



**August 2, 2011 9:00 A.M.**

1. Call to Order by Mayor Joe Brannen
2. Invocation and Pledge of Allegiance by Mayor Pro Tem Will Britt
3. Approval of Minutes:
  - a) July 14, 2011 Called Council Meeting with County
  - b) July 19, 2011 Council Meeting
4. Recognitions/Public Presentations
  - a) Kelly Hollingsworth representing Keep Bulloch Beautiful request to update Council on the recycling program
5. Public Comments (Agenda Item):
6. Consideration of a Motion to approve/deny 1<sup>st</sup> reading for the application of alcohol license:
  - a) Samuel Chaney & Samuel C. Chaney ( CC Lounge)
  - b) Heath Charles Robinson (The NYC Pizzeria LLC)
7. Consideration of a Motion to approve a Special Event Permit for Averitt Center for the Arts featuring a theatre production of 'The Long Run' an Eagles Tribute Show.
8. Public Hearing and Consideration of Motions to approve the following requests regarding property located at Brampton Avenue:
  - a) APPLICATION # RZ 11-06-01: EMC Engineering Services, Inc. requests a zoning map amendment of 1.097 acres of property located on Brampton Avenue from PUD/CR (Planned Unit Development/Commercial Retail) to CR (Commercial Retail).
  - b) APPLICATION # V 11-06-02: EMC Engineering Services, Inc. requests a height variance from Section 1002 of *The Statesboro Zoning Ordinance* to construct a building with a maximum height of 48 feet at property located on Brampton Avenue
  - c) APPLICATION # V 11-06-03: EMC Engineering Services, Inc. requests a variance from Section 1509 of *The Statesboro Zoning Ordinance* regarding aggregate sign area for property located on Brampton Avenue.

9. Public Hearing and Consideration of a Motion to approve 2<sup>nd</sup> reading of **Ordinance 2011-06**: An Ordinance Amending Chapter 1 of the Statesboro Municipal Code Regarding General Penalties.
10. Consideration of a Motion to call a Public Hearing for September 1, 2011 at 4:00 p.m. in the Council Chambers at City Hall on the proposed 2011 Calendar Year Ad Valorem (Property) Tax Millage Rate of 6.358 for the City of Statesboro.
11. Consideration of a Motion to approve **Resolution 2011-28**: A Resolution Approving the Uncollectable Personal Property Tax Bill List for 2009.
12. Consideration of a Motion to adopt the Resolution of the Governing Body for GEFA Loan 2006-L25WJB.
13. Consideration of a Motion to declare a functioning 1999 Crown Victoria vehicle that has extensive internal damage and high mileage as surplus and to authorize the disposal of the property.
14. Consideration of a Motion to award the purchase of a Valve Exerciser/Vaccum Excavation System Unit (Vermeer Vactron LP355DT from Vermeer Southeast in the amount of \$49,804.47
15. Consideration of a Motion to award the pavement marking bid to Peek Pavement Marking, LLC, based on unit prices submitted and a bid amount of \$28,101.41.
16. Consideration of a Motion to approve and implement the Medical Benefit Proposal with Taylor Benefit Resource.
17. Reports from Staff:
  - a) City Manager's Report
  - b) Department Head Reports
18. Public Comments (General)
19. Consideration of a Motion to enter into Executive Session to discuss personnel matters in accordance with **O.C.G.A. §50-14-3 (2010)**
20. Other Business from City Council
21. Consideration of a Motion to Adjourn



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**CITY OF STATESBORO  
CALLED CITY COUNCIL MINUTES  
JULY 14, 2011**

A Called Council Meeting was held on July 14, 2011 at 12:00 p.m. between the City of Statesboro and the Bulloch County Commissioners in the North Main Annex Community Room at the Bulloch County Annex. Members present for the City of Statesboro were Mayor Joe Brannen, Councilman Tommy Blitch, Gary Lewis, and Will Britt. Also present was City Manager Frank Parker and City Clerk Sue Starling. Councilman Chance and Riggs were absent.

Members of the Bulloch County Commission were present as well as members for Portal, Brooklet, and Register.

Mayor Brannen called the City of Statesboro portion of the meeting to order at 12:45 p.m.

Councilman Blitch made a motion seconded by Councilman Lewis to approve the Intergovernmental Agreement for the Use and Distribution of Proceeds from the 2013 Special Purpose Local Option Sales Tax for Capital Outlay Projects (SPLOST). Councilman Lewis, Blitch and Britt voted in favor of the motion. The motion carried by a 3-0 vote.

Councilman Lewis made a motion, seconded by Mayor Pro Tem Will Britt to adjourn. Councilman Lewis, Blitch and Britt voted in favor of the motion. The motion carried by a 3-0 vote. The City of Statesboro portion of the meeting was adjourned at 12:50 p.m.





**CITY OF STATESBORO  
CITY COUNCIL MINUTES  
JULY 19, 2011**

A regular meeting of the Statesboro City Council was held on July 19, 2011 at 6:00 p.m. in the Council Chambers at City Hall. Present were Mayor Joe R. Brannen, Council Members: Will Britt, Tommy Blitch, John Riggs, Gary Lewis and Travis Chance. Also present were City Manager Frank Parker, City Clerk Sue Starling, Staff Attorney Michael Graves (via telephone), City Engineer Robert Cheshire, and Director of Community Development Mandi Cody.

**Approval of Minutes:**

- a) July 12, 2011 Called Council Minutes**
- b) July 12, 2011 Council Work Session minutes**

Councilman Blitch made a motion; seconded by Mayor Pro Tem Will Britt to approve the July 12, 2011 Called Council Minutes and the Council Work Session Minutes. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

**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**

Mayor Joe Brannen presented a Proclamation to Michael Jones to recognize July 22, 2011 as "Soar Leader Day".

Blaine Olmstead spoke to Council with concerns about Mayor Pro Tem Will Britt using City equipment while going out of the country and resulting in a very high Verizon bill. City Manager Frank Parker replied to Mr. Olmstead's concern stating Verizon has already reduced the bill and is still working to get the bill reduced even more. Mr. Parker also stated Mayor Pro Tem Will Britt has already paid \$1000.00 on the current bill. Mr. Parker stated the Human Resource department is looking at revising the policy for use of City property. Mayor Pro Tem Will Britt stated he has never gone over the use of his minutes before and did not realize it at this time until his friend who was accompanying him said she got an e-mail warning her of her high usage. After that, Mayor Pro Tem Britt stated he notified City Manager Frank Parker of the possibility that his phone bill would be high.

**Public Comments (Agenda Item):**

Brian Kelly asks Council what areas were included in the amendment of Resolution 2011-25. City Manager Frank Parker gave Mr. Kelly a map of the proposed area.



**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**

Councilman Chance made a motion, seconded by Councilman Lewis to approve the Special Event Permit for the Gallery Reception at the Averitt Center for the Arts. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote

After discussion between the Mayor and all Council members, Councilman Blitch made a motion, seconded by Mayor Pro Tem Will Britt to deny the Special Event Permit for the Social Event for GSU Summer Students. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote

**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.**

Councilman Lewis made a motion, seconded by Councilman Blitch to approve 1<sup>st</sup> reading of Ordinance 2011-06: An Ordinance Amending Chapter 1 of the Statesboro Municipal Code Regarding general Penalties. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote

**Consideration of a Motion to approve Resolution 2011-25: An Amended Resolution Calling for the Establishment of the Downtown Statesboro Incentive Program**

Councilman Chance made a motion, seconded by Councilman Lewis to approve Resolution 2011-25: An Amended Resolution Calling for the Establishment of the Downtown Statesboro Incentive Program. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote

**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.**

Mayor Pro Tem Will Britt made a motion, seconded by Councilman Chance 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. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote

**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**

Councilman Blitch made a motion, seconded by Mayor Pro Tem Will Britt 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. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote

**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.**

Mayor Pro Tem Will Britt made a motion, seconded by Councilman Lewis to approve the awarding of the Contract to Preferred Site Construction to perform roadway and sanitary sewer improvements to a segment of Church St. located adjacent to Luetta Moore Park. Councilman Britt, Blich, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote

**Consideration of a Motion to declare four transfer solid waste trailers as surplus and dispose of them by electronic auction.**

Mayor Pro Tem Will Britt made a motion, seconded by Councilman Riggs to declare four transfer solid waste trailers as surplus and dispose of them by electronic auction. Councilman Britt, Blich, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote

**Reports from Staff:**

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

City Manager Frank Parker updated Council on the minor change to the Intergovernmental Agreement for the Fire Services. The City of Statesboro name was duplicated in a sentence. Mr. Parker stated one of the names was deleted. Mayor Brannen asked that Staff Attorney Michael Graves review the document.

City Engineer Robert Cheshire updated Council on a street restriping bid

City Clerk Sue Starling reminded Council the destruction of City records is scheduled for July 21, 2011 at 8:00 a.m. at City Hall.

**Public Comments (General):**

Bill Thomas expressed his concerns to Council concerning the recent high Verizon bill that was a result of Mayor Pro Tem Will Britt using City equipment while out of the Country. He also commented as to why Mayor Pro Tem Will Britt asked the question as to whether or not the Averitt Center for the Arts would be serving food with the Special Event Permit they were granted to serve alcohol.



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

Councilman Riggs made a motion, seconded by Mayor Pro Tem Will Britt to enter into Executive Session at 7:00 p.m. with a fifteen (15) minute break before starting the discussion of "Personnel Matters" in accordance with O.C.G.A. § 50-14-3 (2010). Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote. Present were Mayor Joe R. Brannen, Council Members: Will Britt, John Riggs, Tommy Blitch, Gary Lewis, and Travis Chance. Also present were City Clerk Sue Starling, Staff Attorney Michael Graves (via telephone) and Director of Human Resource Jeff Grant. Councilman Chance made a motion, seconded by Mayor Pro Tem Will Britt to adjourn Executive Session. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote. The meeting adjourned at 8:19 p.m.

**Regular Session**

Mayor Joe Brannen called the regular Council session back to order at 8:20 p.m. Mayor Brannen announced no action had been taken in executive session

**Other Business from City Council**

**This agenda item was covered before the executive session began.**

City Manager Frank Parker asked Council to make a motion to amend **Resolution 2011-23** for Sunday package sales by changing the time to begin at 12:30 p.m. and ending at 11:30 p.m. and **Resolution 2011-24** for Sunday alcohol sales by the drink to delete the hours of sale.

Councilman Riggs made a motion, seconded by Mayor Pro Tem Will Britt to amend **Resolution 2011-23** for Sunday package sales by changing the time to begin at 12:30 p.m. and ending at 11:30 p.m. and **Resolution 2011-24** for Sunday alcohol sales by the drink to delete the hours of sale. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote

**Consideration of a Motion to Adjourn**

Councilman Riggs made a motion seconded by Councilman Chance to adjourn. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote. The meeting adjourned at 8:20 p.m.



CITY OF STATESBORO, GEORGIA

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

DATE OF APPLICATION 7.22-11 NEW ☒ RENEWAL ☐

TYPE OF BUSINESS TO BE OPERATED:

☐ 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 Samuel C Chaney

OWNERS NAME Samuel Chaney + Samuel C Chaney

DBA (BUSINESS NAME) CC Lounge

BUSINESS ADDRESS 441 South Main St Statesboro Ga 30458

BUSINESS MAILING ADDRESS (Same) space 1D + 3B

BUSINESS TELEPHONE # 404-312-1093 - Father

APPLICANTS HOME ADDRESS

APPLICANTS HOME PHONE #

APPLICANTS AGE 55 DATE OF BIRTH 22

ARE YOU A CITIZEN OF THE UNITED STATES? ☒ YES ☐ NO

HAVE YOU EVER BEEN ARRESTED FOR ANYTHING? ☐ YES ☒ NO

IS THE APPLICANT THE OWNER OF THE BUSINESS? ☒ YES ☐ NO

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

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

PLEASE LIST BELOW: Father + Son

\*\*\*\*\*

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

DATE OF APPLICATION \_\_\_\_\_ NEW ☒ RENEWAL \_\_\_\_\_

TYPE OF BUSINESS TO BE OPERATED:

<input checked="" type="checkbox"/>	RETAIL BEER & WINE PACKAGED ONLY	\$1,250.00
<input checked="" type="checkbox"/>	RETAIL BEER & WINE BY THE DRINK	\$1,250.00
<input type="checkbox"/>	BEER, WINE & LIQUOR BY DRINK	\$3,750.00
<input type="checkbox"/>	WHOLESALE LICENSE	\$1,000.00
<input type="checkbox"/>	APPLICATION FEE - PACKAGED SALES	\$ 150.00
<input type="checkbox"/>	APPLICATION FEE - POURING SALES	\$ 150.00

APPLICANTS FULL NAME Heath Charles Robinson

BUSINESS NAME The NYC Pizzeria LLC

DBA The New York City Pizzeria

BUSINESS ADDRESS 1200 Brampton Rd Suite C Statesboro, GA

BUSINESS MAILING ADDRESS 1508 Sugarberry Ct. Statesboro, GA 30458

BUSINESS TELEPHONE # 912-871-1100 (not active, please use home #)

