



CITY OF STATESBORO  
COUNCIL MINUTES  
JANUARY 16, 2024

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

**1. Call to Order**

Mayor Jonathan McCollar called the meeting to order

**2. Invocation and Pledge**

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

**ATTENDANCE**

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Phil Boyum	Councilmember	Absent	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	Councilmember	Present	
John Riggs	Councilmember	Present	
Shari Barr	Mayor Pro Tem	Present	

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

**3. Recognitions / Public Presentation:**

**a) Presentation and update from Don Poe with Feed the Boro.**

Don Poe with Feed the Boro announced that at the next food drop on February 3<sup>rd</sup> they will exceed giving away over 2 million meals in the Bulloch County region. Mr. Poe thanked Mayor and Council for their help and support to help make this happen.

Mayor Jonathan McCollar recognized and presented an ICMA award to City Manager Charles Penny in recognition of his 40 years of service in local government. Mayor McCollar thanked Mr. Penny for his committed service to the City of Statesboro its employees and its citizens.

**4. Public Comments (Agenda Item): None**

**5. Consideration of a Motion to approve the Consent Agenda**

**A) Approval of Minutes**

**a) 01-02-2024 Council Minutes**

**B) Consideration of a motion to approve the surplus of equipment and vehicles in the Statesboro Fire Department**

A motion was made to approve the consent agenda.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Mayor Pro Tem Shari Barr
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**6. Public hearing and consideration of a motion to approve**

- (a) **APPLICATION AN 23-11-05:** Four Guys development, LLC requests annexation of approximately 26.94 acres of property in order to construct a single-family detached subdivision on Burkhalter Road (Tax Parcel #108 000001 000).
- (b) **APPLICATION RZ 23-11-06:** Four Guys Development, LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 26.94 acres of property in order to develop a single-family detached subdivision on Burkhalter Road (Tax Parcel# 108 00001 000).

A motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

Steve Rushing a local attorney representing the applicant spoke in favor of the request. No one spoke against the request.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

A motion was made to approve (a) **APPLICATION AN 23-11-05**: Four Guys development, LLC requests annexation of approximately 26.94 acres of property in order to construct a single-family detached subdivision on Burkhalter Road (Tax Parcel #108 000001 000) and (b) **APPLICATION RZ 23-11-06**: Four Guys Development, LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 26.94 acres of property in order to develop a single-family detached subdivision on Burkhalter Road (Tax Parcel# 108 00001 000).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember
<b>SECONDER:</b>	Councilmember
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**7. Public hearing and consideration of a Motion to Approve:**

(a) **APPLICATION AN 23-09-06**: Five Guys Development requests Annexation of approximately 113.4 acres of property located at 6922 Burkhalter Road in order to construct a mixed single-family detached and townhouse subdivision (Tax Parcel # 108 000002 000).

(b) **APPLICATION RZ 23-09-07**: Five Guys Development requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district of approximately 113.4 acres of property in order to construct a 335 unit mixed single-family detached and townhouse subdivision at 6922 Burkhalter Road (Tax Parcel # 108 000002 000).

A motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Mayor Pro Tem Shari Barr
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

Steve Rushing a local attorney representing the applicant spoke in favor of the request.

Tiffany Ross, Dr. Latasha Powell, and Mandy Parrish all of whom live in Chatham Place subdivision voiced their concerns regarding the infrastructure of Herman Rushing Road as well as the impact this development may have on their water system.

City Manager Charles Penny stated that the city has requested a meeting with the county to discuss improvements to the Burkhalter Road where it comes up to highway 67. There will be no impact on the water system of Chatham Place as this development will have City water and sewer infrastructure.

A Motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Mayor Pro Tem Shari Barr
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boym

A Motion was made to approve (a) **APPLICATION AN 23-09-06**: Five Guys Development requests Annexation of approximately 113.4 acres of property located at 6922 Burkhalter Road in order to construct a mixed single-family detached and townhouse subdivision (Tax Parcel # 108 000002 000) and (b) **APPLICATION RZ 23-09-07**: Five Guys Development requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district of approximately 113.4 acres of property in order to construct a 335 unit mixed single-family detached and townhouse subdivision at 6922 Burkhalter Road (Tax Parcel # 108 000002 000).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember
<b>SECONDER:</b>	Councilmember
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boym

**8. Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 23-12-01: Christina Gipson requests a Zoning Map Amendment from the LI (Light Industrial) zoning district to the MX (Mixed Used) zoning district in order to establish a recreational/fitness facility at 202 West Main Street (Tax Parcel # S18 000173 000).**

A Motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember John Riggs
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boym

No one spoke for or against the request.

A Motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Mayor Pro Tem Shari Barr
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

A Motion was made to approve **APPLICATION RZ 23-12-01**: Christina Gipson requests a Zoning Map Amendment from the LI (Light Industrial) zoning district to the MX (Mixed Used) zoning district in order to establish a recreational/fitness facility at 202 West Main Street (Tax Parcel # S18 000173 000).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember John Riggs
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**9. Public Hearing and Consideration of a Motion to Approve: APPLICATION SUB 23-12-02: Robbie Bell requests a Preliminary Subdivision PLAT on 54.17 acres of property to develop 52 additional lots in the existing Northbridge Subdivision located on South Bridgeport Drive (Tax Parcel MS80000013 000).**

A Motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

Wes Sherrod with Parker Engineering representing the application spoke in favor of the request.

No one spoke against the request.

A Motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Mayor Pro Tem Shari Barr
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

A motion was made to approve **APPLICATION SUB 23-12-02**: Robbie Bell requests a Preliminary Subdivision PLAT on 54.17 acres of property to develop 52 additional lots in the existing Northbridge Subdivision located on South Bridgeport Drive (Tax Parcel MS80000013 000).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Ginny Hendley
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**10. Consideration of a motion to approve corrected Resolution 2023-52: A Resolution authorizing the opening of a separate bank account for the 2023 TSPLOST.**

A motion was made to approve corrected **Resolution 2023-52**: A Resolution authorizing the opening of a separate bank account for the 2023 TSPLOST.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**11. Public Hearing and consideration of a motion to approve Resolution 2024-01: A Resolution approving application for FY 2025 Community Development Block Grant (CDBG).**

A motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

Director of Planning and Development stated this public hearing is a requirement for the city to apply for the Community Development Block Grant.

No one spoke for or against the request.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

A motion was made to approve Resolution 2024-01: A Resolution approving application for FY 2025 Community Development Block Grant (CDBG).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**12. Public Hearing & Consideration of a Motion to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a):**

**(a) Dixie Food Mart**  
**1495 Northside Dr East**  
**Statesboro, Ga 30458**  
**License Type: Package Sales – Beer and Wine only**

**(b) Jim N Nicks BBQ #4054**  
**24106 Hwy 80 East**  
**Statesboro, Ga 30461**  
**License Type: Restaurant**

**(c) Stoners Pizza Joint**  
**701 Piedmont Loop Ste 200**  
**Statesboro, Ga 30458**  
**License Type: Restaurant**

A motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

No one spoke for or against the request.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Mayor Pro Tem Shari Barr
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum



A motion was made to approve an application for an alcohol license for (a) Dixie Food Mart, 1495 Northside Dr East Statesboro, Ga 30458, License Type: Package Sales – Beer and Wine only; (b) Jim N Nicks BBQ #4054, 24106 Hwy 80 East, Statesboro, Ga 30461, License Type: Restaurant; and (c) Stoners Pizza Joint, 701 Piedmont Loop Ste 200, Statesboro, Ga 30458, License Type: Restaurant.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Ginny Hendley
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**13. Consideration of a motion to award the purchase of a new 2022 or later Ram 1500 (or equivalent) crew cab 4x4 truck not to exceed \$50,000.00 for the Wastewater Treatment Plant division of the Public Utilities Department. If approved, this vehicle will be funded using operating income from the Water and Sewer Fund.**

