



**JULY 19, 2011 6:00 P.M.**

1. Call to Order by Mayor Joe Brannen
2. Invocation and Pledge of Allegiance by Councilman Travis Chance
3. Approval of Minutes:
  - a) July 12, 2011 Called Council Minutes
  - b) July 12, 2011 Council Work Session minutes
4. Recognitions/Public Presentations
  - a) Presentation of a Proclamation to recognize July 22, 2011 as "Soar Leader Day." Michael Jones will accept the Proclamation.
  - b) Blaine Olmstead request to speak to Council with concerns about the budget spending
5. Public Comments (Agenda Item):
6. Consideration of a Motion to approve two(2) Special Event Permits
  - a) Gallery Reception at the Averitt Center for the Arts
  - b) Social Event for GSU Summer students
7. Public Hearing and Consideration of a Motion to approve 1<sup>st</sup> reading of **Ordinance 2011-06**: An Ordinance Amending Chapter 1 of the Statesboro Municipal Code Regarding general Penalties.
8. Consideration of a Motion to approve **Resolution 2011-25**: An Amended Resolution Calling for the Establishment of the Downtown Statesboro Incentive Program
9. Consideration of a Motion to approve **Resolution 2011-26**: A Resolution Accepting the Right of Way of Bonilane Drive as a Public Street to be owned and maintained by the City of Statesboro.
10. Consideration of a Motion to approve **Resolution 2011-27**: A Resolution Accepting the Right of Way of Abbey Road as a Public Street to be owned and maintained by the City of Statesboro
11. Consideration of a Motion to Approve Awarding of Contract to Preferred Site Construction to perform roadway and sanitary sewer improvements to a segment of Church St. located adjacent to Luetta Moore Park.
12. Consideration of a Motion to declare four transfer solid waste trailers as surplus and dispose of them by electronic auction.

13. Reports from Staff:

- a) City Manager's Report
- b) Department Head Reports

14. Public Comments (General):

15. Consideration of a Motion to enter into Executive Session to discuss personnel matters in accordance with **O.C.G.A. §50-14-3 (2010)**

16. Other Business from City Council

17. Consideration of a Motion to Adjourn



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**CITY OF STATESBORO  
CALLED COUNCIL MINUTES  
JULY 12, 2011**

A Called Council Meeting of the Statesboro City Council was held on July 12, 2011 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 City Manager Frank Parker, City Clerk Sue Starling, City Engineer Robert Cheshire and Director of Community Development Mandi Coty. Absent were Mayor Pro Tem Will Britt, and Councilman Travis Chance.

Councilman Lewis gave the Invocation and Pledge of Allegiance

**Approval of Minutes:**

Councilman Lewis made a motion, seconded by Councilman Riggs to approve the minutes of July 06, 2011. Councilman Blitch, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote.

**Other Business from Council**

Councilman Riggs discussed the option of changing the Alcohol Referendum Resolutions regarding the times to start and stop the sale of alcohol. Council decided this topic could be discussed at a later time.

Bill Thomas expressed his concerns stating that some restaurants were doing business as bars because they did not have kitchens. He felt some restaurants were in violation of the Ordinance.

Councilman Lewis made a motion, seconded by Councilman Riggs to adjourn. Councilman Blitch, Riggs and Lewis voted in favor of the motion. The motion carried by a 3-0 vote. The meeting adjourned at 9:10 a.m.



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**CITY OF STATESBORO  
CITY COUNCIL WORK SESSION MINUTES  
JULY 12, 2011**

A Work Session of the Statesboro City Council and the Statesboro Planning Commissions was held on July 12, 2011 at 6:00 p.m. in the Council Chambers at City Hall. Present were Mayor Joe R. Brannen, Council Members: Will Britt, John Riggs, and Gary Lewis. Also present were City Manager Frank Parker, City Clerk Sue Starling. Absent were Councilman Tommy Blich, and Councilman Travis Chance.

Also present were staff members, Planning Commission members, contractors, builders and property owners. The purpose of the meeting was to discuss the Ordinance changes as well as procedures and other changes that would benefit the community. A lengthy discussion was centered on the ULDC project. Todd Manack, Donald Nesmith, Joey Maxwell as well as others stated the cultural changes have been good for the City. City Manager Frank Parker asked the community and developers for feedback to help improve the community. Comments were also made to indicate the City was getting back on track to work with developers to bring new businesses to the City of Statesboro.

The meeting adjourned at 8:00 p.m.

There was no action taken at the meeting.



## SOAR LEADER TEAM

**WHEREAS,** The Professional Staff of the Office of Orientation and Parent Programs at Georgia Southern University selected 24 high-quality students to become the 2011 Southern's Orientation, Advisement, and Registration (SOAR) Leader Team; and

**WHEREAS,** the SOAR Leader Team represented Georgia Southern University at the National Orientation Directors Association Region VI Conference in Baton Rouge, Louisiana and singlehandedly contribute to over half of the 5,500 school items for the St. Lillian Academy, an elementary school for students with exceptionalities; and

**WHEREAS,** the SOAR Leader Team served the Georgia Southern University community by working more than 340 hours over a ten-day May training period, ten freshman orientation sessions, and two transfer sessions; and

**WHEREAS,** the SOAR Leader Team assisted in transitioning over 4,100 new and transfer students and their accompanying 6,100 guests over the course of the summer; and

**WHEREAS,** the SOAR Leader Team helped raise over 1,000 books for the Statesboro Regional Library by publicizing the book drive to all SOAR participants; and

**RESOLVED,** that I, Mayor Joe Brannen of Statesboro, Georgia do hereby proclaim the day of July 22, 2011 as "SOAR Leader" Day recognizing the 2011 SOAR Leader Team Members:

Rebecca Ash  
Rashidat Bakar  
Christina Belge  
Mark Bragg  
Patrick "PT" Campbell  
Victoria Carter  
Natalie Demarko  
Janessa Dunn  
Samuel Ivey

Precious Lango  
Scott Markley  
Benjamin McCarty  
Jordan McDonald  
Colleen McNally  
Amanda Mullany  
Brooks Oldham  
Dante Porter  
Mayrum Rabia

Stephen Warner  
Joycelyn "Joy" White  
Shannin Wright  
Emily Allen, Returner  
Lauren Elder, Returner  
Garrett Green, Returner  
Erin Campbell, Director  
S. Paige Phillips, Coordinator  
Michael Jones, Intern

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Joe R. Brannen, Mayor

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Sue Starling, City Clerk

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 6/22/2011  
DATE OF EVENT August 19, 2011  
TIME OF EVENT 7:00pm  
LOCATION OF EVENT 33 East Main Street  
TYPE OF EVENT (DETAILED DESCRIPTION) Gallery  
reception

PRODUCTS TO BE SERVED: BEER ☒ WINE LIQUOR

\*\* ALCOHOL MUST BE PURCHASED THROUGH A LICENSED WHOLESALE DISTRIBUTOR.