APPLICANTS HOME ADDRESS \_\_\_\_\_

APPLICANTS HOME PHONE # \_\_\_\_\_

APPLICANTS AGE 35 DATE OF BIRTH \_\_\_\_\_

ARE YOU A CITIZEN OF THE UNITED STATES? ☒ YES ☐ NO

HAVE YOU EVER BEEN ARRESTED FOR ANYTHING? ☐ YES ☒ NO

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 2

PLEASE LIST BELOW:

Heath Robinson Lisa Robinson  
\*\*\*\*\*

FOR OFFICE USE ONLY: APPROVED DENIED (REASON ATTACHED)

Police Department \_\_\_\_\_

Community Development \_\_\_\_\_

Fire Department \_\_\_\_\_

Building Official \_\_\_\_\_

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 September 17<sup>th</sup>, 2011

TIME OF EVENT 7:30pm

LOCATION OF EVENT 33 East Main Street

TYPE OF EVENT (DETAILED DESCRIPTION) Theatre

Production Intermission: duration: 15 minutes

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 Averitt 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 \_\_\_\_\_



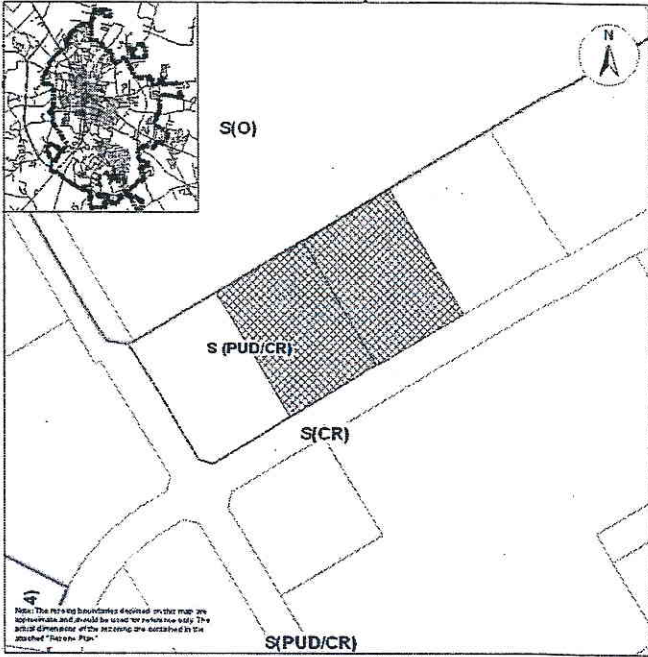


City of Statesboro – Department of Community Development  
**DEVELOPMENT SERVICES REPORT**

P.O. Box 348  
Statesboro, Georgia 30458

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

**ZONING MAP AMENDMENT and REQUEST FOR VARIANCES**  
**RZ 11-06-01, V 11-06-02, AND V 11-06-03**  
**Brampton Avenue**

<b>LOCATION:</b>	Brampton Avenue Lots 3 and 4 Market District	<p style="text-align: center;"><b>Parcel 3 and Parcel 4 Brampton Ave.</b> <b>Location Map</b></p> 
<b>REQUEST:</b>	Rezone PUD/CR to CR; variance from Section 1509 regarding sign area; variance from Section 1002 regarding building height.	
<b>APPLICANT:</b>	EMC Engineering Services, Inc.	
<b>OWNER(S):</b>	Parcel 3: Donald Nesmith; Parcel 4: Gopher Hole Investments, LLC.	
<b>LAND AREA:</b>	2.194 acres (combined)	
<b>PARCEL TAX MAP #s:</b>	MS74000198A003 & MS74000198A004	
<b>COUNCIL DISTRICT:</b>	4 (Riggs)	

**BACKGROUND / PROPOSAL:**

Applicant EMC Engineering, on behalf of its client, anticipates the acquisition and combination of Lots 3 and 4 of The Market District for development as a Hampton Inn hotel. Applicant seeks the rezoning of Lot 4 from PUD/CR (Planned Unit Development/Commercial Retail) to CR (Commercial Retail) as well as variances from section 1102 regarding building height and section 1509 regarding maximum sign area for Lots 3 and 4.

Lot 3 is currently zoned CR (Commercial Retail) while Lot 4 is zoned PUD/CR (Planned Unit Development with a Commercial Retail use overlay) as a result of a zoning map amendment granted subject to PUD conditions by the Statesboro City Council in September of 2010. Applicant is seeking the lifting of the conditions associated with the PUD on Lot 4 as being inapplicable to the project proposed in this application. Applicant is also seeking a permissible building height of 48 feet (4 stories) and a variance to exceed the maximum allowable sign area of 150 square feet to either 170.18 square feet or 178.68 square feet. See Exhibits A, B, C, & D.



#### SURROUNDING LAND USES/ZONING:

ZONING:		LAND USE:
NORTH:	O (Office)	Hospital
SOUTH:	CR (Commercial Retail)	Commercial and office
EAST:	CR (Commercial Retail)	Commercial
WEST	CR (Commercial Retail)	Commercial

Properties to the north of the subject site are zoned O (Office) District and are utilized as the East Georgia Regional Medical Center hospital site. Properties to the south, east, and west of the subject site are all zoned CR (Commercial Retail) and include a mix of existing or proposed office and retail sites. Directly across Bermuda Run Road from the subject site is the Market District commercial development and The Grove, a multifamily student oriented apartment complex.

#### COMPREHENSIVE PLAN:

The subject property lies within the "Activity Centers" character area as defined by the *Statesboro Comprehensive Plan*. Activity Center character areas are identified as districts that incorporate (or will incorporate) a wide range of land uses, but have historically developed in a manner that is auto-oriented – with an abundance of large surface parking lots. The long-term development pattern preferred for Activity Centers is to incorporate features that mitigate these expanses of surface parking by incorporating new landscaping, framing parking areas with street-oriented infill construction, and including features that support other transportation options. Suggested development and implementation strategies of the Activity Center character areas include:

- *Infill and redevelopment in these areas 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).*
- *Require shade trees to be planted in parking lots and along highway corridors.*
- *Evaluate parking ordinances for appropriate standards, including minimum and maximum standards and shared parking provisions.*
- *Incorporate inter-parcel connectivity, especially along major thoroughfares.*
- *Connect these areas with existing and proposed networks of bicycle paths, sidewalks and multiuse trails.*
- *Include community gathering spaces, such as squares, plazas, etc. into commercial and mixed use developments.*

*(Community Agenda, Page 18 [List not all-inclusive])*

Identified appropriate land uses for the Activity Center character area include retail/commercial, office, medical, services, and multi-family.

#### TRANSPORTATION:

The project site takes vehicular and pedestrian access from Brampton Avenue - a local collector road. No traffic counts have been recorded for Brampton Avenue by the Georgia Department of Transportation or the City of Statesboro. As a result, there is no pertinent data on the thoroughfare's current level of service. Although lacking specific traffic data, there is no evidence that the road is operating in a deficient manner. Furthermore, the *Bulloch County/City*

of *Statesboro 2035 Long Range Transportation Plan* does not suggest the need for any capacity or operational improvements along the length of Brampton Avenue or at its nearby intersection with Fair Road.

The Institute of Transportation Engineers Trip Generation manual indicates that a Business Hotel (defined as a hotel with sleeping accommodations, but limited additional facilities) such as the one proposed by applicant, will produce an average rate of .58 trips per weekday per occupied room.

No negative impact on transportation or transportation facilities are anticipated by the grant of the requests contemplated herein.

**COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):**

The subject property is stubbed for services by city utilities and is currently served by the City's public safety departments. There are no known issues related to the City's ability to provide services to this site should the requests herein be granted.

**ENVIRONMENTAL:**

There are no known environmental concerns regarding this property.

**HISTORIC AND CULTURAL RESOURCES:**

There are no known historical or cultural resources on or adjacent to the subject property that would be affected by the request.

**ANALYSIS:**

Lot 4 of the subject site is currently zoned PUD/CR (Planned Unit Development/Commercial Retail). The applicant is requesting that Lot 4 be zoned CR (Commercial Retail) and that variances from Section 1509 regarding aggregate sign area and Section 1102 regarding building height be granted for Lots 3 and 4.

**I. Application RZ 11-06-01 to rezone tax map parcel MS74000198A004 from PUD/CR to CR.**

The request to rezone the subject property from PUD/CR (Planned Unit Development/Commercial Retail) to CR (Commercial Retail) district should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*; the vision and community policies articulated within the cities two (2) primary land use policies: The *Statesboro Comprehensive Plan* and the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*; and the potential for the property to develop and be utilized in conformance with the requirements of the proposed Commercial Retail zoning district as set forth in the *Statesboro Zoning Ordinance*.

Section 2007 of the *Statesboro Zoning Ordinance* provides eight (8) standards for the Mayor and City Council to consider "in making its determination" regarding a zoning map amendment in "balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property." Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby;
- (2) The extent to which property values are diminished by the particular zoning restrictions.



- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.
- (4) The relative gain to the public, as compared to the hardship imposed upon the property owner.
- (5) The suitability of the subject property for the zoned purposes.
- (6) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.
- (7) The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in adjacent areas; and
- (8) Consistency with other governmental land use, transportation, and development plans for the community.

The subject site is a cleared undeveloped area (known as Lots 3 and 4 of the Market District subdivision) surrounded by the Commercial Retail (CR) zoning district and appropriate CR land uses to the south, west, and east. East Georgia Regional Hospital (zoned Office) is to the north of the site. Lot 3 of the subject site is zoned Commercial Retail. Lot 4 was considered in case RZ 10-07-02 for a zoning map amendment for a project that contemplated combining Lots 4 and 5 of the Market District for potential retail and food services development. Specific issues related to the then proposed project resulted in Lots 4 and 5 being zoned as a Planned Unit Development, subject to conditions, with a Commercial Retail overlay by the Statesboro City Council in September 2010. Those conditions are attached hereto as **Exhibit E**. A review of the conditions reveals that they are specific to the concept proposed in that case and, as such, are not applicable to this project. Therefore, applicant has requested that the PUD designation be lifted from Lot 4.

"A PUD should be viewed as an alternative available for regulating development when existing land use regulations may not adequately address unique circumstances or opportunities for a particular development." *Statesboro Comprehensive Plan, Community Agenda page 41*. No such need exists here. As illustrated on the sketch plan submittal, **see Exhibit B**, the subject property can be developed and utilized in conformance with the requirements of CR zoning district as set forth in the *Statesboro Zoning Ordinance*. Furthermore, staff review of the proposed zoning map amendment found no outstanding safety or site design issues nor anticipated any negative impact associated with the requested zoning map amendment.

Applicant's request to rezone the subject property from PUD/CR (Planned Unit Development/Commercial Retail) to CR (Commercial Retail) is not inconsistent with the vision or land use policies adopted in the *Statesboro Comprehensive Plan* or those articulated within the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*.

**II. Variance from Section 1002 of the *Statesboro Zoning Ordinance* to permit an increase in building height from 35' or three (3) stories to four (4) stories with a maximum building height of 48 feet for Lots 3 and 4.**

Section 1102 of the *Statesboro Zoning Ordinance* restricts the height of buildings in the CR (Commercial Retail) zoning district to three (3) stories or 35 feet in height. Section 1002 states that the City Council may provide for building heights up to 50 feet in the CR zoning district provided that a finding be made that any height over 35 feet "will not be detrimental to the light, air, privacy, or architectural scheme of any other structure or use currently existing or anticipated, provided that for every foot in height in excess of 35 feet there shall be added to each yard requirement one corresponding foot of width or depth. Applicant is requesting an allowable height to 48 feet and four (4) stories and the waiver of the associated additional setback requirements.



The *Statesboro Zoning Ordinance* defines "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" Section 201 (15).

The City Council has granted at least one height variance for a similar project, in 2006, when a 13' height variance (to 48') was awarded to Bulloch Hospitality Services, LLC for construction of a four (4) story hotel on Commerce Drive (Holiday Inn). Additionally, a four (4) story height variance was awarded to the nearby multifamily development known as The Grove (RZ 05-03-05), and the adjacent Market District development was awarded a height variance from 35' to 36'. Other nearby properties contains structures that are one, two, and three stories in height (offices, apartments, hospital).

It should be noted that any development above three (3) stories in height is subject to enhanced life safety standards in building construction and design. These standards have been reviewed with the applicant and further review of these building requirements will be undertaken by City staff at the permitting and inspection phases of the project. Furthermore, the City of Statesboro Fire Department has been consulted in this review and agrees that the City has the appropriate equipment to service the needs of a four (4) story structure.

Section 1801 of the *Statesboro Zoning Ordinances* authorizes the City Council to grant variances from provisions of the zoning regulations stating that "approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done" and states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

There are no special conditions pertaining to this property or the structure in question that are not common to others in the general vicinity nor would application of the ordinance to this property create an unnecessary hardship. This request is the result of the actions of the applicant in regard to its proposed development of the property. However, there is no known fact that would indicate that the grant of the requested variance would cause substantial detriment to the public good, impair the purposes and intent of the zoning regulations, nor be detrimental to the light, air, privacy, or architectural scheme of any other structure or use currently existing or anticipated in the area.