A motion was made to award the purchase of a new 2022 or later Ram 1500 (or equivalent) crew cab 4x4 truck not to exceed \$50,000.00 for the Wastewater Treatment Plant division of the Public Utilities Department. If approved, this vehicle will be funded using operating income from the Water and Sewer Fund.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**14. Consideration of a motion to award a contract to Tim Lanier Construction, LLC in the amount of \$242,950.00 for the East Grady Street Sidewalk Improvements Project. This project will be funded from the 2018 TSPLOST Fund.**

A motion was made to award a contract to Tim Lanier Construction, LLC in the amount of \$242,950.00 for the East Grady Street Sidewalk Improvements Project. This project will be funded from the 2018 TSPLOST Fund.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**15. Consideration of a motion to award a professional services contract to WSP USA, Inc in the amount of \$149,000.00 to perform a Phase 1 Environmental Site Assessment, Site Suitability Study, and develop a Design & Operations Plan for expansion of the inert landfill. Funding is to be provided by Operating Income in the Solid Waste Disposal Fund.**

A motion was made to award a professional services contract to WSP USA, Inc in the amount of \$149,000.00 to perform a Phase 1 Environmental Site Assessment, Site Suitability Study, and develop a Design & Operations Plan for expansion of the inert landfill. Funding is to be provided by Operating Income in the Solid Waste Disposal Fund.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Ginny Hendley
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**16. Other Business from City Council**

Mayor Pro Tem Shari shared that a family resource day will be held this Saturday January 20, 2024 from 10:00 am – 3:00 pm at the STEM Academy.

Mayor McCollar called on Dwayne Grice to share about warming stations.

Dwayne Grice shared that this morning Ted Wynn asked VOAD to consider opening up warming stations in our community due to the cold weather coming into our area. There will be a warming station opened tonight and Wednesday at Pittman Park Church. On Thursday it is supposed to warm up but Friday and Saturday will be colder with wind chills in the single digits so an additional warming shelter will be open at First Presbyterian Church. The warming stations will open at 6 pm each evening and remain open until the following day when it gets above freezing.

Mayor Pro Tem Shari Barr stated that on January 22 the local community mission will be conducting a point in time census of the local Bulloch County area unhoused individuals. The census will begin at 6:00 pm until 10:00 pm. the information they gather is used to develop services to meet the needs of the unhoused in our area.

Councilmember John Riggs recognized two upcoming Eagle Scouts in the audience Evan Taormina and Rick Newell.

**17. City Managers Comments**

City Manager Charles Penny called to Mayor and Councils attention in the FYI packet staff did respond to the bike lane request. It is an ongoing process. Mr. Penny stated that a building permit has been issued for the Food Bank and they are working on the foundation. We are hoping to be open and operational by the summer.

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

Sue Palmer signed up to speak and asked that the city consider looking into designated truck routes in the city.

Len Fatica signed up to speak and asked Council to consider extending the public comment(s) time from 2 minutes to 4 minutes.

Michael Pratt asked about mobile public vending.

City Clerk Leah Harden stated that the city did pass mobile public vending and that Mr. Pratt would need fill out the application for it.

Mayor Pro Tem Shari Barr stated she would like to offer a motion and see if there is support to ask staff to change the resolution so we can offer everyone four minutes for public comments. Councilmember Paulette Chavers stated she believes in hearing what everyone has to say but five minutes is too long and would meet in the middle at three minutes.

A motion was made to approve a Resolution increasing the time for public comments from two (2) minutes to three (3) minutes.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

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

At 7:01 pm. a motion was made to enter into executive session.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember John Riggs
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

At 7:24 pm a motion was made to exit executive session.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

A Motion was made to appoint AJ Jetwani, Larry Clark, Venus Mack, and Brandon Blair to the Business Commission.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

## 20. Consideration of a Motion to Adjourn

A motion was made to adjourn.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Mayor Pro Tem Shari Barr
<b>AYES:</b>	Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

The meeting was adjourned at 7:25 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk