



Mayor & Council Work Session

January 17, 2023 at 3:30 P.M



Agenda

1. Art Park Presentation
2. Transit Update
3. Subdivision/Zoning Ordinance Update
4. Annexation
5. Development Authority Presentation - Benjy Thompson

STATESBORO ART PARK



East Main & Railroad Street

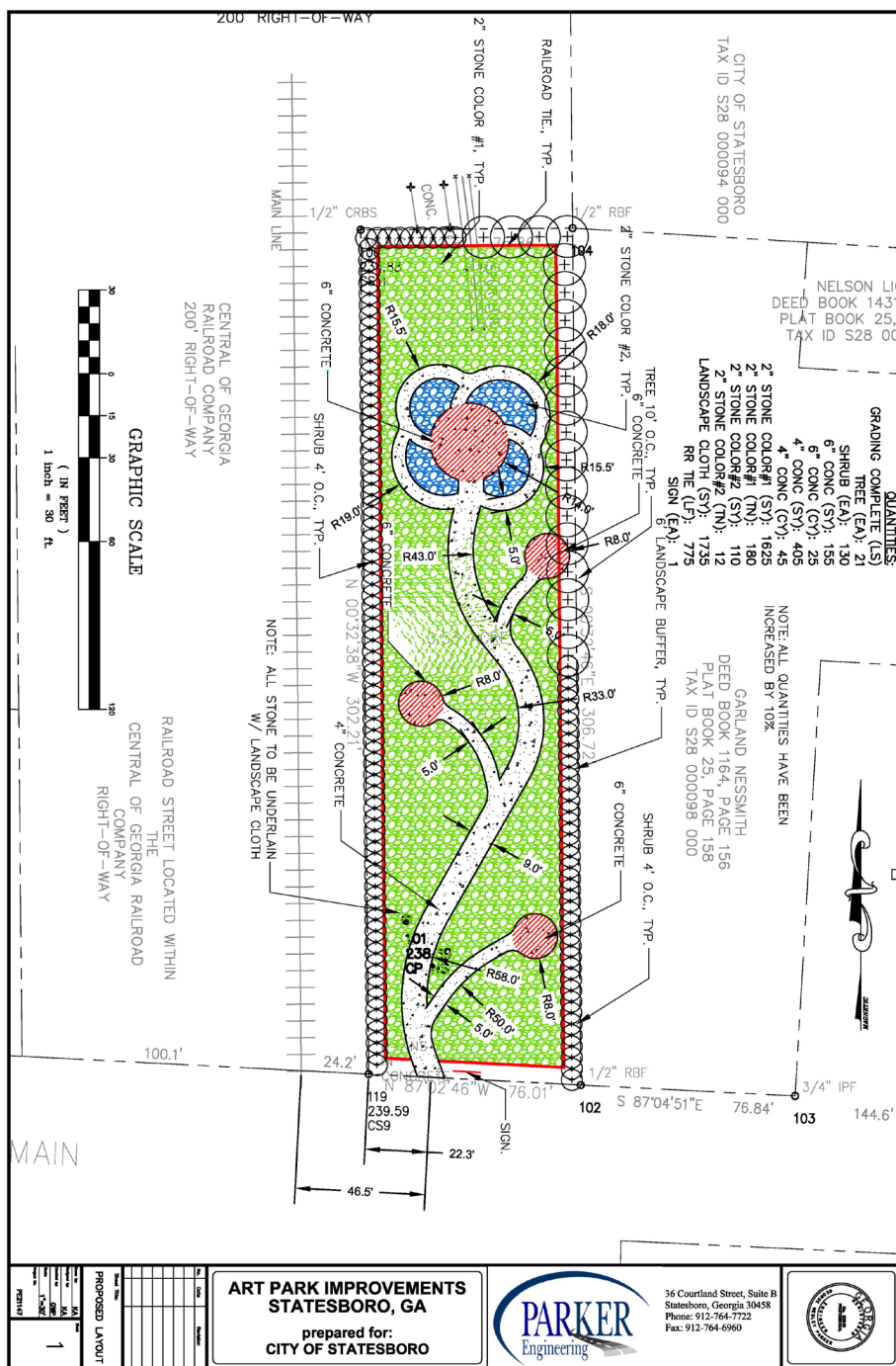
The Location



1 inch = 100 feet

KEY FEATURES

- Large BORO sculpture rear of the center of the large flower
- Integrated sidewalk features like hopscotch, sundial, or stamped features
- Large stone accents - good location for selfies
- Round pads at end of “leaves” are large diameter concrete pads designed for revolving sculpture installations
- Natural concrete, decomposed granite, bleached river rock, and colored recycled plastic rock hardscape infill
- Kiosk with information faces E. Main and Savannah Ave. which is a perfect spot to advertise downtown events
- Wayfinding sign, Gnome Garden, Georgia Southern University Art Department collaboration, and other creative features additions possible