\*\*THE APPLICANT IS NOT ALLOWED TO HAVE A CASH BAR AT THE EVENT.

ARE FLYERS BEING DISTRIBUTED? YES NO  
IF YES ATTACH TO APPLICATION.

NAME OF APPLICANT Avenitt Center for the Arts

APPLICANT'S ADDRESS 33 East Main Street

APPLICANT'S PHONE NUMBER 912-212-2787

I HAVE READ AND AGREE TO THE REQUIREMENTS OF THIS PERMIT.

Jim Chapman  
SIGNATURE OF APPLICANT

OFFICE USE:

DATE OF COUNCIL MEETING \_\_\_\_\_

DATE APPROVED BY MAYOR AND CITY COUNCIL \_\_\_\_\_

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 7/5/2011  
DATE OF EVENT 7/22/2011  
TIME OF EVENT 10:00 P.M. - 2:00 A.M.  
LOCATION OF EVENT Spring Hills Suites  
TYPE OF EVENT (DETAILED DESCRIPTION) Summer Social event  
for summer students enrolled at Georgia Southern.  
PRODUCTS TO BE SERVED: ☒ BEER ☐ WINE ☒ LIQUOR

\*\* ALCOHOL MUST BE PURCHASED THROUGH A LICENSED WHOLESALE DISTRIBUTOR.

\*\*THE APPLICANT IS NOT ALLOWED TO HAVE A CASH BAR AT THE EVENT.

ARE FLYERS BEING DISTRIBUTED? ☐ YES ☒ NO  
IF YES ATTACH TO APPLICATION.

NAME OF APPLICANT Mr. Robert Figueroa

APPLICANT'S ADDRESS

APPLICANT'S PHONE NUMBER

I HAVE READ AND AGREE TO THE REQUIREMENTS OF THIS PERMIT.

Robert Figueroa  
SIGNATURE OF APPLICANT

OFFICE USE:  
DATE OF COUNCIL MEETING

DATE APPROVED BY MAYOR AND CITY COUNCIL



**ORDINANCE #2011-06: AN ORDINANCE AMENDING CHAPTER 1 OF THE  
STATESBORO MUNICIPAL CODE REGARDING GENERAL PENALTIES**

THAT WHEREAS, the City has previously adopted an ordinance concerning general penalties for violations; and

WHEREAS, the Staff Attorney and the City Manager have proposed amendments to address the penalties for offenses that impact the safety of the public, and the Mayor and City Council wish to incorporate these changes into the Statesboro Municipal Code;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia in regular session assembled that Chapter 1, General Provisions, of the Code of Ordinances of the City of Statesboro is hereby amended as follows:

Section 1. Amend Section 1-12 to read as follows:

(a) Except as otherwise provided by law, every violation of any code or ordinance of the City, shall be punished by a fine not to exceed \$1,000.00 or confinement in the county or other jail, county correctional institution or such other designated correctional facilities which house or maintain county inmates, for a total term of not to exceed 12 months; or such person may be subjected to a fine and confinement at the discretion of the municipal court judge.

(b) In addition to the penalties provided in subsection (a) of this section, any conditions caused or permitted to exist in violation of any provision of this Code or any ordinance shall be deemed a public nuisance, and may be abated by the City as provided by law, and each day that such conditions continue shall be regarded as new and separate offenses.

(c) The infliction of a penalty under the provisions of this section shall not prevent the revocation of any permit or license or the taking of other punitive or remedial action where called for or permitted under the provisions of the City's Charter or Code.

Section 2. Should any section, subsection or provision of this ordinance be ruled invalid by a court of competent jurisdiction, then all other sections, subsections and provisions of this ordinance shall remain in full force and effect.

Section 3. That this Ordinance shall be and remain in full force and effect from and after its adoption on two separate readings.

First Reading: July 19, 2011 at 6:00 p.m.

Second Reading: August 2, 2011 at 9:00 a.m.



CITY OF STATESBORO, GEORGIA

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Joe R. Brannen, Mayor

ATTESTED TO:

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Sue Starling, City Clerk

## **Resolution 2011-25**

### **Amended Resolution Calling for the Establishment of the Downtown Statesboro Incentives Program**

**WHEREAS**, the Downtown Statesboro Development Authority has demonstrated that the growth and development of Downtown Statesboro has suffered significantly during the recent period of economic recession.

**WHEREAS**, the Downtown Statesboro Development Authority has proposed that incentives be enacted by the City of Statesboro to create incentives for development and redevelopment in Downtown Statesboro to encourage growth and revitalization of the area.

**WHEREAS**, it is found that such incentives will encourage investment and development in Downtown Statesboro and will aid the recovery of the area.

**NOW, THEREFORE, BE IT AND IT HEREBY IS RESOLVED**, by the Mayor and Council of the City of Statesboro, Georgia, that a Downtown Statesboro Incentives Program be established to encourage the development of additional business within the Downtown Statesboro Development Authority District. The program will be created and entered as follows:

Section 1. Purpose. The primary purpose of the creation of the Downtown Statesboro Incentives Program (hereinafter referred to as the "DSIP") is to encourage new development, redevelopment and enhancement of Downtown Statesboro. The Incentives Program will offer incentives to encourage the growth and stabilization of the Downtown Statesboro Incentives District.