### **III. Variance from Section 1509 C Table 5: Sign District 3 Dimensional Standards of the *Statesboro Zoning Ordinance* regarding maximum sign area for an individual establishment on an individual lot.**

The subject site is located within Sign District 3 as identified by the *Statesboro Zoning Ordinance*. Section 1509 of the *Statesboro Zoning Ordinance* regulates the dimensional standards for all freestanding and building signs within the City of Statesboro. Additionally, a maximum aggregate sign area is regulated for each "individual establishment on an individual lot". See Exhibit F for Section 1509.

Section 1501 (1) of the *Statesboro Zoning Ordinance* defines "Aggregate Sign Area" as "the combined sign area of all signs regardless of whether or not the signs require a permit, or



where specified, all signs of a particular category, on a single parcel". For individual business establishments on an individual lot within Sign District 3, the maximum aggregate sign area for all signs (combined freestanding and building) on the property is 150 square feet. Please note from **Exhibit F**, that the maximum allowable aggregate sign area does not allow a parcel to maximize the available wall signage and freestanding signage available for each parcel, but rather forces an allocation between the two.

It should also be noted that Applicant's contemplated project will require the combination of Lots 3 and 4. As such, the project will be held to the 150 square feet area aggregate, as Section 1503 (l) states that "if several lots of record which are contiguous and adjacent have been combined for single purpose, then the lots shall be considered as a single lot in determining the size, height, and use requirements as set for by this ordinance."

Applicant has submitted two proposals for this project, one with a total sign area of 170.18 square feet, and its preferred option, option 2, with a total sign area of 178.68 square feet.

Applicant Option 1: 170.18 square feet total sign area or "aggregate".

Applicant's option 1, totaling 170.18 square feet in sign area, is 20.18 square feet more than the total sign area allowed by right for an individual business establishment on an individual lot in Sign District 3, and is based on the following proposal:

- One (1) building / wall sign of "stacked" building letters at 74.93 square feet in dimension.  
See **Exhibit F**, page 15 of 17 for rendering.
- One (1) building /wall sign of "linear" building letters totaling 61.75 square feet in dimension.  
See **Exhibit F**, page 15 of 17 for rendering.
- Two (2) directional / incidental signs at 16.75 square feet each (33.5 square feet combined).  
See **Exhibit F**, page 3 of 17 for rendering.

Section 1501 (c)(3) of the Statesboro Zoning Ordinance defines "incidental signage" as "A sign of no more than two square feet that serves the purpose of guiding safe traffic movements onto, from or on property, and without which there is an increased risk of incompatible traffic movements or obstructions. Examples of incidental signs include but are not limited to "stop", "no parking", "entrance", "loading zone" and other similar traffic related directives." Please note that should Council approve Option 1 of the requested variance, such approval would include the approval for the directional signage illustrated in applicant's package at 16.75 square feet, rather than the two (2) square feet allowed by definition in the Ordinance.

Applicant Option 2: 178.68 square feet total sign area or "aggregate".

Applicant's option 2, totaling 178.68 square feet in sign area is 28.68 square feet more than the total sign area allowed by right for an individual business establishment on an individual lot in Sign District 3, and is based on the following proposal:

- One (1) building / wall sign of "stacked" building letters at 74.93 square feet in dimension.  
See **Exhibit F**, page 15 of 17 for rendering.
- One (1) building /wall sign of "linear" building letters totaling 61.75 square feet in dimension.  
See **Exhibit F**, page 15 of 17 for rendering.
- One (1) monument style freestanding sign 42 square feet in dimension.  
See **Exhibit F**, page 3 of 17 for rendering. Note: Rendering illustrates a 12' height on monument style sign. Maximum height in Sign District 3 is 8'. Applicant has agreed to 8' height with message area of 42 square feet.



Section 1503 (G), as amended effective July 21, 2009, states that "no variances" shall be permitted from the terms of Article XV regarding Signs in the *Statesboro Zoning Ordinance*. It continues to state that "specifically, no variances under Article XVIII (regarding consideration and approval of variances) of this ordinance shall be applicable to the standards contained within this Article [XV]." However, Article XV regarding signs is part of the *Statesboro Zoning Ordinance*, which provides for the award of variances by the City Council from the zoning regulations stating that "approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done" and states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

*See Section 1801 of the Statesboro Zoning Ordinance.*

Given staff concerns that a staff denial to present an applicants' variance request for a hearing and consideration before the governing body poses a potential violation of an applicants' right to due process, the requested variance regarding sign area aggregate for Sign District 3 has been included in this report and presented for Council consideration despite Article XV's stated prohibition against variances.

Prior to the amendment in 2009 preventing variance considerations of sign issues in the *Statesboro Zoning Ordinance*, approximately 34 variance applications regarding signs were considered by the Statesboro City Council. At least seven applications were permitted an increase in allowable sign area, including an approval in V 08-08-01 for a 62% increase in the then permissible sign area for the Springhill Suites.

The Georgia Municipal Association Guidepost to Municipal Sign Regulation does not suggest an elimination of variances from the sign ordinance, but rather suggest limited variances be issued from sign regulations to allow only "the minimum relief necessary to overcome the hardship" (in a strict application of a sign ordinance) and defines the limited hardship situations that allow for award of a variance by the governing body. The Model Sign Ordinance included within this publication follows this recommendation." *Guidepost to Municipal Sign Regulation, GMA, January 2009.*

#### **STAFF RECOMMENDATION:**

Based on the factors of consideration given in Sections 2007 and 1801 of the *Statesboro Zoning Ordinance*, as applied to this request and the adopted policies of the *Statesboro Comprehensive Plan*, Staff recommends the following:

- A. Approval of RZ 11-06-01 to rezone tax map parcel MS74000198A004 from PUD/CR to CR.
- B. Approval of V 11-06-02 granting a variance from Section 1002 of the Statesboro Zoning Ordinance to permit an increase in building height from 35' or three (3) stories to 48' and four (4) stories; and

- C. Approval of Option 1 for V 11-06-03 granting a variance from Section 1509 C Table 5 regarding maximum sign area aggregate to permit an aggregate of 170.18 square feet as illustrated in applicant's proposal.

**Subject to the following conditions:**

1. Combination of Lots 3 and 4 of The Market District commercial subdivision prior to the issuance of building permits for the proposed project; and
2. A sidewalk, five (5) foot in width and compliant with ADA standards shall be constructed and installed by the Applicant in the right of way of Brampton Avenue along the frontage of the subject property to the satisfaction of the City Engineer.

**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission voted 4-0 to recommend approval of RZ 11-06-01 zoning map amendment requested by the application subject to the following conditions:

1. Combination of Lots 3 and 4 of The Market District commercial subdivision prior to the issuance of building permits for the proposed project; and
2. A sidewalk, five (5) foot in width and compliant with ADA standards shall be constructed and installed by the Applicant in the right of way of Brampton Avenue along the frontage of the subject property to the satisfaction of the City Engineer.

Planning Commission voted 4-0 to recommend approval of V 11-06-02 variance requested by the application.

Planning Commission voted 4-0 to recommend approval of V 11-06-03 variance option 2 requested by the application.

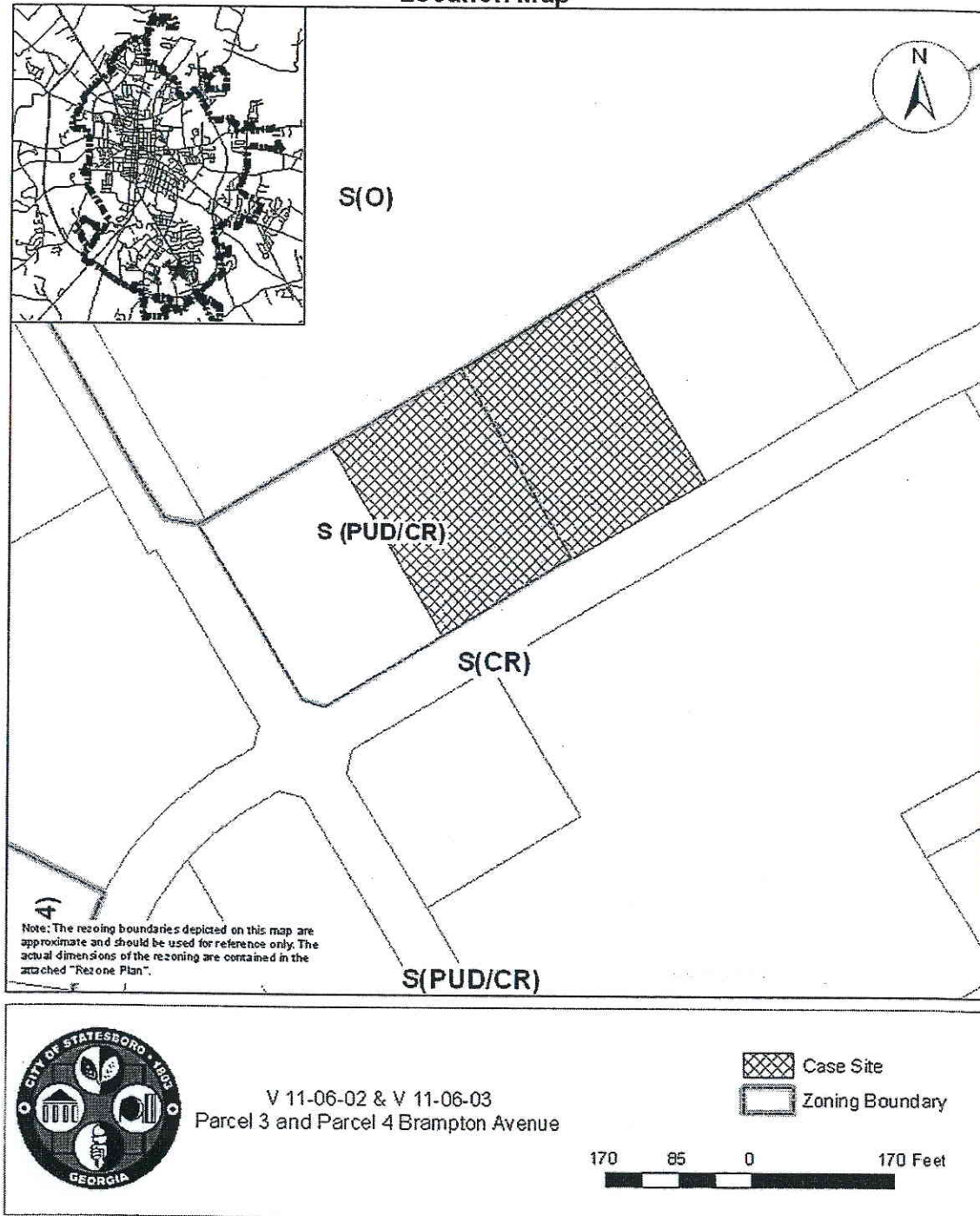
**Attached Exhibits:**

Exhibit A	Location Map
Exhibit B	Project Sketch Plan
Exhibit C	Project Elevation
Exhibit D	Photographs of Subject Site
Exhibit E	Case Conditions: RZ 10-07-02
Exhibit F	Section 1509, Table 5 from the Statesboro Zoning Ordinance
Exhibit G	Hampton Inn proposed sign elevations
	Applications RZ 11-06-01; V 11-06-02; V11-06-03

*(Please note: Sketch plan (Exhibit B) submitted for reference only. Approval of this zoning map amendment or variances request does not constitute approval of any final site plan or variance).*



V 11-06-02 & V 11-06-03  
Parcel 3 and Parcel 4 Brampton Ave.  
Location Map



FOR REFERENCE ONLY

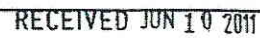




EXHIBIT C: PROJECT ELEVATION.