Art Park Timeline





Before

Google

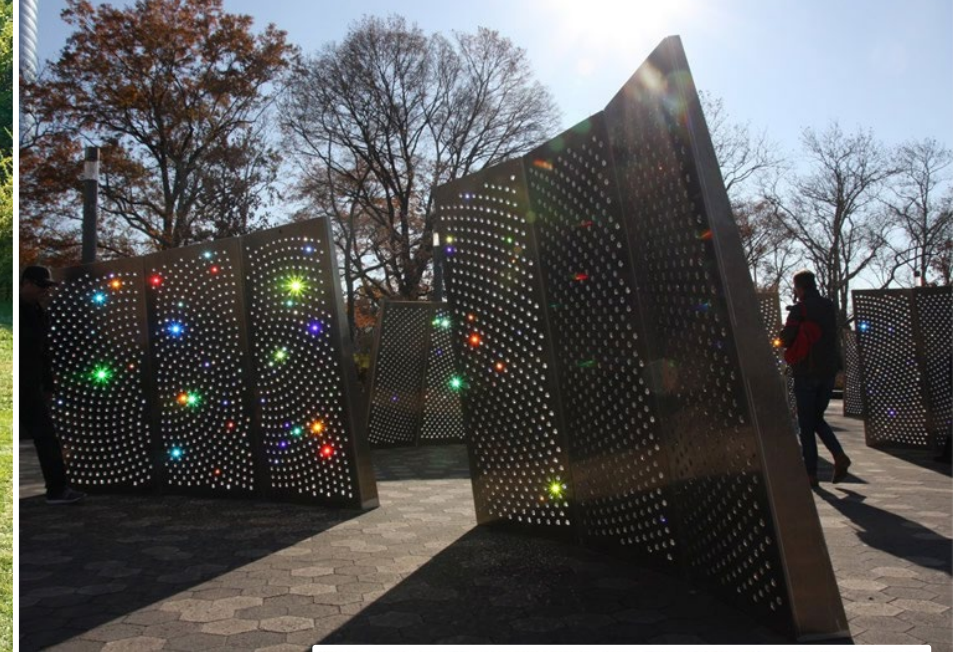
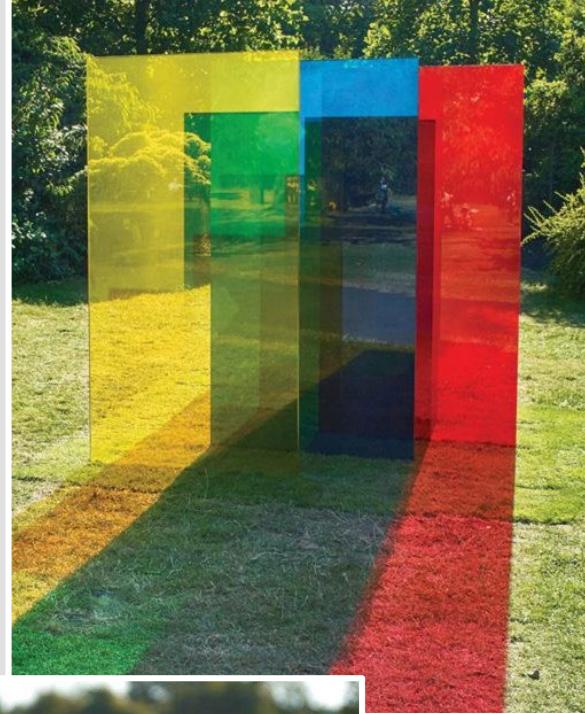