Section 2. Establishment of Boundaries of District. The boundaries of the Downtown Statesboro Incentives Program District are as follows: starting at the intersection of Tillman Road and South College Street, then heading Northeast on Tillman Street to Zetterower Avenue, then heading north on Zetterower Avenue to Cherry Street, then East on Cherry Street to Donaldson Street, then North on Donaldson Street to Savannah Avenue, West on Savannah Avenue to Crescent Avenue, then North on Crescent Avenue to Zetterower Avenue, then traveling North on Zetterower Avenue to Northside Drive/U.S. Hwy. 80, then West on Northside Drive/U.S. Hwy. 80 to North College Street, then South on North College Street to West Main Street, then South on Institute Street to West Grady Street, then East on West Grady Street to South College Street, then South on South College Street and ending at Tillman Street." A map of the exact boundaries of the Downtown Statesboro Incentives District will be attached to this Resolution as Exhibit 1.

## **PHASE I: NEW BUSINESSES**

Section 1. New businesses. (a) All new businesses which reside within the DSIP District, which begin operating on or after November 1, 2010 shall be entitled to the following incentives: (1) Waiver of business license and occupation fees incurred during at the time of and the ninety day period following the submission of the business' business license application to the City of Statesboro; (2) Waiver of building permit fees for renovation and construction in the DSIP District for the initial startup of the business; (3) Waiver of initial natural gas connection fees; and (4) Waiver of initial water and sewer tap fees required for the startup of the business. Said waiver of water and sewer tap fees shall not include the waiver of ATC impact fees.

Section 2. Restaurants. New restaurants located in the DSIP District shall be entitled to waiver of alcohol license fees for a period of two years from the date of application. Said waiver shall be for two fiscal cycles only. In no event shall this waiver exempt the applicant from complying with all application procedures and requirements for the issuance of a license to sell and serve alcohol.

Section 3. Loft Apartments. Newly constructed loft apartments located in the DSIP District shall be entitled to waiver of fees pursuant to Section 1 of DSIP Phase I. "Loft Apartments" shall be defined as municipal urban upper-story dwellings that are situated above street-level spaces that are designated for commercial-retail use.

Section 4. Expiration of program. Phase I of the DSIP program shall expire on November 1, 2015. Council reserves the right to extend the DSIP program if necessary for the continued development of the DSIP District.

## **PHASE II: EXISTING RESTAURANTS**

Section 1. Existing Restaurants Defined. Restaurants that are eligible for incentives contained in Phase II of the Downtown Statesboro Incentives Program shall be those restaurants that are currently operating as of October 31, 2010 within the boundaries of the DSIP District.

Section 2. Waiver of alcohol license fees. Restaurants, as defined in Section 1 of Phase II of DSIP, shall be entitled to waiver of a portion of alcohol license fees for a period of two years from the date of the initial application for an alcohol license. The waiver of fees shall be as follows: 1) For licenses for the service of beer, wine and liquor by the drink, the owner of such establishment shall pay a license fee of seven hundred and fifty dollars (\$750.00) to the City of Statesboro; and 2) For licenses for the service of beer and wine by the drink only, the owner of such establishment shall pay a license fee of two hundred and fifty dollars (\$250.00) to the City of Statesboro. Said waiver of fees shall be for two fiscal cycles only. In no event shall this waiver exempt the applicant from complying with all application procedures and requirements for the issuance of a license to sell and serve alcohol.

Section 3. Marketing of Downtown Statesboro. The limited fees collected pursuant to Section 2 of DSIP Phase II shall be used for the sole purpose of marketing Downtown Statesboro by the Downtown Statesboro Development Authority. Proceeds received from these limited fees



shall be provided to the Downtown Statesboro Development Authority for such use. Pursuant to this section, marketing shall consist of, but not limited to, the promotion of the businesses located in the Downtown Statesboro Incentives Program District.

Section 3. Term. Phase II of the DSIP program shall apply to alcohol license fees incurred during the period of July 1, 2011 through July 1, 2012. The program will specifically provide for a limited waiver of license fees for this two year period only and is not intended to waiver alcohol fees for greater than two licensing periods.

**ADOPTED AND APPROVED**, this \_\_\_\_\_ day of July, 2011.

CITY OF STATESBORO, GEORGIA

\_\_\_\_\_  
Joe R. Brannen, Mayor

ATTESTED TO:

\_\_\_\_\_  
Sue Starling, City Clerk

# EXHIBIT 1



Map Created: June 24, 2011



Resolution 2011-26: A RESOLUTION ACCEPTING RIGHT OF WAY OF BONILANE DRIVE AS A  
PUBLIC STREET TO BE OWNED AND MAINTAINED BY THE CITY OF STATESBORO,  
GEORGIA.

WHEREAS, BONILANE, LLC is the owner of one street segment known as Bonilane Drive, and wishes to convey said street to the City of Statesboro; and

WHEREAS, with the planned growth of the surrounding area, the City believes it is in the best interest of the public for those roads to be public streets, owned and maintained by the City;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2011, as follows:

Section 1. Bonilane Drive, as shown on a plat recorded in Plat Book 63, Page 296 of the Bulloch County Records, incorporated herein and attached hereto as part of this Resolution, are hereby formally accepted for dedication by the City of Statesboro, Georgia as public streets and rights-of-way to be owned and maintained by the City of Statesboro.

Section 2. That this Resolution authorize and direct the Mayor of the of the City of Statesboro, Georgia to accept the dedication of the above described property by virtue of a right of way deed.

Section 3. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

THE CITY OF STATESBORO, GEORGIA.

By: \_\_\_\_\_  
Joe Brannen, Mayor

Attest: \_\_\_\_\_  
Sue Starling, City Clerk

Exhibit 3 - Dedication Form

## Request for Street Dedication

The undersigned owner(s)/developer(s)/authorized agent(s) requests to dedicate to the City of Statesboro the STREET described below:

Street Name: BONIELANE DRIVE

Starting at Point: R/W OF HARDEN ROAD

Ending at Point: PROPERTY LINE OF BETHANY HOME, INC

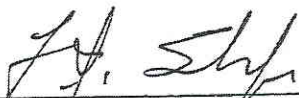
Length (in feet): 375'

Width of Right-of-Way (in feet): 60'

Name of Subdivision: BONIELANE

Plat Book Number and Page Number (for final subdivision plat): 63 / 296

I fully understand and agree that the street described above becomes a City maintained street only after the City approves my dedication request and declares to accept it as part of the City street system.

