00	\$ 5,000.00
44.	Provide approved off-site fill material	\$ 25.00	\$ 1,250.00	\$ 20.00	\$ 1,000.00	\$ 22.75	\$ 1,137.50

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYS.**

Bids Received December 15, 2010

ITEM NO.	DESCRIPTION	BRW CONSTRUCTION GROUP, LLC		SOUTHERN CHAMPION, INC.		DOUGLAS ELECTRICAL & PLUMBING COMPANY	
		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
45.	Grading, spreading/disposal excess excavated material, remove and replace signs, remove and replace monuments, tree protection, construction access pads, mobilization; clean-up, insurance, bonds and other miscellaneous items not specifically listed but necessary for a complete job	\$	17,000.00	\$	200,000.00	\$	131,633.00
46.	Pump Station w/10 Ft dia concrete wet well and surround slab	\$	190,000.00	\$	200,000.00	\$	144,656.00
47.	Duplex submersible pumps, including wetwell piping, check valves, air release valves, coupling, all electrical and testing/start-up	\$	203,000.00	\$	200,000.00	\$	224,807.00
48.	Installation, wiring and plumbing for SCADA system	\$	6,000.00	\$	5,000.00	\$	5,625.00
49.	Allowance for SCADA	\$	41,607.00	\$	41,607.00	\$	41,607.00
50.	8-Ft. chain link fence and 20 Ft. wide gate	\$	8,500.00	\$	8,000.00	\$	6,725.00
51.	Demolition of the existing Lakeview Lift Station	\$	6,000.00	\$	5,000.00	\$	7,710.00
52.	Emergency Backup Power Generator	\$	42,000.00	\$	50,000.00	\$	51,411.00
53.	Demolition as shown on Plans	\$	5,000.00	\$	5,000.00	\$	6,446.00
	TOTAL ALL ITEMS	\$	2,126,306.20	\$	2,148,114.00	\$	2,422,924.33

ALTERNATE

24A.	Horizontal Directional Drill 12" DI (Epoxy Lined), HDPE 14" SDR 11, or Fusible PVC 12" SDR 18 Force Main	N/A	N/A	\$	-	\$142.85	\$ 17,856.25
12A.	Horizontal Directional Drill 24" DI (Epoxy Lined), HDPE 30" SDR 17, or Fusible PVC 24" SDR 25 Sewer Main, Sheet 07	N/A	N/A	\$	-	No Change	

Bid Bond

5%

5%

5%

**ABSTRACT OF BIDS
LAKEVIEW ROAD NW WATER AND SEWER SYS**

Bids Received December 15, 2010

**DOUGLAS ELECTRICAL
& PLUMBING COMPANY**

**SOUTHERN CHAMPION,
INC.**

**BRW CONSTRUCTION
GROUP, LLC**

ITEM NO.	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE

I certify that this is a correct Abstract of Bids received December 15, 2010

INMAN BEASLEY
HUSSEY, GAY, BELL & DeYOUNG, INC.
CONSULTING ENGINEERS
SAVANNAH, GEORGIA

Memo



TO: Frank Parker, City Manager
FROM: Darren Prather, Purchasing Director
DATE: 12-27-2010
Re: Bid Results: Police and Fire Department Vehicles

The City of Statesboro recently issued an invitation to bid for seven (7) fully-equipped Dodge Charger police pursuit vehicles and two (2) pick up trucks to be utilized by the Fire Department. The Police Department vehicles are to be purchased with SPLOST funds and the Fire Department vehicles will be purchased by utilizing the Fire Services Fund. For detailed bid information, please view the bid tabulations on the following page.

After reviewing the sealed bid submittals with the Public Safety Director, we recommend the bid award be made to the following vendors as they have met or exceeded the required specifications and have offered the lowest responsive bids. Please see the following page for all submitted bid results.

<u>Vendor</u>	<u>Unit Cost</u>	<u>No. of Units</u>	<u>Total</u>
1. Rozier Ford	\$22,858.00	2	\$45,716.00
Note: These trucks are 2011 F-150 Crew Cabs			
2. Carl Gregory Dodge	\$36,224.00	7	\$253,568.00

Note: These vehicles are 2011 Dodge Chargers that come with all required police emergency equipment (lights, cameras, sirens etc.) and a custom paint design.

Invitation to Bid Results: Dodge Chargers

<u>Vendor</u>	<u>Vehicle Cost</u>	<u>Emergency Equip. Package Cost</u>	<u>Total Cost Per Vehicle</u>
Carl Gregory Dodge	\$24,513.25	\$11,710.75	\$36,224.00
Akins Dodge	\$24,580.00	\$11,710.00	\$36,290.00
GA Chrysler Dodge	\$25,865.00	\$12,491.95	\$38,356.95

Note: Seven units to be purchased. \$250,000 budgeted in SPLOST.
An invitation to bid was sent to six (6) vendors.

Invitation to Bid Results: Fire Dept. Pick ups

<u>Vendor</u>	<u>Total Cost Per Vehicle</u>
Rozier Ford	\$22,858.00
J.C. Lewis Ford	\$22,994.05
GA Chrysler Dodge	\$24,816.60
Prater Ford	\$25,498.00

Note: An invitation to bid was sent to seven (7) vendors and all local vendors.
\$56,000 is in the budget for these two trucks if approved.

THE BELLE HOUSE

1) City Statesboro		\$ 20,435.00
1) W/S Agreement	- \$500.00	
2) Tap fees	18,975.00	
3) ATC ATC	960.00	
2) Maxwell Engineers		8,407.50 *
3) Roscoe Haircy Co.		19,800.00
4) Tucker Utilities		56,430.00 *
5) Back-Flow Preventer Cover		1,150.00
		<hr/>
		\$106,222.50

City Statesboro Provided

- 1) 8 to 12" pipe adjust (\$891)
- 2) 360 ft 12" pipe

~~(\$891)~~