85% Complete





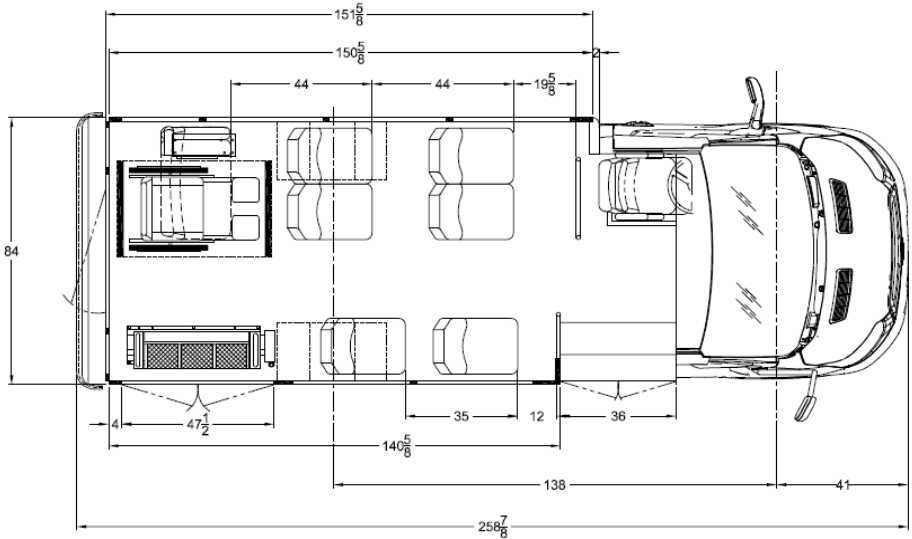
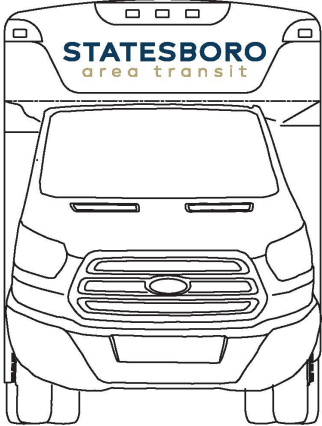
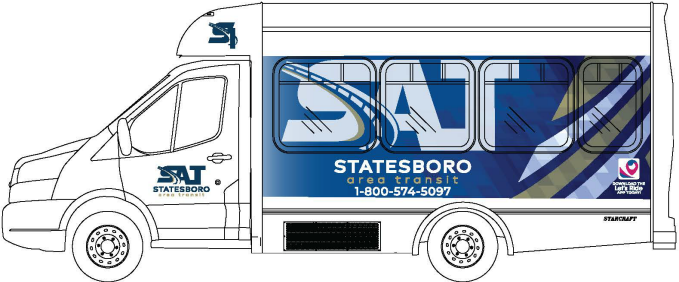
Art Park Rotation Ideas



QUESTIONS?