  
Owner/Developer/Authorized Agent

6-2-2011  
Date

Return Recorded Document to:

Michael L. Graves  
Staff Attorney  
City of Statesboro  
P. O. Box 348  
Statesboro, Georgia 30459

Please use the above space  
For recording information

**RIGHT-OF-WAY DEED**

**STATE OF GEORGIA**

**COUNTY OF BULLOCH**

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 2011, by and between **BONILANE, LLC**, as party of the first part, hereinafter called Grantor, and **THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits.)

**WITNESSETH** that: Grantor, for and in consideration of the sum of One dollar (\$1.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of the following described property, to wit:

**All that certain lot, tract or parcel of land lying and being in the 1209<sup>th</sup> G.M.D., City of Statesboro, Bulloch County, Georgia, being designated as "Benielane Dr. 60' Right-of-Way," containing 0.56 acre, shown on that certain plat of survey Prepared for Bonielane, LLC, by John A. Dotson, Georgia Registered Land Surveyor, dated December 6, 2006, and recorded in Plat Book 63, Page 296, Bulloch County Records, and being bound according to said survey, now or Formerly, as follows: On the North by lands a proposed 10' City Utility Easement; On the East by the 50' right-of-way of Harden Road; On the South by a proposed 10' City Utility Easement; and on the West by lands of William Joe Neville, Estate.**

**The above referenced plat and the description thereon are by reference Incorporated herein for all purposes of this description.**



TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anyway appertaining, to the only proper use and benefit of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered  
in the presence of:

*Debra L. Lacey*  
Unofficial Witness

*M. C. [Signature]*  
Notary Public

My Commission Expires Nov. 9, 2018

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

GRANTOR: BONILANE, LLC

By: *F. J. Shearouse, Jr.* (Seal)  
FREDERICK I. SHEAROUSE, JR.,  
MEMBER

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

By: \_\_\_\_\_ (Seal)

Attest: \_\_\_\_\_ (Seal)

Return Recorded Document to:

Michael L. Graves  
Staff Attorney  
City of Statesboro  
P. O. Box 348  
Statesboro, Georgia 30459

Please use the above space  
for recording information

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**EASEMENT**

**STATE OF GEORGIA**


**COUNTY OF BULLOCH**

**BONILANE, LLC ("Grantor")**, in consideration of ONE DOLLAR (\$1.00) AND NO/100 and other good and valuable consideration, receipt of which is acknowledged, and the mutual covenants contained herein, have granted, sold, and conveyed, and by these presents does grant, sell and convey to **THE MAYOR AND CITY COUNCIL OF STATESBORO, ("Grantee")**, for the purposes hereinafter set forth, a perpetual and permanent utility easement 15' in width, over, across and through the following lands to wit:

All those certain lots, tracts or parcels of land lying and being in the 1209<sup>th</sup> G.M.D., City of Statesboro, Bulloch County, Georgia, being two utility easements, each designated as "Proposed 10' City Utility Easement", as shown on that certain plat of survey prepared for Bonielane, LLC, by John A. Dotson, Georgia Registered Land Surveyor, dated December 6, 2006, and recorded in Plat Book 63, Page 296, Bulloch County Records, one easement being bound according to said survey, now or formerly, as follows: On the North by lands of Bonielane, LLC, designated as Future Development and Lot No. 4; On the East by the 50' right-of-way of Harden Road; On the South by the 60' right-of-way of Bonielane Drive; and on the West by lands of William Joe Neville, Estate; and the other easement being bound according to said survey, now or formerly, as follows: On the North by the 60' right-of-way of Bonielane Drive; On the East by the 50' right-of-way of Harden Road; On the South by lands of Bonielane, LLC, designated as Lot No. 8, Lot No. 7, Lot No. 6 and Lot No. 5; and on the West by lands of William Joe Neville, Estate.

The above referenced plat and the description thereon are by reference incorporated herein for all purposes of this description.

Said easement is granted to Grantee for the purpose of construction, installation and subsequent maintenance of a utility system. The easement herein granted shall be binding upon the heirs, assigns and successors of the undersigned and shall inure to the benefit of successors in title of Grantee.

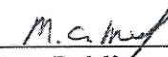
Witness the hand and seal of the undersigned this 2 day of June, ~~2008~~ <sup>2011</sup> 

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

BONILANE, LLC

By:  (Seal)  
FREDERICK I. SHEAROUSE, JR.,  
MEMBER

  
Notary Public  
My Commission Expires Nov. 9, 2013



GRID NORTH GEORGIA EAST ZONE

CHORD BEARING AND DISTANCE TABLE				
LOT NO.	COURSE	RADIUS	CHORD BEARING	DISTANCE
8	C-1	25.00'	N 84°48'23" E	24.57'
R/W	C-2	25.00'	S 85°16'22" E	24.57'

LINE BEARING AND DISTANCE TABLE			
LOT NO.	COURSE	BEARING	DISTANCE
8	a	S 84°45'39" E	27.31'
B	b	N 38°22'28" E	18.09'
B	c	S 53°31'38" W	50.33'
R/W	d	S 22°55'08" E	18.09'

AS SHOWN HEREON, BY GRAPHIC PLOTTING ONLY, ACCORDING TO THE F.I.R.M., COMMUNITY NUMBER 130021, PANEL 0001 "C", WITH AN EFFECTIVE DATE OF JANUARY 05, 1989, THAT A PORTION OF FUTURE DEVELOPMENT PARCEL IS LOCATED IN ZONE "A3". ZONE "A3" IS THAT AREA OF THE 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

CURRENT ZONING = PUD

PROPOSED SETBACKS

FRONT = THIRTY (30') FEET  
REAR = THIRTY (30') FEET  
SIDES = TWENTY FIVE (25') FOOT AGGREGATE  
MINIMUM TEN (10') FEET

#### REFERENCES

DEED BOOK 1627, PAGES 050-051  
PLAT BOOK 21, PAGE 002  
PLAT BOOK 31, PAGE 096  
PLAT BOOK 39, PAGE 073

#### LEGEND:

CMF = CONCRETE MONUMENT FOUND  
CMS = CONCRETE MONUMENT SET  
RBF = REBAR FOUND  
IPF = IRON PIPE FOUND

1/2" REBAR SET WITH ORANGE PLASTIC CAPS ON LOT CORNERS UNLESS OTHERWISE NOTED.

1/2" REBAR SET WITH YELLOW PLASTIC CAPS ON ALL INTERMEDIATE POINTS.