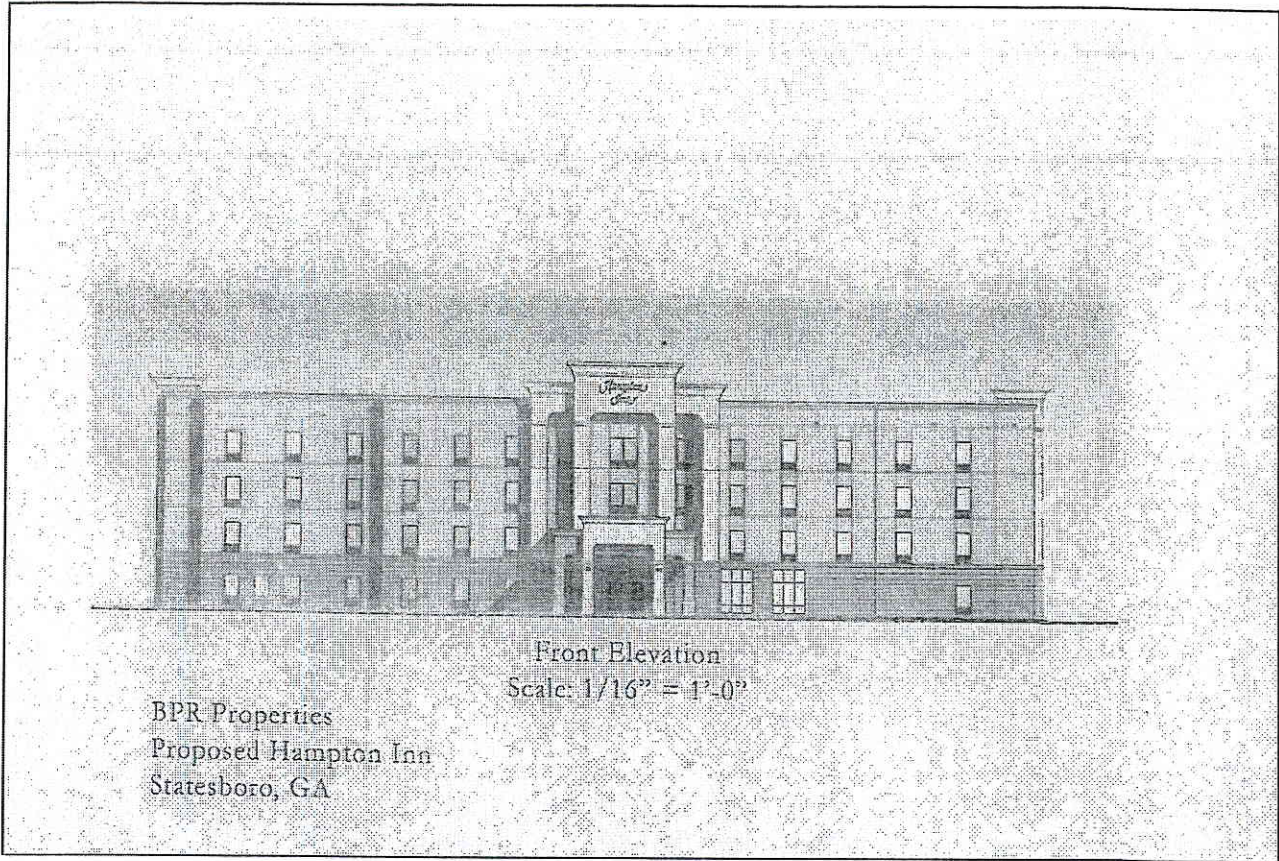
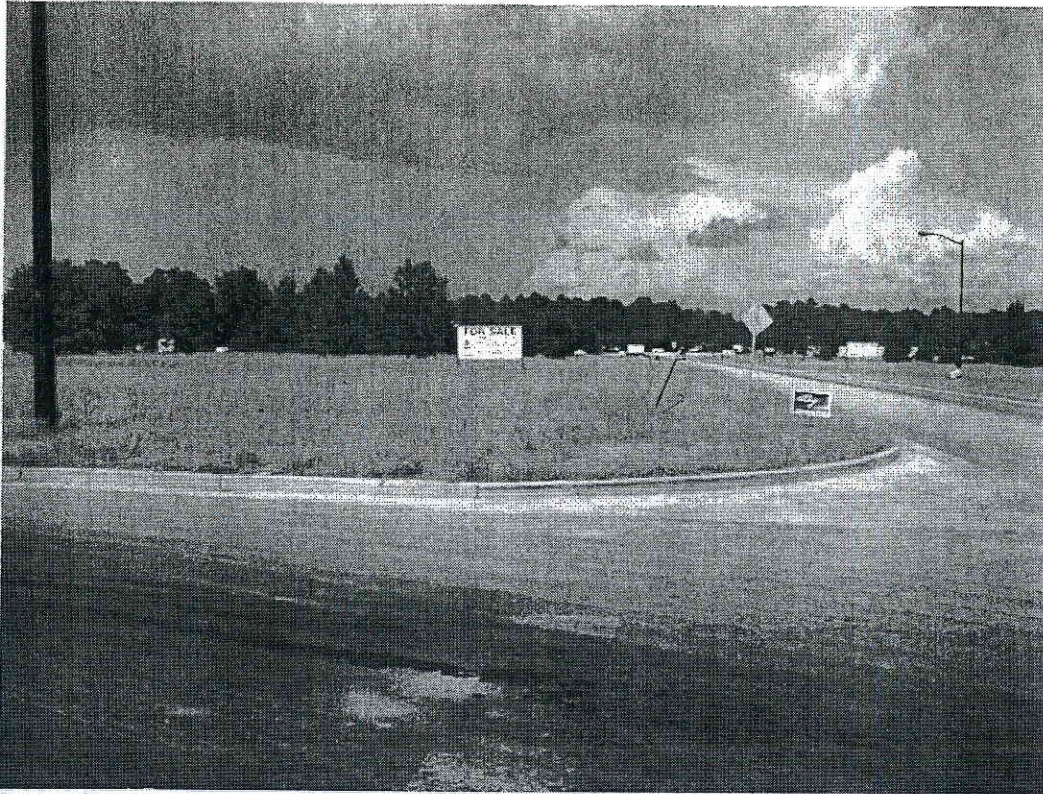




EXHIBIT D: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY.



Subject Site.



Subject Site.



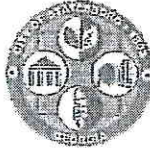
EXHIBIT D: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.).



Market District across from the subject site.

## CITY OF STATESBORO

COUNCIL  
Thomas N. Blitch  
John C. Riggs  
William P. Britt  
Travis L. Chance  
Gary L. Lewis



Joe R. Brannen, Mayor  
R. Shane Haynes, City Manager  
Sue Starling, City Clerk  
Sam Brannen, City Attorney

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

September 22, 2010

Gopher Hole Investments  
Post Office Box 882  
Statesboro, Georgia 30458

RE: APPLICATION #V 10-07-02- ZONING MAP AMENDMENT- (BRAMPTON AVENUE).

Dear Gopher Hole Investments:

At its meeting on September 21, 2010 the Statesboro City Council the following request was approved subject to the conditions contained in Exhibit A attached hereto:

APPLICATION #RZ 10-07-02: Gopher Hole Investments, LLC requests a zoning map amendment from CR (Commercial Retail) to PUD/CR (Planned Unit Development/ Commercial Retail) for property located at Brampton Avenue.

Should you have any questions prior to the meeting, please do not hesitate to contact me by phone or e-mail at 912-764-0666 or [mandi.cody@statesboroga.net](mailto:mandi.cody@statesboroga.net).

Sincerely,

Mandi Cody  
City Planner

cc: Garth Long  
John Dotson  
Robert Cheshire, City Engineer



Exhibit E  
RZ 11-06-01

Exhibit A: REQUIREMENTS FOR RZ 10-07-02  
Zoning Map Amendment Request: Brampton Avenue.

The Planned Unit Development – Commercial Retail (PUD-CR) District for property proposed within zoning map amendment #RZ 10-07-02, and listed in the case file at the time of adoption by Statesboro City Council as Brampton Avenue and tax map parcels # MS740000198004 and #MS740000198005 to all applicable provisions of the *Statesboro Zoning Ordinance*, and the general requirements contained within this defining narrative. Where the general requirements of this Planned Unit Development conflict with provisions of the *Statesboro Zoning Ordinance* and other applicable chapters of City Code, the more stringent shall apply.

A) Administration:

In addition to the provisions of Article XVII (Administration.) of the *Statesboro Zoning Ordinance*, the following shall be applicable to the subject property:

- 1) The Director of Community Development shall have the duty and power to administer the provisions of RZ 10-07-02 unless otherwise provided. Where referenced herein, the term "Director of Community Development" may also include her/his designee.
- 2) The City Engineer shall have those specific and necessary duties and powers referenced herein to administer the provisions of RZ 10-07-02. Where referenced herein, the term "City Engineer" may also include her/his designee.

In addition to the provisions of Article XIV (Planned Unit Development District.) of the *Statesboro Zoning Ordinance*, the following shall be applicable to the subject property:

- 3) *Minor Amendments.* The Director of Community Development shall have the authority to approve minor amendments to the Planned Unit Development – Commercial Retail (PUD-CR) District created by action of the Statesboro City Council for RZ 10-07-02. Minor amendments shall not include expansion of building or other impervious surface area, land area of the property, or other similar changes that intensify the use of the property or result in a rearrangement of facilities inconsistent with the approved conceptual development plan; or, changes that conflict with the requirements listed herein.
- 4) *Major Amendments.* Where the Director of Community Development determines that a proposed amendment to the PUD cannot be classified as "minor" in nature, such amendments shall be deemed as major amendments and will require the submittal of a zoning map amendment by the applicant consistent with the provisions of Article XX (Amendments) of the *Statesboro Zoning Ordinance*.
- 5) *Building Area.* The Planned Unit Development created by RZ 10-07-02 may be issued building permits for any combination of buildings, stories, or rooftops of up to a cumulative site total of 15,600 square feet that will satisfy the requirements of this PUD and the *Statesboro Municipal Code*. However, total building footprint on the site shall not exceed the outside building envelope of 14,760 square feet, as shown on the approved conceptual site plan. Any application seeking construction of building square footage in excess of 15,600 square feet or outside of the 14,760 square feet building envelope shown on the approved conceptual plan shall be considered a major amendment.
- 6) *Permits/Subdivision.* A minor subdivision plat shall be recorded combining the parcels subject to RZ 10-07-02 (Lots 4 and 5 of the Market District Subdivision) prior to the approval of any building permits for this site.

B) Building Elements:

The subject property shall adhere to the following:

- 1) *Principal and Accessory Structures.* All principal and accessory structures shall incorporate compatible architectural details and utilize uniform exterior finishes.
- 2) *Facades.* Exterior facades of all principal and accessory structures shall be constructed primarily of brick, stone or other decorative masonry, or stucco. Wood, hardi-plank or a similar siding may be applied as a secondary material; but shall in no case be utilized on more than 50 percent of any façade elevation. Two wall materials may be combined horizontally on one (1) façade with the "heavier" wall material located below.

*City Council Judgment Letter*  
*Case #RZ 10-07-02*  
*September 22, 2010*  
*Conditions for Grant of Zoning Map Amendment*

Exhibit E  
RZ 11-06-01

- 3) *Roofs.* Pitched metal roofs may be utilized; however, any material utilized for a pitched roof shall be of an earth tone that is muted and compatible with materials utilized for wall facades. Roof mounted mechanical equipment (i.e. HVAC units, etc.) shall not be visible from the public street.
- C) *Principal pedestrian entrance.* Buildings shall be oriented such that the primary pedestrian entrance is located on a street-facing building elevation. Land Uses:

The subject property shall adhere to the following:

- 1) *Permitted Uses.* In addition to the land uses permitted in Article X (Commercial Retail District) of the *Statesboro Zoning Ordinance*, the following shall also be permitted:
- a. *Agencies, studios, schools.*
- 2) *Prohibited Uses.* The following land uses shall be prohibited:
- a. *Drive-through service lanes.*
- D) *Lighting:*

In addition to the provisions of Section 1004 (B) (Development requirements.) of the *Statesboro Zoning Ordinance*, the subject property shall adhere to the following:

- 1) *Lighting facilities* shall be arranged in a manner which will protect the roadway and neighboring properties from glare or hazardous interference of any kind.
- 2) All exterior lighting shall utilize fully-shielded (full cutoff) luminaries emitting no light above the horizontal plane except for those incandescent fixtures of 150 watts or less and other sources of 70 watts or less.
- 3) Maximum light mounting height shall not exceed 20 feet or 100 percent of the horizontal distance to the property line – whichever is less.
- 4) *Uniform Lighting Plan.* A lighting plan meeting the provisions of this section shall be provided and be approved by the City Engineer and Director of Community Development prior to issuance of a building permit by the City of Statesboro. All portions of the site shall be subject to the lighting plan which shall include at least:
- a. Free-standing lighting fixtures and posts to be utilized within public rights-of-way and outdoor parking, loading, gathering spaces, etc.

E) *Parking:*

In addition to the provisions of Article XVI (Off-street Parking and Loading.) of the *Statesboro Zoning Ordinance*, the subject property shall adhere to the following:

- 1) The Planned Unit Development created by RZ 10-07-02 shall not be subject to Section 1600.1 (Parking for shopping centers with restaurants) of the *Statesboro Zoning Ordinance*. The PUD shall alternatively be subject to Subsection E.3 herein in regard to restaurants within shopping centers.

In addition to the provisions of Section 1600 (Required off-street parking facilities.) of the *Statesboro Zoning Ordinance*, the subject property shall adhere to the following:

- 2) *Parking Requirement (Restaurant, cafeteria, fast food [with seating]):* One (1) space for every 75 square feet gfa – including areas utilized for outdoor seating.
- 3) *Parking for Shopping Centers with Restaurants.* The PUD created by RZ 10-07-02 shall not be required to provide greater than 92 parking spaces, except if the gross floor area of the Planned Unit Development utilized as a restaurant / food service facility(ies) exceeds 33 percent (5,148 SF) of the PUD's total approved gross floor area of 15,600 SF. In such case, the parking required for the gross floor square footage above the initial 5,148 SF utilized as restaurant or food service facility shall be required to provide parking at the rate of one parking space for each 75 SF of gross floor area devoted to restaurant or food service use as provided in Subsection E.2.
- 4) Failure to meet the minimum parking requirements will result in the denial of a building permit and/or occupation tax certificate for any business that causes the PUD's parking requirement to exceed the amount of available parking.