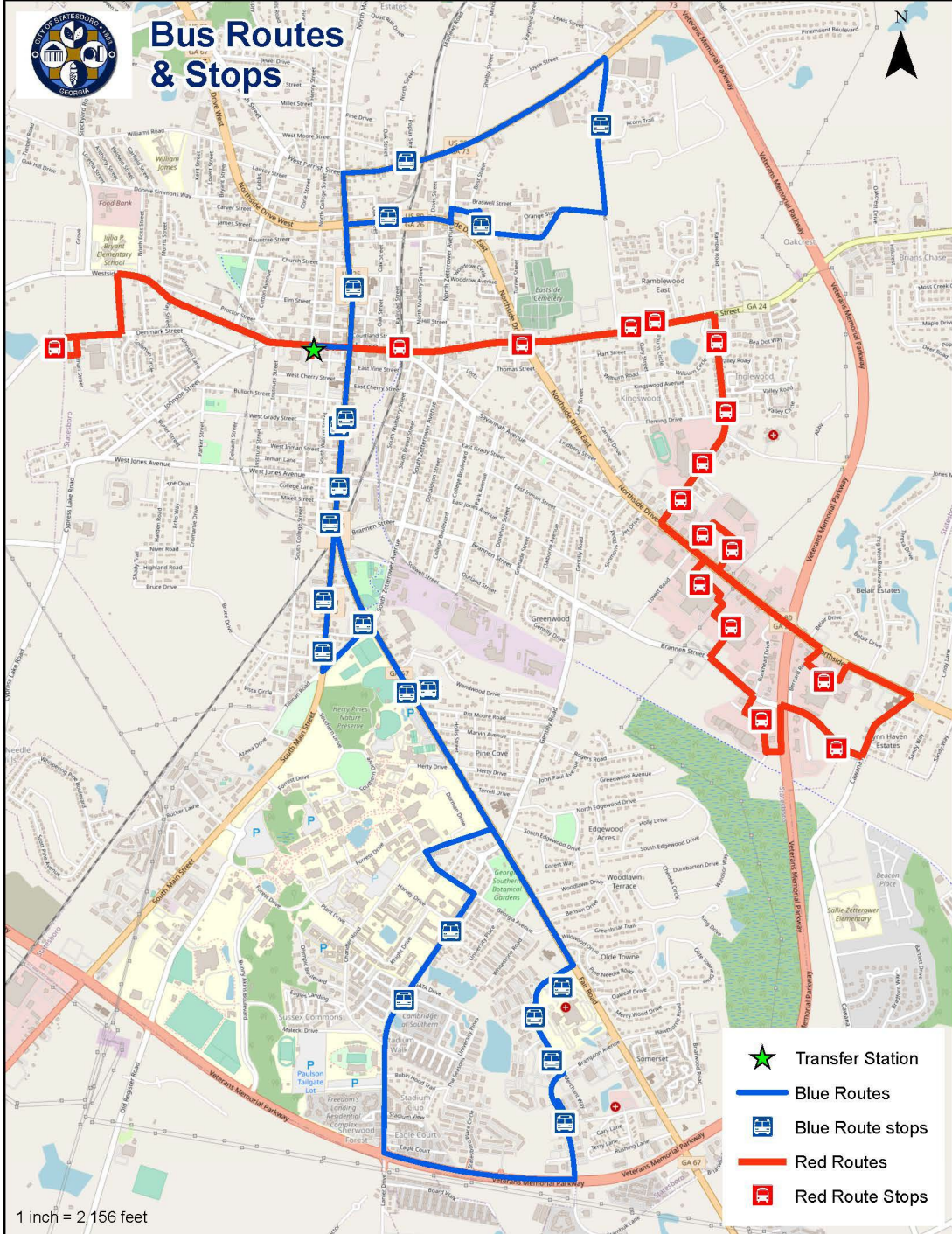
Statesboro Transit Implementation Update

January 17, 2023





Bus Routes & Stops



- Transfer Station
- Blue Routes
- Blue Route stops
- Red Routes
- Red Route Stops

CRC- Operated Flex Service

Base Start-Up Service Plan

- First 6 months – free ridership
- \$2.00 proposed fare after first 6 months
- Monday - Friday 6:00 AM to 6:00 PM
- 40 minute round-trip travel time (will vary)
- 24 hr. advance notice pick up option
- 2 buses per route (1 per direction)
- *Ford Transit shuttle bus w/ wheelchair lift (8 passenger incl. 2 wheelchair capacity)* ¹²

Budget Expenses

Capital Expenses		\$211,684	Operating Expenses (Annually)	\$507,751
Funding Breakdown			Funding Breakdown	
Federal Section 5311 Funds	80%	\$169,347	Federal Section 5311 Funds	50% \$253,876
State Match Funds	10%	\$21,168	Local Match Funds (fee waived in 2021 by CARES Act)	50% \$253,876
Local Match Funds (fee waived in 2021 by CARES Act)	10%	\$21,168		

**Annual Local Match Funds: \$253,876
(capital purchase cost and initial year operating costs waived by CARES Act)**



Questions?

CITY OF STATESBORO UNIFIED DEVELOPMENT CODE

UDC PROGRESS UPDATE

CITY COUNCIL BRIEFING | 01.17.23

CODE DIAGNOSTIC

- Technical Chapter (i.e., engineering) is complete
- Under review by Public Works

STATESBORO, GEORGIA CODE DIAGNOSTIC REPORT



PREPARED FOR THE CITY OF STATESBORO

DECEMBER 19, 2022

UDC FORMATTING + INTRODUCTION

Section	Completion (of new content as noted)	Notes
UDC Formatting	100%	
UDC 1: Introduction	80%	

- No significant changes proposed in these sections

UDC 2: ZONING

Section	Completion (of new content as noted)	Notes
I. Introduction & General Provisions	80%	
II. Zoning Districts	50%	Working on Blue Mile Overlay, new districts, consolidated R-districts, mixed-use district
III. Uses and Specific use standards	80%	
IV. Generally Applicable Regulations	65%	
V. Nonconformities	70%	
VI. Administration and Procedures	80%	