Pursuant to the Subdivision Regulations of the City of Statesboro, Georgia, all the requirements for Approval having been fulfilled, this final plat was given approval by the City of Statesboro on January 3, 2007

Date 1-3-07 Mayor Will F. Statton  
Date 1/3/07 Planning Director John A. Dotson

SURVEY OF FIVE (5) LOTS AND ROAD R/W LOCATED IN THE 1209TH G.M.D., BULLOCH COUNTY, CITY OF STATESBORO, GEORGIA

SURVEY FOR

**BONIELANE, LLC**

#### PRECISION DATA

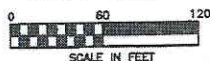
E.O.C. FIELD 1 / 124356  
ERROR PER ANGLE 00' 00" 05"  
ADJ. METHOD LEAST SQUARES  
E.O.C. PLAT 1 / 85732 TO 1 / 342144 X 10  
DATE DECEMBER 6, 2006

FIELD SURVEY COMPLETED 12-06-2006

#### FIELD EQUIPMENT

STEEL TAPE  
MAGNETIC LOCATOR  
TOTAL STATION

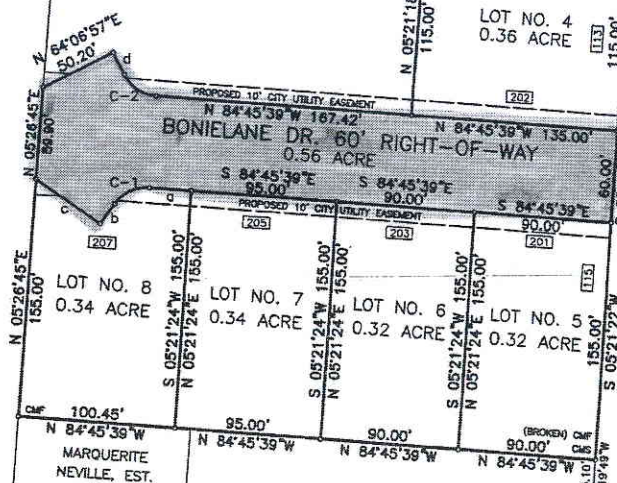
SCALE 1" = 60'



WEST JONES AVENUE 60' RIGHT-OF-WAY

WILLIAM JOE NEVILLE, ESTATE  
PLAT BOOK 31, PAGE 096

FUTURE DEVELOPMENT



MICHAEL R. KENNEDY  
PLAT BOOK 21, PAGE 002

LAMAR O. REDDICK & ASSOCIATES, INC.  
LAND SURVEYORS  
1203 BRAMPTON AVENUE  
STATESBORO, GA. 30458  
PHONE: (912) 784-4214



FILE NO. 12-08-170 RE  
C:\SU\DATA\B\BONIELAN.CRD  
C:\SU\DATA\B\BONIELAN.CRD

[107] NUMBER IN BOX IS STREET ADDRESS

Resolution 2011-27: A RESOLUTION ACCEPTING RIGHT OF WAY OF ABBEY ROAD AS A  
PUBLIC STREET TO BE OWNED AND MAINTAINED BY THE CITY OF STATESBORO,  
GEORGIA.

WHEREAS, NHB PROPERTIES, LLC is the owner of one street segment known as Abbey Road, and wishes to convey said street to the City of Statesboro; and

WHEREAS, with the planned growth of the surrounding area, the City believes it is in the best interest of the public for those roads to be public streets, owned and maintained by the City;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2011, as follows:

Section 1. That Abbey Road is hereby formally accepted by dedication to the City of Statesboro as a public street and rights of way to be owned and maintained by the City of Statesboro.

Section 2. That this Resolution authorize and direct the Mayor of the City of Statesboro, Georgia to accept the dedication of the following described property by virtue of a right of way deed.

Section 3. All of that certain tract or parcel of land situate, lying and being in the 1209<sup>th</sup> G. M. District of Bulloch County, Georgia, and in the City of Statesboro, being that certain 60' right-of-way of Abbey Road, containing 1.664 acres, more or less, as more particularly shown a plat prepared by Maxwell-Reddick & Associates, Inc., Georgia Registered Land Surveyors, dated June 9, 2011, and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Bulloch County records.

The above referenced plat and the description thereon are by reference incorporated herein for all purposes of this description.

LESS AND EXCEPT: All that certain tract or parcel of land situate, lying and being in the 1209<sup>th</sup> G. M. District of Bulloch County, Georgia, and in the City of Statesboro, being that certain entrance island, containing 0.012 of an acre, located at the entrance of Abbey Road, as more particularly shown on a plat prepared by Maxwell-Reddick & Associates, Inc., Georgia Registered Land Surveyors, dated June 9, 2011, and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Bulloch County records.

Section 4. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

THE CITY OF STATESBORO, GEORGIA.

By: \_\_\_\_\_  
Joe Brannen, Mayor

Attest: \_\_\_\_\_  
Sue Starling, City Clerk

## Request for Street Dedication

The undersigned owner(s)/developer(s)/authorized agent(s) requests to dedicate to the City of Statesboro the STREET described below:

Street Name: ABBEY ROAD

Starting at Point: NORTHERN R/W OF JONES MILL ROAD

Ending at Point: 1155.49 NORTH OF NORTHERN R/W OF JONES MILL ROAD

Length (in feet): 1155.49'

Width of Right-of-Way (in feet): 60', 80' & 138

Name of Subdivision:

Plat Book Number and Page Number (for final subdivision plat):

I fully understand and agree that the street described above becomes a City maintained street only after the City approves my dedication request and declares to accept it as part of the City street system.

  
\_\_\_\_\_  
Owner/Developer/Authorized Agent

7-8-11  
\_\_\_\_\_  
Date



### Request for Street Dedication

The undersigned owner(s)/developer(s)/authorized agent(s) requests to dedicate to the City of Statesboro the STREET described below:

Street Name: ABBEY ROAD

Starting at Point: NORTHERN R/W OF JONES MILL ROAD

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Length (in feet): 1155.49'

Width of Right-of-Way (in feet): 60', 80' & 138'

Name of Subdivision:

Plat Book Number and Page Number (for final subdivision plat):

I fully understand and agree that the street described above becomes a City maintained street only after the City approves my dedication request and declares to accept it as part of the City street system.