City Council Judgment Letter  
Case #RZ 10-07-02  
September 22, 2010  
Conditions for Grant of Zoning Map Amendment



**Exhibit E**  
**RZ 11-06-01**

In addition to the provisions of Section 1602 (Design requirements for multi-family, commercial and industrial parking lots.) of the *Statesboro Zoning Ordinance*, the subject property shall adhere to the following:

- 5) In adherence of Subsection 1602 (B), all parking areas shall incorporate curb and gutter as approved by the City Engineer.
- 6) *Cross-Access.* A stub suitable for later development as a commercial driveway way for cross access use between the Planned Unit Development and the adjoining property to the east must be installed within the subject property's parking area at its boundary with the parcel to the east.
- 7) Parking facilities for the PUD must install landscape islands so that no more than ten (10) adjacent parking spaces exist without a landscaped island.
- 8) Parking lot islands shall have a minimum width of eight (8) feet measured from back of curb to back of curb and be equal in length to the adjoining parking space.

**F) Pedestrian and Bicycle Facilities:**

The subject property shall be developed to incorporate the following:

- 1) *Sidewalks.* Sidewalks of a minimum of five (5) feet in width and which meet ADA compliance standards shall be installed within the rights-of-way of Brampton Avenue and Bermuda Run Road along the frontage of the subject property.
- 2) *Walkways.* Three (3) pedestrian walkways (sidewalk) of a minimum of five (5) feet shall be constructed that provide a direct connection between the sidewalks on Brampton Avenue and Bermuda Run Road, and the proposed walkway which surrounds the proposed buildings on the site. All such walkways shall meet ADA compliance standards, and shall be located on individual development tracts in a manner that provides maximum separation between pedestrian and motor vehicle traffic. Where the walkway crosses paved parking areas, it shall be delineated by pavement markings approved by the City Engineer.
- 3) *Bicycle Facilities.* Appropriate bicycle racks shall be provided at each individual development tract at a ratio of one (1) per every 50 motor vehicle parking spaces. Each bicycle rack shall be designed to support a bicycle by its frame in two (2) places and allow the use of a cable lock or U shaped lock. Each bicycle parking space shall be located on a paved pad and shall be at least twenty-four (24) inches in width and six (6) feet in length. In addition, bicycle parking spaces shall be accessed on at least one (1) side via an area of clearance not less than forty eight (48) inches. Final placement and design shall be subject to the approval of the Director of Community Development.

**G) Screening:**

In addition to the provisions of Article XXII (General Provisions) of the *Statesboro Zoning Ordinance*, the subject property shall adhere to the following:

- 1) *Dumpsters.* Dumpsters for this site must be screened from view on all four (4) sides. Screening must consist of three (3) sides of a wall constructed of the same materials primarily utilized for the exterior building elevations of the principal structures on the site. The fourth side may employ a gate, approved by the Statesboro Public Works Department, for removal or servicing of the dumpster. A minimum of six (6) feet in height, or a greater height sufficient enough to screen the entire dumpster, is required.
- 2) *Mechanical Equipment.* Placement of ground mounted mechanical equipment (HVAC units, etc.) shall not be oriented to face either Brampton Avenue or Bermuda Run Road; but, shall, be placed to the rear or side of building(s). In no case shall the placement of mechanical equipment obstruct pedestrian facilities. All ground mounted mechanical equipment shall be screened from view with walls constructed of the same or similar brick, stone or other decorative masonry or stucco materials primarily utilized for the exterior facades of the principal structures on the site; or, by vegetation forming a compact evergreen planting screen within two (2) years of planting; or, by any combination of a wall or vegetative buffer meeting the provisions herein.

**H) Signage:**

In addition to the provisions of Article XV (Signs) of the *Statesboro Zoning Ordinance*, the subject property shall adhere to the following:

*City Council Judgment Letter*  
*Case #RZ 10-07-02*  
*September 22, 2010*  
*Conditions for Grant of Zoning Map Amendment*

Exhibit E  
RZ 11-06-01

- 1) *Free-Standing Signage.* In applying Section 1509 (Location, number and dimension of permitted signs), the subject property shall be considered a planned commercial development. Individual building pad (condominium) lots shall not be permitted free-standing signage. Free-standing signage shall be limited to a single major sign to be located on the balance (common area) portion of the property, and shall be limited in height to a maximum of 8 feet. Each individual free-standing sign shall be monument style located on a base constructed primarily of brick, stone or other decorative masonry, or stucco; and, consistent with that applicable material utilized for the exterior building elevations of the principal structures on the site.
- 2) *Building Signage.* Per building elevation, a maximum total of 50 square feet of building signage shall be permitted, whether for a single business or tenant, or for multiple businesses or tenants within the same building. A second building sign may be permitted for each elevation in the form of a canopy/awning, but the combined total of the two (2) building signs per elevation shall not exceed an aggregate of 60 square feet.
- 3) *Incidental Signage.* Freestanding incidental signage shall mirror all other freestanding signage in type and materials. Each incidental sign proposed for the site may incorporate a display area of up to four (4) square feet.
- 4) *Changeable Copy.* Signs to utilize changeable copy shall be limited to manual technologies.

1) *Vegetation:*

In addition to the provisions of Chapter 86 (Vegetation) of *Statesboro City Code*, the subject property shall adhere to the following:

- 1) For purposes of calculating green space for compliance with municipal code provisions or the general conditions of this PUD, the distance between buildings as illustrated on the approved conceptual development plan shall not be considered.
- 2) A minimum ten foot wide landscaped planting strip must be provided adjacent to the right of way and utility easements found alongside Brampton Avenue and Bermuda Run Road and must run for the entire length of the property frontage. Landscape strips shall contain one canopy tree from the medium or large tree species list of the *Statesboro Tree Ordinance*, minimum 2 1/2" caliper, per forty (40) feet and one small, minimum 1 1/2" caliper, per twenty (20) feet. Clumping is permitted provided that adequate spacing is allowed for future growth of the tree and there is no gap greater than forty (40) feet.
- 3) At the end of all rows of parking a terminal landscape island or area shall be provided to protect parked vehicles, confine moving traffic to aisles and driveways, and provide space for landscaping. A terminal island for a single row of parking spaces shall be planted with at least one medium or large tree species as defined by the *Statesboro Tree Ordinance*. A terminal island for a double row of parking spaces shall contain two medium or large trees as defined by the *Statesboro Tree Ordinance*.
- 4) All landscape islands and peninsulas within parking lots shall be 100 percent landscaped with canopy shade trees, species to be selected from the medium or large tree species list of the *Statesboro Tree Ordinance*; and, with any combination of evergreen shrubs (not to exceed three feet high at maturity,) ground cover (which does not require mowing) and/or flowers in mulched beds.

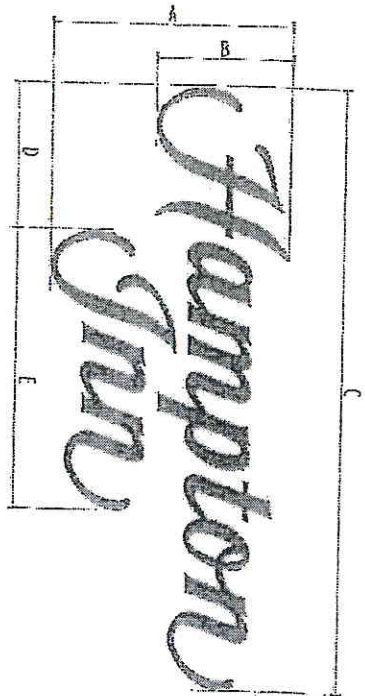


**Exhibit F**

Table 5. Sign District 3 Dimensional Standards

TABLE INSET:

SIGN DISTRICT 3 (As defined in subsection 1509(A-3))	SIGN FOR AN INDIVIDUAL ESTABLISHMENT ON AN INDIVIDUAL LOT	MAJOR SIGN FOR PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT	BUSINESS SIGN FOR AN INDIVIDUAL ESTABLISHMENT, SHOP, ETC., WITHIN A PLANNED COMMERCIAL OR INDUSTRIAL CENTER OR DEVELOPMENT
<b>AGGREGATE SIGN AREA*:</b>			
1. Maximum Number of Total Square Feet (SF)	150 square feet including freestanding and building signs	Size is based upon the overall floor space of the center as follows: 0-50,000 sf = 100 sf > 50,000 sf = 150 sf	Not applicable
<b>FREESTANDING SIGNS**:</b>			
2. Freestanding Sign Maximum Square Feet	60 square feet	Varies per overall floor space of the center (See "Aggregate Sign Area" herein)	Not applicable
3. Maximum Height	8 feet	15 feet	Not applicable
4. Setback Requirement	5 feet from property line	5 feet from property line	Not applicable
5. Number of Signs Allowed	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	One sign structure per road frontage not to exceed the maximum allowable square footage & a total of two (2) such signs	Not allowed
<b>BUILDING SIGNS:</b>			
1. Maximum Number of Total Square Feet	Wall length of 100 feet or less: 50 square feet. Wall length of greater than 100 feet: 100 square feet.	60 square feet	The greater of 60 sf or 5% of wall areas, allotted to the individual establishment
2. Maximum Height	Building elevation	Building elevation	Building elevation
3. Number of Building Signs Allowed***	One per elevation	One sign per common entrance	One per building elevation per tenant
<p>*As provided in Section 1501 and Table 2 herein, "aggregate sign area" includes all freestanding or building signs regardless of whether or not a permit for a particular type of sign is required.</p> <p>**Limited to monument and standard informational signs. Billboards and stanchion signs prohibited as provided in Table 2 herein.</p> <p>*** Two (2) per building elevation where one (1) sign is in the form of a canopy/awning, and where the cumulative square footage of both does not exceed the "maximum number of total square feet" for building signs.</p>			

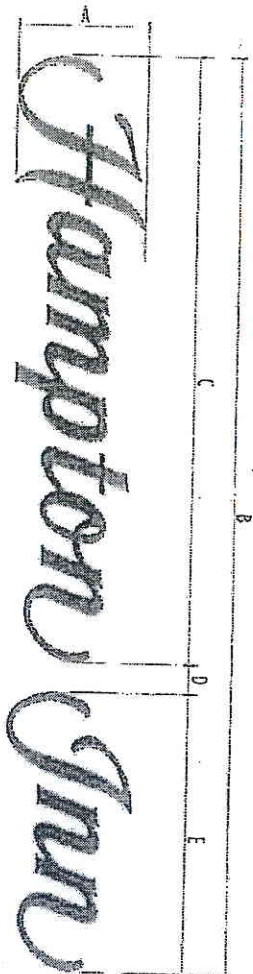


SIGN NUMBER	A	B	C	D	E	F	AREA (SQ. FT.)
H1B12 PTL S	1'-9 1/2"	12"	4'-6"	1'-2 1/2"	2'-1"		6.15
H1B15 PTL S	2'-9"	18"	6'-9 3/4"	1'-10 3/4"	3'-1 1/2"		15.73
H1B24 PTL S	3'-7 1/2"	24"	8'-11 1/4"	2'-6 1/2"	4'-1 3/4"		32.62
H1B36 PTL S	5'-6"	36"	13'-5 1/2"	3'-5"	6'-2 3/4"		74.93

**STACKED F.C.O. BUILDING LETTERS**

Paint to match 3M 3630-53 RED VINYL.

NTS



**LINEAR F.C.O. BUILDING LETTERS**

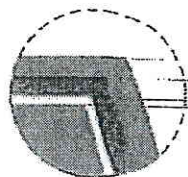
Paint to match 3M 3630-53 RED VINYL.