UDC 3: SUBDIVISION

Section	Completion (of new content as noted)	Notes
I. Introduction & General Provisions	100%	
II. Design & Construction Standards	80%	Draft sent to Public Works
III. Minor Subdivisions	0%	
IV. Administration and Procedures	0%	

UDC 4: ENVIRONMENT

Section	Completion (of new content as noted)	Notes
I. Introduction	0%	
II. Noise	n/a	No changes needed
III. Drainage	90%	Use State Model
IV. Soil Erosion, Sed., etc.	0%	Awaiting Diagnostic feedback before updating
V. Flood Damage	90%	Draft sent to Public Works
VI. Stormwater (new)	90%	Draft sent to Public Works
VII. Vegetation	50%	Awaiting Public Works Diagnostic feedback before updating

UDC 5: GLOSSARY

Section	Completion (of new content as noted)	Notes
Glossary	60%	

- New definitions will be added as sections are finished

SUPPORTING CODE UPDATES

Section	Completion (of new content as noted)	Notes
Ch. 22 - Cable Communications	0%	Awaiting Diagnostic feedback before updating
Ch. 26 - Cemeteries	100%	No changes needed
Ch. 66 - Solid Waste	0%	Awaiting Diagnostic feedback before updating
Ch. 70 - Street, Sidewalks, Public Areas	0%	
Ch. 78 - Traffic & Vehicles	0%	
Ch. 82 - Utilities	0%	

NEXT STEPS

- Now – March: Staff review of draft sections as they are finished
- March: First Public Draft
- April: First Public Hearing
- May/June: Final Public Hearing





Questions?



Annexation



Annexation Methods

1. 100 Percent Method: Municipal corporations can annex unincorporated areas contiguous to the existing corporate limits--"contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state. O.C.G.A. § 36-36-20. **Exclusive manner in which City of Statesboro currently annexes.**
2. 60 Percent Method: Annexation wherein at least 60 percent of the electors resident in the area and at least 60 percent of the owners (or legal representatives thereof) of the land area, by acreage consent to annexation and at least one-eighth of the property's aggregate external boundary abuts the municipal boundary (or would abut if not separated by streets, rivers, public rights-of-way, county land, city land or state land). O.C.G.A. § 36-36-31. **Not currently used in City of Statesboro but common throughout state.**
3. Resolution and Referendum: allowed for under OCGA 36-36-50 et seq. Complicated process and not likely to be utilized here in the foreseeable future.
4. Local Act by General Assembly: General Assembly has the authority to pass local Acts annexing territory to municipal corporations.



Annexation Considerations

1. Annexations or deannexations which would create unincorporated islands are prohibited. An unincorporated island consists of an unincorporated area whose boundaries are entirely bounded by one or several cities, or an unincorporated area which the county has no reasonable means of physical access to for provisions of services (O.C.G.A. § 36-36-4).
2. Noncontiguous annexation is barred absent a local act by state legislature or agreement between the city and county.



Annexation vs. Zoning

1. Annexation is simply an increase in area size of real property contained within the municipal limits. All property annexed into City has a default zoning classification of R-40 unless and until a zoning map amendment is approved (City Ord Section 2207).
2. Proposed zoning map amendments, as well as future land use map (FLUM) designations, go before Planning Commission (City Ord 2004) for study and recommendation. The question of annexation itself is not in the purview of the Planning Commission. Planning Commission recommendation and report are then submitted to Council and shall be of an advisory and non-binding nature.
3. Only site plans submitted for PUD zoning map amendments shall be binding. In all other instances presented site plans are only conceptual in nature and should not be considered as binding upon the applicant or any future owner of the subject property.
4. The question of zoning map amendment should focus solely on the appropriate zoning classification of the property without regard to specific site plans or concepts.



Questions?



**Recent Successes in Economic Development:
Aspen Aerogels, Hyundai Motor Group, Joon Georgia
– and Beyond**

Statesboro City Council Work Session
January 17, 2023

Overview



- *DABC Mission/Structure*
- *History*
- *Aspen Aerogels – Project Reboot*
- *Hyundai Motor Group*
- *Q&A*

Our Mission



- *The Mission of the Development Authority of Bulloch County is to expand economic opportunities in the Statesboro-Bulloch County area by growing, attracting, developing, and supporting new and existing business in our community.*

Structure



- *Statutory Development Authority*
- *Seven Board Members*
- *Four year terms*
- *Funding*
- *“Commercial/Industrial Recruitment”*

Gateway I
Google Earth View 5.5.2022

Walmart DC

GAF

Briggs & Stratton

Troy Site

Rail III Site

Cardinal Glass

KJM

Gateway I

Google Earth

Mi San Pedro

Legend

- Blue location pin
- Green location pin
- Red location pin
- Yellow pushpin
- Red location pin
- Blue location pin
- Blue location pin





Gateway II





Bruce Yawn Commerce Park

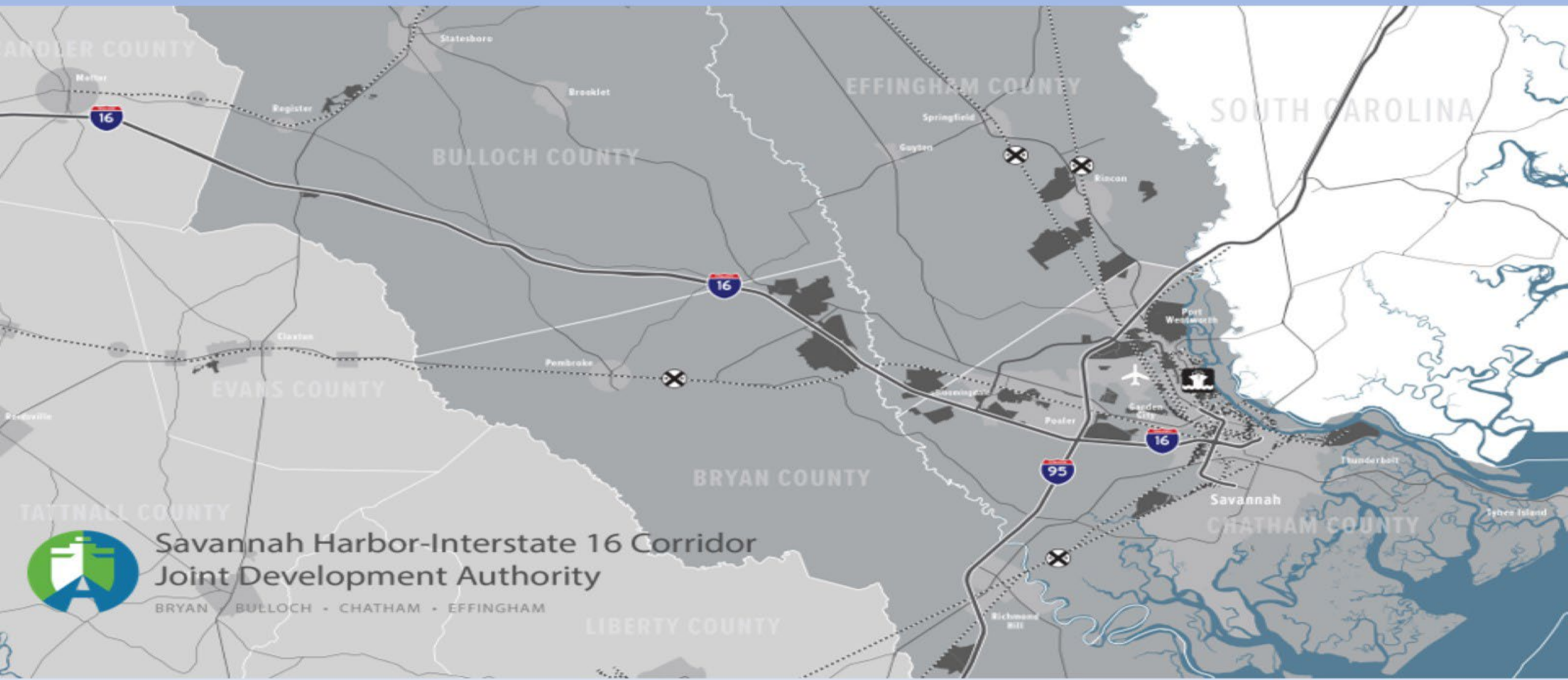
Project “Reboot”



- *Aspen Aerogels 2015*
 - *\$70MM*
 - *106 Employees*
 - *\$50K average annual salary*
- *Aspen Aerogels 2021/22*
 - *\$325MM*
 - *250 employees*
 - *\$62K average annual salary*







Savannah Harbor-Interstate 16 Corridor Joint Development Authority

BRYAN • BULLOCH • CHATHAM • EFFINGHAM

HYUNDAI

MOTOR GROUP

- The Savannah Harbor-Interstate 16 Corridor Joint Development Authority includes the development authorities of Bryan, Bulloch, Chatham and Effingham counties.
- Founded in 2014, the Savannah JDA combines the resources to attract and facilitate regionally significant projects.
- On May 25, 2021 Governor Brian Kemp announced the purchase of the Bryan County Mega Site in a partnership between the State of Georgia and the Savannah JDA. The strategic purchase of the site was the largest mega site purchase in state history.