Ray B. Sec.  
Owner/Developer/Authorized Agent  
NHB Properties, Inc.

7/8/2011  
Date

Exhibit 3 - Dedication Form

## Request for Street Dedication

The undersigned owner(s)/developer(s)/authorized agent(s) requests to dedicate to the City of Statesboro the STREET described below:

Street Name: ABBEY ROAD

Starting at Point: NORTHERN R/W OF JONES MILL ROAD

Ending at Point: 1155.49 NORTH OF NORTHERN R/W OF JONES MILL ROAD

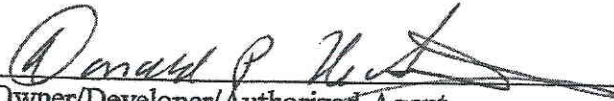
Length (in feet): 1155.49'

Width of Right-of-Way (in feet): 60', 80' & 138

Name of Subdivision:

Plat Book Number and Page Number (for final subdivision plat):

I fully understand and agree that the street described above becomes a City maintained street only after the City approves my dedication request and declares to accept it as part of the City street system.

  
Owner/Developer/Authorized Agent

July 08, 2011  
Date

RETURN RECORDED DOCUMENT TO:

Laura T. Marsh  
Franklin, Taulbee, Rushing, Snipes & Marsh, LLC  
P.O. Box 327  
Statesboro, GA 30459

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA     ]  
                                      ]  
COUNTY OF BULLOCH   ]

**RIGHT-OF-WAY DEED**

THIS INDENTURE, made this 11<sup>th</sup> day of July, 2011, between **NHB PROPERTIES, INC.**, a Georgia corporation, as party of the first part, hereinafter referred to as "Grantor", and **THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA**, as party or parties of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of the following described property, to wit:

**All of that certain tract or parcel of land situate, lying and being in the 1209<sup>th</sup> G. M. District of Bulloch County, Georgia, and in the City of Statesboro, being that certain 60' right-of-way of Abbey Road, containing 1.664 acres, more or less, as more particularly shown on a plat prepared by Maxwell-Reddick & Associates, Inc., Georgia Registered Land Surveyors, dated June 9, 2011, and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Bulloch County records.**



The above referenced plat and the description thereon are by reference incorporated herein for all purposes of this description.

**LESS AND EXCEPT:** All that certain tract or parcel of land situate, lying and being in the 1209<sup>th</sup> G.M. District of Bulloch County, Georgia, and in the City of Statesboro, being that certain entrance island, containing 0.012 of an acre, located at the entrance of Abbey Road, as more particularly shown on a plat prepared by Maxwell-Reddick & Associates, Inc., Georgia Registered Land Surveyors, dated June 9, 2011, and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Bulloch County records.

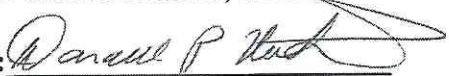
**THIS DEED WAS PREPARED BY FRANKLIN, TAULBEE, RUSHING, SNIPES & MARSH, LLC AT THE DIRECTION OF THE GRANTOR HEREIN WITHOUT BENEFIT OF SEARCH OF THE OFFICIAL RECORDS OF THE CLERK OF SUPERIOR COURT OF BULLOCH COUNTY, GEORGIA. THE AFORE-REFERENCED FIRM MAKES NO CERTIFICATION OR REPRESENTATION TO SAID PARTY OR PARTIES AS TO THE MARKETABILITY OF TITLE OF THE SUBJECT PROPERTY(IES) INCLUDING SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PROPERTY(IES).**

TO HAVE AND TO HOLD the said tract or parcel of land, with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

**NHB PROPERTIES, INC.**

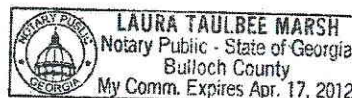
BY:   
Donald P. Nesmith, Vice President

Attest:   
Gary Barnes, Secretary

Signed, sealed and delivered in the presence of:

  
Witness

  
Notary Public



IN WITNESS WHEREOF, the Grantee has signed, sealed and accepted this deed, the day  
and year above written.

GRANTEE:  
MAYOR AND CITY OF STATESBORO

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Clerk

RETURN RECORDED DOCUMENT TO:

Laura T. Marsh  
Franklin, Taulbee, Rushing, Snipes & Marsh, LLC  
P.O. Box 327  
Statesboro, GA 30459

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA     ]  
                                  ]  
COUNTY OF BULLOCH   ]

**UTILITY EASEMENT**

For and in consideration of the sum of One dollar (\$1.00) in hand paid and other good and valuable considerations, the undersigned does grant unto **THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA** (hereinafter referred to as "Grantee"), a perpetual permanent nonexclusive easement for the purposes and uses hereinafter set forth, over, across and through the following lands, to wit:

All of those certain tracts or parcels of land situate, lying and being in the 1209<sup>th</sup> G. M. District of Bulloch County, Georgia, and in the City of Statesboro, being ten foot (10') in width and each being more specifically identified as "Proposed Ten Foot (10') Utility Easement" running along the 60' right away of Abbey Road, containing 1.664 acres, more or less, as more particularly shown on a plat prepared by Maxwell-Reddick & Associates, Inc., Georgia Registered Land Surveyors, dated June 9, 2011, and recorded in Plat Book \_\_\_\_, Page \_\_\_\_, Bulloch County records.

The above referenced plat and the description thereon are by reference incorporated herein for all purposes of this description.

**THIS DEED WAS PREPARED BY FRANKLIN, TAULBEE, RUSHING, SNIPES & MARSH, LLC AT THE DIRECTION OF THE GRANTOR HEREIN WITHOUT BENEFIT OF SEARCH OF THE OFFICIAL RECORDS OF THE CLERK OF SUPERIOR COURT OF BULLOCH COUNTY, GEORGIA. THE AFORE-REFERENCED FIRM MAKES NO CERTIFICATION OR REPRESENTATION TO SAID PARTY OR PARTIES AS TO THE MARKETABILITY OF TITLE**

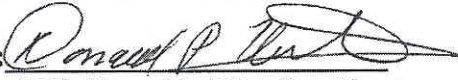


OF THE SUBJECT PROPERTY(IES) INCLUDING SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PROPERTY(IES).