NTS

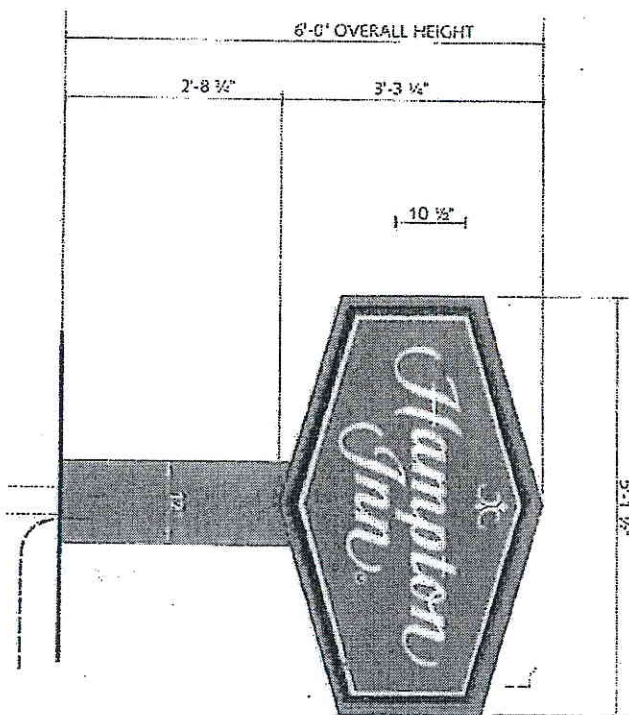
SIGN NUMBER	A	B	C	D	E	F	AREA (SQ. FT.)
H1B12 PTL	12"	6'-9 1/4"	4'-6"	2 1/2"	2'-1"		6.15
H1B15 PTL	18"	10'-5 1/4"	6'-9 3/4"	4"	3'-1 1/2"		15.43
H1B24 PTL	24"	13'-7"	8'-11 3/4"	5 1/2"	4'-1 1/2"		27.16
H1B36 PTL	36"	20'-5 1/4"	12'-5 1/4"	7 1/2"	6'-2 3/4"		61.75



RETAINER 1/2" 1/4" 1/4" WHITE BORDERS  
1" 1" 1" RED BORDER



**BORDER DETAIL**



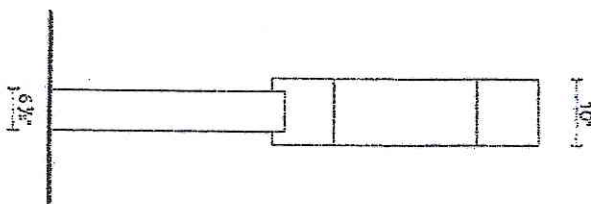
**MI P-13 D/F DIRECTIONAL SIGN**  
NOT TO SCALE



**ALTERNATE FACE LAYOUTS**

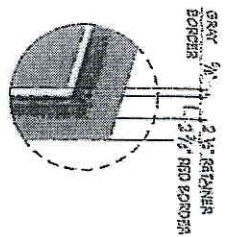
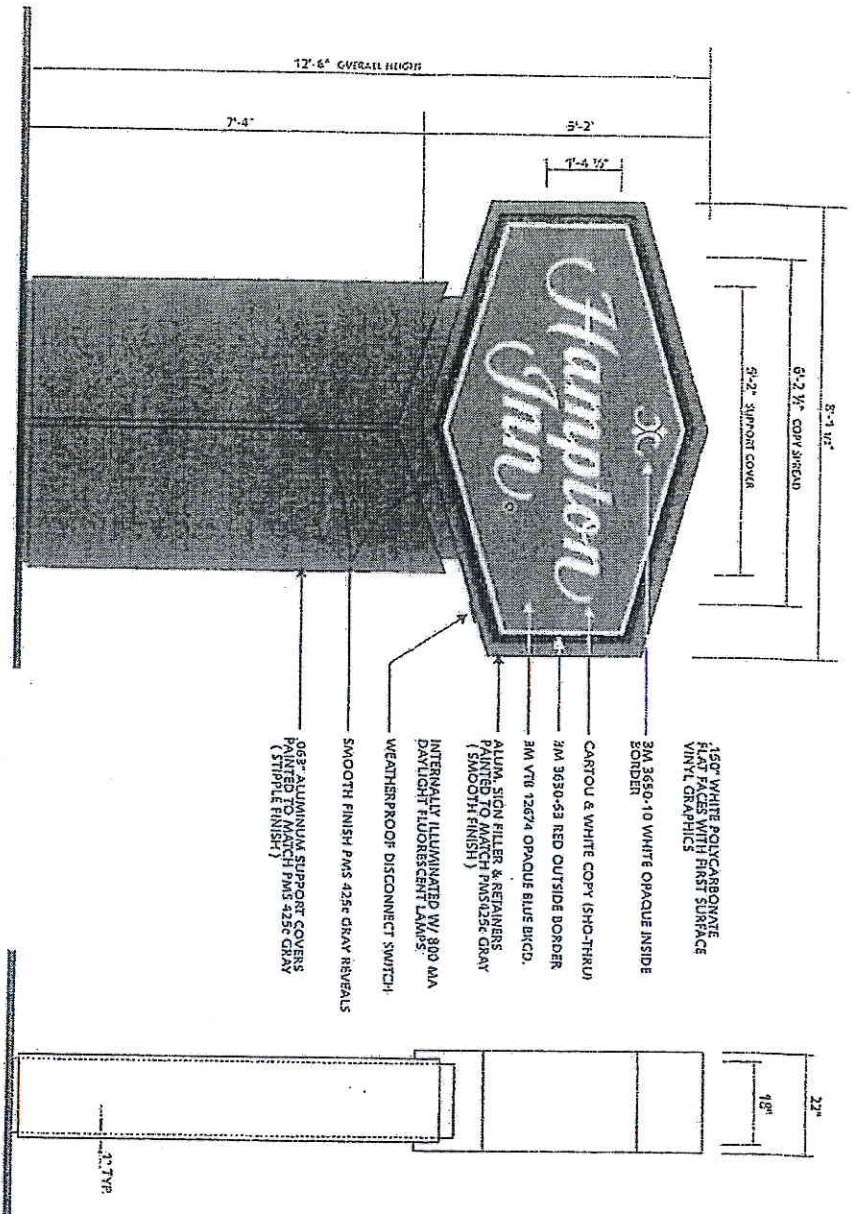
NTS

**COLORS:**  
CABINET & RETAINERS: PAINTED TO MATCH PMS 415c GRAY (SMOOTH FINISH)  
SUPPORT COVER: PAINTED TO MATCH PMS 415c GRAY (TRIPLE FINISH)  
BACKGROUND: 21 YTE 12674 OPAQUE BLUE  
WIDE OUTER BORDER: 21 12674 OPAQUE BLUE  
INNER 1/2" WIDE STRIPE: 3650-10 WHITE OPAQUE  
COPY & CANTOUCHE TO BE WHITE SMOOTH/ FINISH  
**MATERIALS:**  
CABINET & RETAINERS: .063 ALUM. ONE-PIECE 1/2" FLUTE  
1 1/2" RETAINERS: 1 1/2" x 1 1/2" SQ. ALUM. TUBE FRAME  
SUPPORT COVER: .063 ALUMINUM  
130 TAC WHITE POLYCARBONATE FACES with 16 SURFACE  
VENT. GRADIENT  
INTERVALLY ILLUMINATED w/ 1000mA DAYLIGHT  
FLUORESCENT LAMPS



**END VIEW**  
NOT TO SCALE

Exhibit G  
V 11-06-03





**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

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

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

RESOLUTION 2011-28: A RESOLUTION APPROVING THE UNCOLLECTABLE  
PERSONAL PROPERTY TAX BILL LIST

WHEREAS, the City of Statesboro relies on the taxation of real and personal property as one of the major sources of revenue to operate the municipal government; and

WHEREAS, the City administers the billing and collection of this tax in-house, including the execution of liens, the collection of delinquent taxes, and the sale of properties should the taxes not be paid; and

WHEREAS, the most difficult property taxes to collect are those levied on personal property where the taxpayer does not have any real property also on the tax digest, as a tax lien on real property attaches to real property in the event of sale or foreclosure, but the personal property alone might be moved out of the city, sold or otherwise disposed of before the City can collect the delinquent amounts; and

WHEREAS, Georgia law and administrative rules of the State Department of Revenue provide criteria for when a city should declare such properties uncollectable, so that they can be removed from the property taxes receivable ledger of the City; and

WHEREAS, the City Clerk and Tax Collector have reviewed all of the delinquent personal property taxes to determine which are capable of being collected, and have provided a list of those they believe under state law to be uncollectable, and the Mayor and City Council have reviewed this list and wish to adopt it as the official list of uncollectable personal property taxes, which removes from the property taxes receivable ledger this tax amount, together with any penalties, interest, and other costs associated with each of these accounts;

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

Section 1. The attached list of delinquent personal property tax amounts are hereby found and declared to be uncollectable for one or more of the following statutory reasons:

- a) The statute of limitations had expired per O.C.G.A. 48-3-21-1;
- b) The personal property has changed ownership more than two years ago per O.C.G.A. 9-12-93 and 48-3-22;
- c) The owner cannot be located after a reasonable search per O.C.G.A. 48-3-23;  
or
- d) The bill is for less than \$5.00 and more than one year old per O.C.G.A. 48-3-21.1.



Section 2. The attached list of delinquent personal property tax accounts are hereby adopted as the official list of uncollectable personal property taxes and the City Clerk and Tax Collector are hereby authorized and directed to credit and remove those accounts, including any associated penalties, interest, and other costs, from the City's property taxes receivable ledger (tax digest).

Section 3. This Resolution shall be and remain effective from and after its date of adoption.

Adopted this 2<sup>nd</sup> day of August, 2011

CITY OF STATESBORO, GA.

---

By: Joe R. Brannen, Mayor

---

Attest: Sue Starling, City Clerk

# 2009 PERSONAL PROPERTY TAXES TO BE WRITTEN OFF

Tax Year	Account#	Taxpayer	Amount
2008	196	Amerson, Clyde A III DBA Orient Exp	\$ 81.72
2009	259	Ansley, Gail DBA Abbigail's On Main	\$ 124.82
2009	319	Audio Video Warehouse Phillip Perrie	\$ 124.82
2009	323	Auto Outlet Noel Burnsed	\$ 48.66
2009	656	Blue Moon Café Inc	\$ 89.42
2008	656	Blue Moon Café Inc	\$ 96.80
2008	751	Bradley Kim DBA Kimberly Kay Salon	\$ 63.80
2008	785	Brampton Avenue Animal Hospital	\$ 368.59
2009	1315	China Super Buffet Liang Chen	\$ 85.92
2009	1387	Club Zone Kimberly Reynolds	\$ 75.61
2009	1487	Collins Latoya DBA 1 <sup>st</sup> Family Finan	\$ 26.26
2008	1929	Diefenbach Brian	\$ 111.38
2009	1916	Diefenbach Brian	\$ 102.75
2008	1935	Dilgavanal Inc DBA Pro Lube	\$ 71.33
2009	1946	DK Office Solutions Inc	\$ 59.22
2009	2105	Eagle Inkjet & Toner Rhodene Hosic	\$ 71.53
2009	2277	Evelyn's Boutique Evelyn Miles	\$ 92.02
2009	2539	French Quarter Café	\$ 394.81
2009	2555	Fuller Horace DBA Southern Dog	\$ 41.49
2008	9	Fuller Horace DBA Southern Dog	\$ 42.24
2009	2603	Gasiecki Michael DBA Goalz	\$ 26.26
2009	2804	Gilco Investments DBA Athlete's Foot	\$ 578.91
2009	2872	Goody's Family Clothing	\$ 1694.14
2008	2943	Hand Joseph C III MC PC	\$ 39.15
2009	3527	Holloway Mami DBA Vision of Beauty	\$ 26.26
2009	3695	Hughes Michael & Toure Arrington	\$ 26.26
2009	4276	Kidz Therapies of Statesboro PC	\$ 26.26
2008	4266	Lamonte Inc	\$ 47.22
2008	4265	Lamonte Danny DBA Laundry Heaven	\$ 63.80
2009	4534	Lawton Deborah K DBA Golden Rule	\$ 59.22
2009	5343	Minton Stephen DBA Jaman Café	\$ 92.02
2009	5415	Moore Sarah DBA University Books	\$ 216.05
2009	5708	Newsome Daniel R DBA Smiley's	\$ 26.26
2009	6431	Rich Maurice DBA Unique Customs	\$ 26.26
2009	6735	Scott Heather DBA Paper Doll	\$ 96.41
2009	7060	Southern Gymnastics	\$ 42.80
2009	7070	Southern Quality Jewelry	\$ 26.26
2009	7121	Spivey Travis DBA Scrubs N Such	\$ 75.61
2009	7161	Statesboro Brews Gail Ansley	\$ 174.04
2008	7060	Statesboro Brews Gail Ansley	\$ 189.30



2009	7185	Statesboro Fashions Joel Murray	\$ 180.43
2009	7202	Statesboro Landscapes	\$ 26.26
2009	7263	Stephens Thomas DBA West Main Art	\$ 26.26
2009	7533	Thompson L Gene	\$ 94.96
2009	7842	Walden Lanika DBA Creative Angels	\$ 59.22
2009	8183	Williams Dale DBA Quality Trans	\$ 59.22
2009	8248	Williams Walter O DBA Williams & Sons	\$ 26.26
TOTAL			<u>\$ 6198.29</u>

**EXTRACT OF MINUTES  
RESOLUTION OF GOVERNING BODY**

**Recipient:** City of Statesboro

**Loan Number:** 2006-L25WJB

At a duly called meeting of the governing body of the Borrower identified above (the "Borrower") held on the \_\_\_\_\_ day of \_\_\_\_\_, the following resolution was introduced and adopted.