Savannah Harbor-Interstate 16 Corridor
Joint Development Authority
BRYAN • BULLOCH • CHATHAM • EFFINGHAM

HYUNDAI

MOTOR GROUP

- Hyundai's first fully dedicated electric vehicle (EV) and battery manufacturing facility in the U.S.
- Investing \$5.54 billion in opening state-of-the-art U.S. smart factory.
- 8,100 new jobs will be created.
- Approximately another \$1 billion in investment from non-affiliated suppliers.
- Construction will begin in January 2023 with full production expected in early 2025.



HYUNDAI

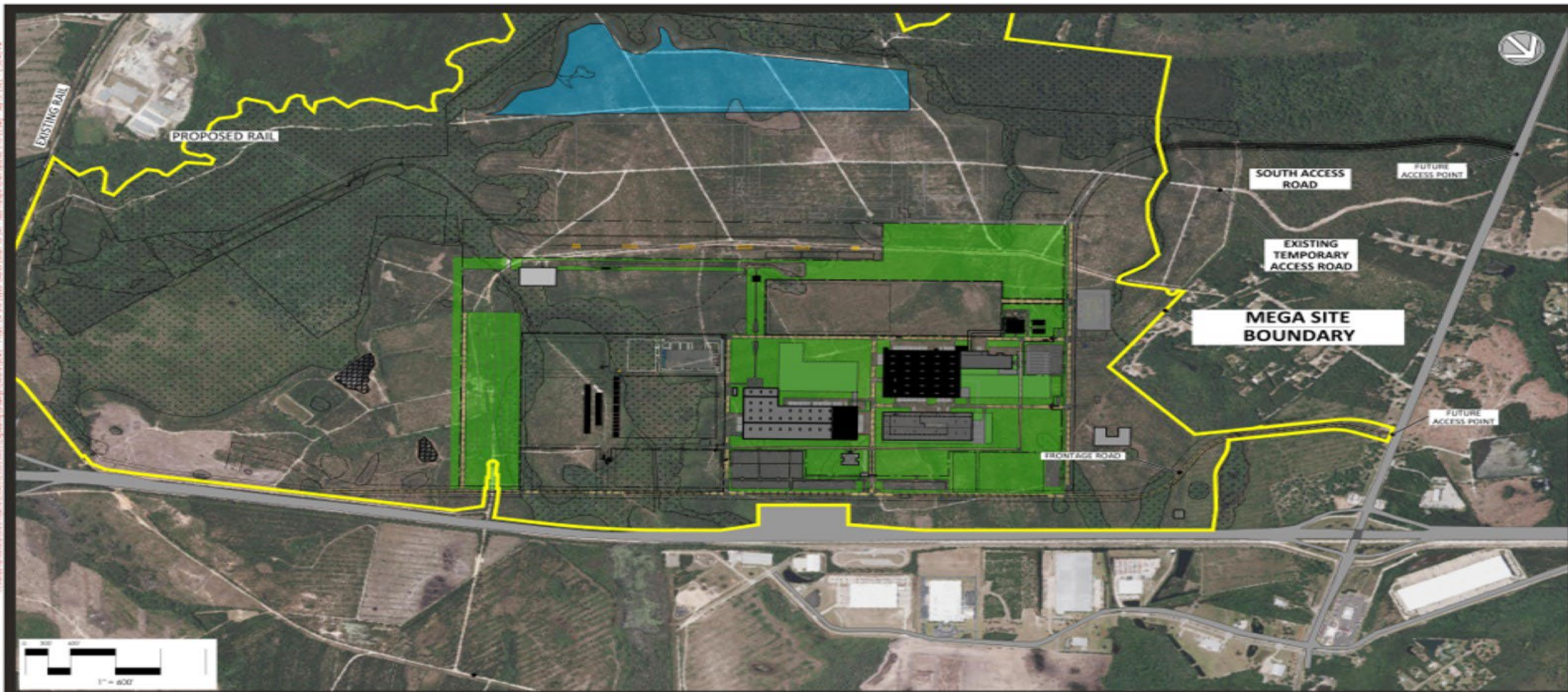
MOTOR GROUP

- Expected capacity once operational will be more than 300,000 units a year.
- Hyundai Motor Group cited speed-to-market, workforce and the state's ability to meet the company's neutrality standards.
- The largest economic development deal in the state's history.
- Updates and information will be available at savannahjda.com.