Said easement is granted to Grantee for the purpose of a utility easement and is to be used for the construction, installation and subsequent maintenance of a utility easement of Grantee. The easement herein granted shall be binding upon the heirs, assigns and successors of the undersigned and shall inure to the benefit of successors in title of Grantee.


WITNESS the hand and seal of the undersigned this 11<sup>th</sup> day of July, 2011.


NHB PROPERTIES, INC.

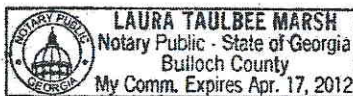
BY:   
Donald P. Nesmith, Vice President

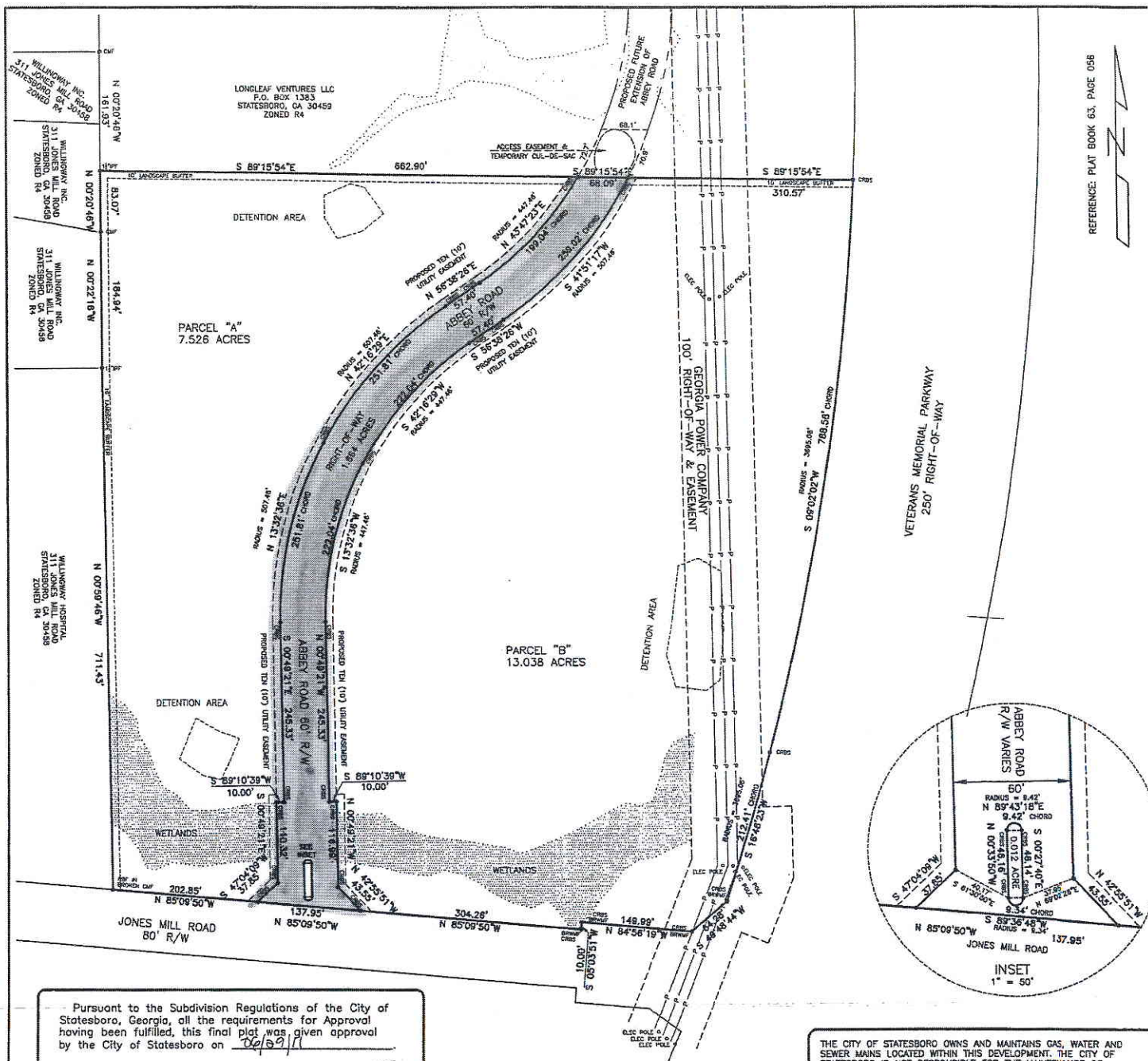
Attest:   
Gary Barnes, Secretary

Signed, sealed and delivered in the presence of:

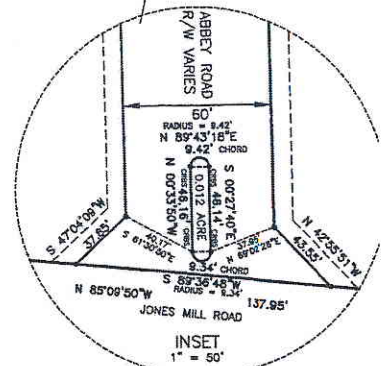
  
Witness

  
Notary Public





REFERENCE: PLAT BOOK 63, PAGE 056



Pursuant to the Subdivision Regulations of the City of Statesboro, Georgia, all the requirements for Approval having been fulfilled, this final plat was given approval by the City of Statesboro on 06/29/11

Date 06/29/11 Mayor [Signature]  
Date 06/29/11 Planning Director [Signature]

#### PLAT REFERENCES

PLAT BOOK 21, PAGE 114  
PLAT BOOK 63, PAGE 056  
PLAT BOOK 64, PAGE 107  
PLAT BOOK 64, PAGE 321  
RIGHT-OF-WAY PLANS PREPARED FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION DATED 07-12-1988.

#### DEED REFERENCES

DEED BOOK 325, PAGE 121  
DEED BOOK 325, PAGE 122  
DEED BOOK 1969, PAGE 228

#### LEGEND

IPF = IRON PIPE FOUND  
RBF = RE-BAR FOUND  
CMF = CONCRETE MONUMENT FOUND  
CRBS = CAPPED REBAR SET  
BRWF = BROKEN R/W MON. FOUND

#### EXPLANATION OF RIGHT-OF-WAY OF VETERANS MEMORIAL PARKWAY

THE RIGHT-OF-WAY OF VETERANS MEMORIAL PARKWAY WAS ESTABLISHED BY UTILIZING D.O.T. RIGHT-OF-WAY PLANS IN CONJUNCTION WITH VARIOUS RIGHT-OF-WAY MONUMENTS. IN THE AREAS WHERE DISTURBED RIGHT-OF-WAY MONUMENTS WERE FOUND, CAPPED REBARS WERE PLACED AT THE CORRECT LOCATIONS AS PER R/W PLANS.