**WHEREAS**, the governing body of the Borrower has determined to borrow but not to exceed SIX HUNDRED FIFTY-TWO THOUSAND NINE HUNDRED SIXTY-SIX DOLLARS AND 64/100 (\$652,966.64) from Georgia Environmental Finance Authority (the "Lender") to finance a portion of the costs of acquiring, constructing, and installing the environmental facilities described in Exhibit A to the hereinafter defined Loan Agreement (the "Project"), pursuant to the terms of a Loan Agreement (the "Loan Agreement") between the Borrower and the Lender, the form of which has been presented to this meeting; and

**WHEREAS**, the Borrower's obligation to repay the loan made pursuant to the Loan Agreement will be evidenced by a Promissory Note (the "Note") of the Borrower, the form of which has been presented to this meeting;

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Borrower that the forms, terms, and conditions and the execution, delivery, and performance of the Loan Agreement and the Note are hereby approved and authorized.

**BE IT FURTHER RESOLVED** by the governing body of the Borrower that the terms of the Loan Agreement and the Note (including the interest rate provisions, which shall be as provided in the Note) are in the best interests of the Borrower for the financing of the Project, and the governing body of the Borrower designates and authorizes the following persons to execute and deliver, and to attest, respectively, the Loan Agreement, the Note, and any related documents necessary to the consummation of the transactions contemplated by the Loan Agreement.

\_\_\_\_\_  
(Name of Person to Execute Documents) (Title)

\_\_\_\_\_  
(Name of Person to Attest Documents) (Title)

The undersigned further certifies that the above resolution has not been repealed or amended and remains in full force and effect.

Dated: \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Secretary/Clerk





*City of Statesboro*  
*Department of Community Development Memorandum*

---

50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

**TO: Frank Parker, City Manager**

**FR: Mandi Cody, Department of Community Development, Director**

**DATE: July 26, 2011**

**RE: Surplus Automobile**

The Code Compliance Division of the Department of Community Development recommends and request that the following piece of city owned equipment be declared surplus and permitted to be disposed of in the appropriate manner:

1999 Ford Crown Victoria

VIN 2FAFP71W6XX159740

The noted automobile has extensive mileage and is in need of cost prohibitive repair and maintenance. It has already been taken out of service and been replaced through a rotation of automobiles from the Police Department.

# Memo

**To:** Mr. Frank Parker  
**From:** Van H. Collins *VHC*  
**CC:** Wayne Johnson, Danny Lively, Darren Prather, Cindy West  
**Date:** July 26, 2011  
**Re:** Recommendation to award the purchase of a Valve Exerciser/Vacuum Excavation System Unit (Vermeer Vactron LP355DT) from Vermeer Southeast in the amount \$49,804.47.

---

On July 21, 2011, bids were received and opened for the purchase of a Valve Exerciser/Vacuum Excavation System Unit to be utilized by the Water/Sewer Department. We received three bids, which are listed below:

Vermeer Southeast	\$49,804.47
E. H. Wachs	\$57,840.00
Ditch Witch of South Georgia	\$75,995.00

Vermeer Southeast submitted the lowest bid, which is \$49,804.47. The unit that they bid meets all specification and is a quality unit.

We have \$60,000.00, approved in the FY2011 Capital Improvement Program to purchase this unit. Therefore this is considered as a carry-forward project from FY2011. As you can see, this unit is well under the amount approved.

Based on the above, I recommend awarding the purchase of this unit to Vermeer Southeast in the amount of \$49,804.47.

As always, I appreciate any consideration given to my request.





**Vermeer®**  
**SOUTHEAST**

*Serving the Southeast.....since 1967*

**Vermeer Southeast**  
1320 GRESHAM ROAD - MARIE (LA),  
PHONE: 678-758-7677 FAX: 770-9.  
E-Mail: [curtkopacek@vermeersoutheast.com](mailto:curtkopacek@vermeersoutheast.com)

July 19, 2011

Bid # 2012-1

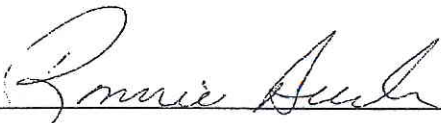
To: City of Statesboro  
From: Ronnie Burch  
RE: Valve Exerciser / Vacuum Excavation System, Bid # 2012-1

Thank you for allowing us to bid the Vermeer VacTron LP355DT Valve Exerciser / Vacuum Excavation system on your Bid # 2012-1. Your make, model and bid price, with municipal discounts, are as follows:

Vermeer VacTron LP355DT, per the bid specs as requested by the City of Statesboro:

**Municipal Bid Price:** **\$49,804.47** (plus tax, if applicable)

Submitted by Ronnie Burch, Vermeer Southeast, July 19, 2011.

 (signature) 07-19-2011 (date)

**E.H. WACHS**

A Division of JTI

Superior Equipment. Complete Support.

**Water Utility Products**

455 Comanche Circle | Harvard, Illinois 60033

T: +1.815.943.4785 | F: +1.815.943.5098

ehwachs.com

# Quotation

TO: Darren Prather  
 City of Statesboro  
 50 East Main Street  
 Statesboro, GA 30458

Date: 7/19/2011  
 Quotation Number: KR45443  
 Payment Terms: Net 30 Days  
 Shipping Terms: FOB Destination  
 Valid Through: 9/17/2011

E.H. Wachs is pleased to offer the following quotation.

Item Number	Description	Qty	U/M	Unit Price	Line Total
1 77-000-38	Standard LX (Diesel) - VMT: Single turner valve maintenance trailer; includes Wachs 750 Ft/lb Extended Reach Valve operator, telescoping valve key and ruggedized Recon controller. A 26.5 HP Briggs & Stratton liquid cooled diesel engine provides ample power for all contained functions, including an auxiliary HTMA Class II circuit (10 gallon reservoir, fan cooled heat exchanger, continuous duty rated for 8 GPM @ 1,800 PSI). A positive displacement blower provides 500 CFM-11" Hg vacuum, with spoils containment provided by a 300 gallon tank with power hydraulic dump (rear discharge) and latching rear door. Also driven from the common power train is a 2.5 gpm @ 3000 psi pressure washer system with 3 gallon anti-freeze tank and 95 gallon water tank. Includes 2-1/2", 1-1/4" & 7/8" suction wands and one each short and long wash-down guns. The LX package bundles the light bar with arrow board, 45' auxiliary hydraulic hose reel for operation of hydraulic power tools and 24" X 18" X 18" aluminum job box. Destination and freight charges included. Available as a GPS upgrade for Recon is kit 79-411-00 or submeter kit 79-413-00.	1	EA	\$57,840.00	\$57,840.00
2 SPART	4' x 3" suction wand	1	EA	\$0.00	\$0.00
3 SPART	6' x 3" suction wand	1	EA	\$0.00	\$0.00
4 SPART	Hose monster flushing unit w 15' of 2 1/2" fire hose	1	EA	\$0.00	\$0.00
				Quote Total	\$57,840.00

Thank you for the opportunity to quote your application needs. If you have any questions or if I may be of any further assistance to you please do not hesitate to notify me.

Ken Redding  
 Technical Sales Representative  
 815-943-4785 x2773  
 kredding@ehwachs.com



## DITCH WITCH OF SOUTH GEORGIA

1633 DEAN FOREST ROAD  
SAVANNAH, GA 31408-9588  
Phone 912/964-8228  
Fax 912/966-5275

City Of Statesboro  
Darren Prather  
PO Box 348  
50 East Main St.  
Statesboro, GA 30458

**Quote:** 50032405  
**Ext. Ref.:** .  
**Description:** .  
**Date:** 07/06/2011  
**Salesperson:** Jeffery Wiggins  
**Mobile:** 912-258-2544  
**E-Mail:** jwiggins@ditchwitchga.com

### Price Quote

Quote valid for: 30 days, until 08/05/2011

#### \*\* FX60 \*\*

The FX60 Vacuum Excavation System is both a portable vacuum unit for a variety of utility clean up applications and a powerful "soft" excavating machine for digging small, precisely controlled excavations to expose buried utilities. The basic unit includes the following: Cummins B3.3NA diesel (60 hp gross) Tier 4i compliant, Insulated engine enclosure, Cylinder assist dumping system, Cylinder assist door lift (1,200 gallon only), Cylinder assist locking mechanism (door) (1,200 gallon only), Suction tool, Water lance, Hydraulic power beyond, Antifreeze kit.

Item	Qty	Part Number	Description
10	1	FX60	FX60 VacSystem
20	1	FX60-CONFIG	Config: FX60 Fluid Excavator
30	1	022-1059	FX60 300 GALLON BASIC (TIER 4i)
40	1	350-1890	HYD DOOR COMPONENTS
50	1	350-1899	HARD PLUMBING
60	1	350-2457	WATER TANK SUB, 80 GALLON
70	1	350-2461	80 GAL WATER TANK HARDWARE
80	1	601-269	4" HOSE/TOOL RACK COMPONENTS
90	1	320-800	4" HOSE (25')
100	1	601-448	FILTER SUB ASSY.
110	13	256-630	TRACTOR HYD FLUID (THF)
130	1	100-860	4" HOSE KIT (50')
150	1	150-3187	TURBO NOZZLE, 5.5
160	1	325-411	4" 2 IN 1 TOOL (EXTENDABLE)
170	1	T9SH6	T9SH6 Tandem Axle Trailer
180	1	025-042	T9SH6 BASIC (FX60)
120	1	100-549	SPRAY LANCE EXTENSION
140	1	101-139	4" EXTENDABLE VAC TOOL KIT
		Hurco ERB-800	Valve Exercisor (800 FT. LBS. TORQUE)

## DITCH WITCH OF SOUTH GEORGIA

1633 DEAN FOREST ROAD  
SAVANNAH, GA 31408-9588  
Phone 912/964-8228  
Fax 912/966-5275

City Of Statesboro  
Darren Prather  
PO Box 348  
50 East Main St.  
Statesboro, GA 30458

**Quote:** 50032405  
**Ext. Ref.:** .  
**Description:** .  
**Date:** 07/06/2011  
**Salesperson:** Jeffery Wiggins  
**Mobile:** 912-258-2544  
**E-Mail:** jwiggins@ditchwitchga.com

### Price Quote

Quote valid for: 30 days, until 08/05/2011

Total Amount \$ 75,995.00  
US Dollars

ACKNOWLEDGE ADDENDUM 1 OF 1

NET 30 DAYS

THIS QUOTE IS THE FINAL BID NUMBER





*City of Statesboro*  
*Engineering Department – Public Works*

---

P.O. Box 348  
Statesboro, Georgia 30459

912.764.0681 (Voice)  
912.764.7680 (Fax)

**MEMO**

To: Frank Parker, City Manager

From: Jason Boyles, Senior Assistant City Engineer *JB*

Date: July 26, 2011

Re: Recommendation of Bid Award for Placement of Pavement Markings

On July 25, 2011 the city received two sealed bids to perform placement of pavement markings. I have reviewed both bids received and the lowest bid that meets all minimum specifications is from Peek Pavement Markings, LLC in the amount of \$28,101.41. As stated in the bid specification the city is reserving the right to extend unit prices based on additional needs found in the field. This work is funded entirely by SPLOST funds. Therefore, I recommend the bid be awarded to Peek Pavement Markings, LLC. I have discussed the bids received with the Purchasing Director, Darren Prather, and he is in agreement with this recommendation.

Thank you for your assistance in this matter. If I can be of further assistance please do not hesitate to contact me.

Cc: Robert Cheshire, PE, City Engineer  
Darren Prather, Purchasing Director

Attachments: copies of bid forms and unit prices received



*City of Statesboro*  
*Engineering Department – Public Works*

*Street Striping FY2012 (a) Bid Package*

**BID FORM**

**FY2012 (a) Pavement Marking Project**

**Notes:**

1. All work shall be performed in accordance with the aforementioned "General Specifications, Requirements and Notes."
2. A 10% retainage of payment will be held until the City of Statesboro has performed its final inspections and has accepted the work.

Deadline to Receive Bids: 3:00 PM Monday, July 25, 2011  
Project "Let" Date: Upon Issuance of Notice to Proceed  
Project Completion Deadline: Within 30 Calendar Days of Notice to Proceed

**TOTAL BID:**

\$ 28,101.41

Company Name:

Peek Pavement Marking LLC

Company Address:

4600 Peek Industrial Drive

Columbus, GA 31909

Authorized Representative:

Hal Shortnacy - VP Administration

Representative's Signature:

[Signature]

Attest/Witness:

[Signature]

Date:

7-21-11



**BID SCHEDULE**  
(For all 4 streets)

FY2012 (a) Pavement Marking  
Project

LINE ITEM#	DOT UNIT#	ITEM DESCRIPTION	APPROX. QUANTITY AND UNITS	UNIT PRICE	BID AMOUNT
1	653-0120	Thermoplastic Pavmt Marking, Arrow, Tp 2	54 EA	60.00	3,240.00
2	653-1704	Thermoplastic Solid Traffic Stripe, 24", White	248 LF	5.50	1,364.00
3	653-2501	Thermoplastic Solid Traffic Stripe, 5", White	2,698 LM	1,475.00	3,979.55
4	653-2502	Thermoplastic Solid Traffic Stripe, 5", Yellow	5,739 LM	1,795.00	10,301.51
5	653-1804	Thermoplastic Solid Traffic Stripe, 8", White	1456 LF	1.50	2,184.00
6	653-4502	Thermoplastic Skip Traffic Stripe, 5", Yellow	3,683 GLM	950.00	3,498.85
7	653-6006	Thermoplastic Traffic Striping, Yellow	725 SY	3.00	2,175.00
8	654-1001	Raised Pavement Marker, Tp 1, Yellow	368 EA	3.25	1,196.00
9	654-1003	Raised Pavement Marker, Tp 3, White/Red	50 EA	3.25	162.50
Total Bid					\$28,101.41



*City of Statesboro*  
*Engineering Department – Public Works*

*Street Striping FY2012 (a) Bid Package*

**BID FORM**

**FY2012 (a) Pavement Marking Project**

**Notes:**

1. All work shall be performed in accordance with the aforementioned "General Specifications, Requirements and Notes."
2. A 10% retainage of payment will be held until the City of Statesboro has performed its final inspections and has accepted the work.

Deadline to Receive Bids: 3:00 PM Monday, July 25, 2011  
Project "Let" Date: Upon Issuance of Notice to Proceed  
Project Completion Deadline: Within 30 Calendar Days of Notice to Proceed

**TOTAL BID:**

\$ 30,674.30

Company Name:

Thompson Pavement Marking

Company Address:

3102 Old Hwy Ste 105

Dr. Wentworth, GA 31407

Authorized Representative:

Bason Todd General Manager

Representative's Signature:

*[Signature]* General Manager

Attest/Witness:

*[Signature]*

Date:

7/27/2011



**BID SCHEDULE**  
(For all 4 streets)

FY2012 (a) Pavement Marking  
Project

LINE ITEM#	DOT UNIT#	ITEM DESCRIPTION	APPROX. QUANTITY AND UNITS	UNIT PRICE	BID AMOUNT
1	653-0120	Thermoplastic Pvmnt Marking, Arrow, Tp 2	54 EA	\$65.00	\$3,510.00
2	653-1704	Thermoplastic Solid Traffic Stripe, 24", White	248 LF	\$5.00	\$1,240.00
3	653-2501	Thermoplastic Solid Traffic Stripe, 5", White	2,698 LM	\$19.00	\$51,262.00
4	653-2502	Thermoplastic Solid Traffic Stripe, 5", Yellow	5,739 LM	\$19.00	\$109,041.00
5	653-1804	Thermoplastic Solid Traffic Stripe, 8", White	1,456 LF	\$1.50	\$2,184.00
6	653-4502	Thermoplastic Skip Traffic Stripe, 5", Yellow	3,683 GLM	\$1,000.00	\$3,683,000.00
7	653-6006	Thermoplastic Traffic Striping, Yellow	725 SY	\$3.00	\$2,175.00
8	654-1001	Raised Pavement Marker, Tp 1, Yellow	368 EA	\$4.00	\$1,472.00
9	654-1003	Raised Pavement Marker, Tp 3, White/Red	50 EA	\$4.00	\$200.00
Total Bid					\$30,674.30

# **The City of Statesboro**



## **Medical Benefit Proposal FY 2012**

50 East Main Street  
Statesboro GA 30458  
912-764-5468  
[www.Statesboroga.gov](http://www.Statesboroga.gov)



Over the last several months the HR staff has been analyzing the performance and historical trends of our current Group Health Plan. Our goal in reviewing our current plan was to develop a long-term strategy. The framework for this strategy was to embody plan changes that: were feasible, encouraged wellness, created cost savings and enabled the City of Statesboro to maintain the integrity of a competitive health plan for its employees. Below you will find plan changes that would be implemented within our self-insured status and a realistic timetable:

- a) Dialysis PPO – This is a program designed to manage any claims that entail End Stage Renal Disease (ESRD). ESRD is the only diagnosis that entitles a patient to medicare regardless of age. A Dialysis case could cost the city \$700,000 to \$900,000 annually. This program is designed to work with self-funded employer group plans to implement changes to their plan document that capitalize on the unique reimbursement aspects of dialysis care. This unique program has the track record of reducing Group Health Plan costs by up to 80%. Dialysis PPO has no upfront fees, only a 30% retaining cost of the City of Statesboro's savings.
- b) Wellness Advisory Team – The Wellness advisory team will be made up of representatives from each department. This advisory team will be responsible for developing wellness initiatives that lower claim costs, promote wellness, and educate employees. Although this option may not provide instant savings we believe it will have the greatest impact on lowering claim costs. One of our major initiatives will be a wellness discount card that can be utilized at local health conscious establishments such as gyms, restaurants etc. This card would be provided to employees who complete City of Statesboro annual wellness requirements.
- c) Wellness Coach Program – This program would be conducted through our Third Party Administrator TBR. This program enables employees to be assigned a (Nurse Practitioner) wellness coach, pre-emptive screening, have access to an online Health Assessment Center, provide cash incentives up to \$50 for employees who participate. In addition, provide reports for city staff detailing changes in our employees behavior, health status, analysis percentage of employees calling coaches and completing the program and return on investment. A cost to this service would be approx. \$3.50/employee/month. A low minimal cost that will have a major impact on the health of our employees.
- d) Rewrite Office Visit Policy – The Office Visit Policy requires a co-pay that is paid at the time of an office visit. After this co-pay is paid, the City of Statesboro covers 100% of the in-office procedures for lab work, x-rays, injections, medical

supplies and minor surgical procedures. This is an outdated policy that needs revision. For example, some of the in-office procedures covered 100% after the co-pay such as injections have ranged from \$4000-\$6000 an injection. These procedures at times require injections from 2-3 times per week per patient at 100% of the cost to the City of Statesboro. This policy would be rewritten to enable cost sharing or have employees assume all costs of such in-office procedures after co-pay. (Attached you will find a copy of our current policy)

- e) End medical benefits on dependent dual coverage – As a cost containment measure and standing policy, the City of Statesboro requires that if an employee's spouse and/or children are offered another medical insurance plan in which the employer pays at least 50% of the insurance premium, the employee may not purchase coverage for the spouse and/or children with the City's plan. Over the last few years this policy has not been enforced and it has cost our plan in co-insurance, co-pay, deductibles and any procedures not approved by spouses primary plan dollars. This standing policy will be reintroduced to employees and we will give employees 30 days from the date of notification to abide by this policy. (Attached you will find our current policy)
- f) Revise Provisions for Retirement Policy – According to our current policy any employee who retires before age sixty-five, but not sooner than age 62 (or age 55 for a sworn police officer or firefighter), may stay on the City's medical insurance plan until he qualifies for enrollment in the federal Medicare Plan. If the employee has a minimum of ten (10) years, but less than twenty-five (25) years of creditable service with the City as defined by the GMEBS Plan, the City will pay fifty percent (50%) of a single or family coverage premium until the employee is eligible for Medicare. If the employee has twenty-five (25) or more years of creditable service with the City, the City will pay one hundred percent (100%) of a single or family coverage premium until the employee is eligible for Medicare. In this provision spouses are also covered if they are younger than the retiree for ten years. (Attached you will find a recommended revision to this policy)

g) Fundamental Changes To Plan Design:

\* Note that proposed changes are tentative, subject to review annually and based on the historical/projected annual trends.\*

Date		Current Plan	Proposed Plan	Savings/Risk
01/12	Deductible (FY12)	\$500	\$1000	\$92,900.12
01/13	Deductible (FY13)	\$1000	\$1500	\$67,678.44
07/11	Prem. Contributions	78/22	75/25	\$94,939.50
01/11	Hosp. Co-pay (FY12)	75	\$100	(-) Prev. Care
01/13	Hosp. Co-pay (FY13)	100	\$125	(-) Prev. Care
01/12	Enrollment	Mandatory	Non-Mandatory	Adv. Selection
	Total			\$255,518.06



The savings listed above would be applied to the Health Savings Fund. In addition, a Health & Wellness line item would be established in this fund to promote health/wellness activities and proactively lower health costs in the future.

h) Wellness Plan (Phased In FY 13)

The Wellness Plan would be comparable to the current design of the City of Statesboro Medical Plan as listed above or a discounted medical plan. This plan would be reintroduced during FY 2013 as an incentive to encourage health and wellness, with our employees and lower claim costs. To be eligible for this option the employee would be required to complete the City of Statesboro Wellness Program activities such as:

- 1) Complete a health screening at open enrollment.
- 2) Complete one annual physical through a physician
- 3) Enroll with TBR Wellness Coach
- 4) Complete Smoking Cessation Testing
- 5) Have spouses to complete Questionnaire or some form of health screening and/or yearly annual physical
- 6) Participate in the Wellness activities or programs conducted by the Wellness Advisory Team

Each of the requirements will hold a dollar amount value that would enable you to buy back deductible/contribution amounts etc. into the plan once each or all items were completed on an annual basis.

Pros:

1. Maintains control of its claim costs and premium adjustment
2. Assumes surplus reserve at end of FY
3. Approximate minimum savings \$255,518.06
4. Flexibility to have Wellness Programs and buy-back programs

Cons:

1. Has to project variable costs and reserves each FY
2. Employees will see an increase in:
  - a. Deductibles of \$500, \$1000
  - b. Contributions of 3% (Approx. EE =+\$3.81/week, FF =+\$8.79/week)

**Item E**

**City of Statesboro**  
**Spousal Insurance Coverage Certification**

Employee Name: \_\_\_\_\_

SSN: \_\_\_\_\_

Spouse's Name: \_\_\_\_\_

\_\_\_\_\_ NO, My Spouses employer does NOT offer Medical Insurance.

\_\_\_\_\_ YES, My Spouses employer does offer Medical Insurance.

Pursuant to the City's health insurance guidelines, the City of Statesboro requires that if an employee's spouse and/or children are covered under another medical insurance plan in which the employer pays 50% or more of the Insurance Premium, the employee may not purchase coverage for the spouse and/or children through the City's plan. If the spouse's employer offers this benefit to the employee's family members, the alternative medical insurance will be considered the primary coverage for the covered family member(s) and the covered family member(s) will be ineligible for coverage through the City's medical insurance. This will be audited each year by the City's Third Party Administrator.

My spouse is employed with \_\_\_\_\_ and has medical coverage for him or herself and/or our children under that employer's medical insurance plan.

By signing this acknowledgement, I certify that I have read the contents of this waiver and understand the City's policy on insurance coverage for family members.

Employee Signature \_\_\_\_\_

Human Resource Representative \_\_\_\_\_ Date \_\_\_\_\_

PLEASE ATTACH PHOTOCOPY OF SPOUSES INSURANCE COVERAGE VERIFICATION



## **Item F**

### **Current Provisions In Retirement** **Section 4 Subsection J) 5. Personnel Policy**

a) Any employee who retires before age sixty-five, but not sooner than age 62 (or age 55 for a sworn police officer or firefighter), may stay on the City's medical insurance plan until he qualifies for enrollment in the federal Medicare Plan.

1) If the employee has a minimum of ten (10) years, but less than twenty-five (25) years of creditable service with the City as defined by the GMEBS Plan, the City will pay fifty percent (50%) of a single or family coverage premium until the employee is eligible for Medicare.

2) If the employee has twenty-five (25) or more years of creditable service with the City, the City will pay one hundred percent (100%) of a single or family coverage premium until the employee is eligible for Medicare.

b) Any retired employee, whose spouse is younger than the employee, may continue to cover the spouse on the City's medical insurance plan at the single coverage premium until the spouse qualifies for Medicare coverage, **provided that** a) the employee had a minimum of ten (10) years of creditable service at retirement; and b) the employee had paid for dependent coverage for at least the last five years of his employment, and had it in force at the time of his retirement.

1) If the employee had a minimum of ten (10) years, but less than twenty-five (25) years of creditable service with the City as defined by the GMEBS Plan, the City will pay fifty percent (50%) of a single coverage premium until the spouse is eligible for Medicare.

2) If the employee has twenty-five (25) or more years of creditable service with the City, the City will pay one hundred percent (100%) of a single coverage premium until the spouse is eligible for Medicare.

## **Item F**

### **Revision of Retirement Benefit Provisions**

Provisions In Retirement. a) Any employee who retires before age sixty-five, but not sooner than age 62 (or age 55 for a sworn police officer or firefighter), may stay on the City's medical insurance plan until he qualifies for enrollment in the federal Medicare Plan.

- 1) If the employee has a minimum of ten (10) years, but less than (15) years of creditable service with the City as defined by the GMEBS Plan, the City will pay twenty-five percent (25%) of a single coverage premium for the retiree only until the retiree is eligible for Medicare.
- 2) If the employee has a minimum of fifteen (15) years, but less than (25) years of creditable service with the City as defined by the GMEBS Plan, the City will pay fifty percent (50%) of a single coverage premium for the retiree only until the retiree is eligible for Medicare.
- 3) If the employee has a minimum of twenty-five (25) years of creditable service with the City as defined by the GMEBS Plan, the City will pay the same percentage of a single coverage premium as it does for regular active employees for the retiree only until the retiree is eligible for Medicare.

As cost containment measure, the City of Statesboro reserves the right to make any changes to plan provisions for and the design of Post-Retirement Medical Benefits. Any changes to provisions and the design of Post-Retirement medical benefits are subject to all active retiree plan participant's and those eligible to enroll in Post-Retirement Benefits.