DISTANCES ON DOT RIGHT-OF-WAY PLANS (INCLUDING CURVE DATA) ARE GRID. GRID DISTANCES WERE CONVERTED TO HORIZONTAL DATA FOR PLAT.

#### WETLANDS NOTE

"ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES." WETLAND POINTS WERE LOCATED BY MAXWELL-REDDICK & ASSOCIATES IN JUNE 2008. WETLANDS WERE DELINEATED BY BARNEY CROOKS OF ACER ENVIRONMENTAL IN MAY 2008.

THE CITY OF STATESBORO OWNS AND MAINTAINS GAS, WATER AND SEWER MAINS LOCATED WITHIN THIS DEVELOPMENT. THE CITY OF STATESBORO IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PROPOSED DRAINAGE EASEMENTS, DRAINAGE STRUCTURES, DRAINAGE PIPES OR LANDSCAPE EASEMENTS LOCATED WITHIN THIS DEVELOPMENT. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASINS, DRAINAGE STRUCTURES, DRAINAGE PIPES, DRAINAGE EASEMENTS AND LANDSCAPE EASEMENTS LOCATED WITHIN THIS DEVELOPMENT. NO PUMPING FROM THE DETENTION PONDS FOR IRRIGATION IS ALLOWED. EASEMENTS NOT SHOWN AS EXISTING ON THIS PLAT ARE PROPOSED AND ARE TO BE CREATED WITH TRANSFER OF LOTS. THE DEVELOPER INTENDS TO DEDICATE THE RIGHT-OF-WAY OF ABBEY ROAD TO THE CITY OF STATESBORO. ROADS AND PAVEMENT LOCATED WITHIN THIS DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE CITY OF STATESBORO UPON ACCEPTANCE BY THE CITY. THE ISLAND LOCATED WITHIN STREET RIGHT-OF-WAY IS TO REMAIN IN PRIVATE OWNERSHIP BY THE DEVELOPERS. ABBEY ROAD WILL BE EXTENDED WITH THE FUTURE DEVELOPMENT OF ADJACENT PARCELS.

SURVEY OF FOUR PARCELS CONTAINING A TOTAL OF 22.240 ACRES LOCATED IN THE 1209TH G.M.D., BULLOCH COUNTY, CITY OF STATESBORO, GEORGIA

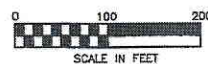
MAXWELL-REDDICK & ASSOCIATES, INC.  
ENGINEERS / LAND SURVEYORS  
1203 BRAUNTON AVENUE  
STATESBORO, GA. 30458  
PHONE: (912) 764-4214

SURVEY FOR **NHB PROPERTIES, INC.**

PRECISION DATA  
E.O.C. FIELD 1 / 82390  
ERROR PER ANGLE 00' 00" 02"  
ADJ. METHOD LEAST SQUARES  
E.O.C. PLAT 1 / 298966 TO 1 / 444194  
DATE JUNE 09, 2011  
FIELD SURVEY COMPLETED 06-09-2011

FIELD EQUIPMENT  
STEEL TAPE  
MAGNETIC LOCATOR  
TOTAL STATION

SCALE 1" = 100'



FILE NO. 06-11-056 DY RE  
C:\SU\DATA\LONGLEAF.CRD





## City of Statesboro Engineering Department

P.O. Box 348  
Statesboro, Georgia 30459

912.764.0655  
912.764.0664 (Fax)

### Memorandum

To: Frank Parker, City Engineer

From: Robert Cheshire, P.E., City Engineer *RC*  
Brad Deal, Assistant City Engineer *BD*

Re: Recommendation of Low Bidder for "Church Street Roadway Improvements"

Date: July 8, 2011

Bids for the above referenced project were received on July 5, 2011. Our estimate for this work was \$119,852.00. The bid results are as follows:

Preferred Site Construction	\$99,842.89
Southeastern Civil	\$107,796.75
Ellis Wood Contracting	\$108,031.34
Southern Asphalt	\$112,947.25
Jerry D. Rushing Construction	\$118,611.50
Y-Delta	\$127,465.00
Savannah Paving	\$166,881.00

The low bidder, Preferred Site Construction (PSC), meets the requirements of the bid package and submitted an acceptable bid bond and performance bond. PSC is based in Metter and is the sister company of Tyson Utilities Construction. Tyson Utilities has completed numerous projects with satisfactory results for the Water/Sewer Department, including water and sewer extensions on Gateway Phase 2 and Cawana Road. PSC has done site construction for the Ridgewood Park Subdivision in Richmond Hill, Rice Creek Subdivision in Port Wentworth, and Twin River Road Improvements in Midway.

PSC was the low bidder and meets all requirements of the bid package. Their bid of \$99,842.89 was below our estimate of \$119,852.00. Thus, we recommend awarding the contract for the "Church Street Roadway Improvements" to Preferred Site Construction for a sum of \$99,842.89.



# Vicinity Map



## Frank Parker

---

**From:** Mickey Dickey <mickey.dickey@statesboroga.net>  
**Sent:** Tuesday, July 12, 2011 10:33 AM  
**To:** cwest@statesboroga.net  
**Cc:** frank.parker@statesboroga.net; robert.cheshire@statesboroga.net; 'Jason Boyles'  
**Subject:** SURPLUS - TRAILERS council approval.doc

July 12, 2011

**TO:** Frank Parker  
City Manager

**FROM:** Mickey Dickey  
Solid Waste Superintendent

**RE:** Surplus Trailers

We have Four Transfer Solid Waste Trailers; we would like City Council declare surplus and approval to dispose of by electronic auction.

1- 2001, 48 foot East Solid Waste Trailer  
1E1U1Y28-72RK31592

1 – 2002, 48 feet East Solid Waste Trailer  
1E1U1Y28-72RK31625

2 – 2003, 48 feet East Solid Waste Trailer  
1E1U1Y2834RM34112  
1E1U1Y2854RM34113