Savannah Harbor-Interstate 16 Corridor
Joint Development Authority

BEYOND • BEYOND • BEYOND • BEYOND

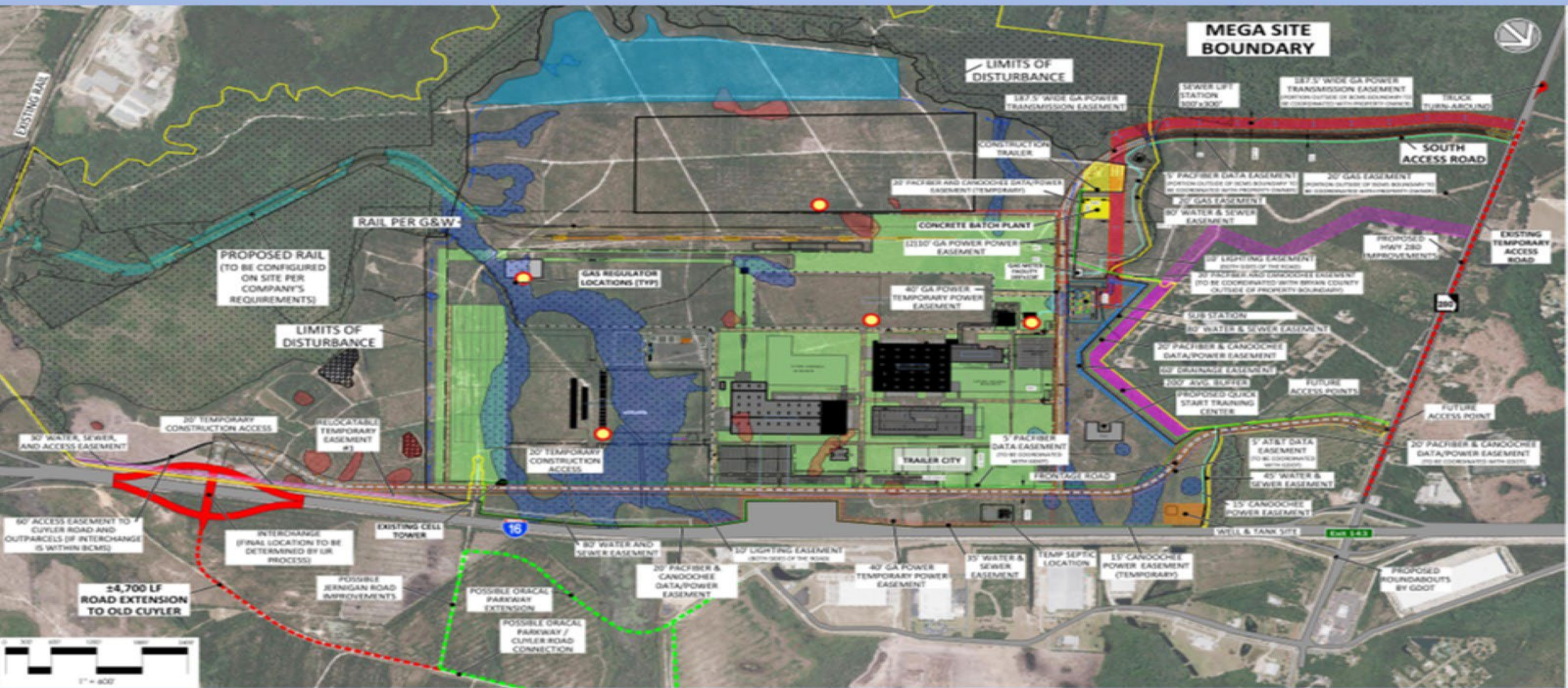


CONCEPTUAL LAYOUT EXHIBIT
BRYAN COUNTY MEGA SITE
BRYAN COUNTY / GA

9/19/22



THOMAS & HUTTON
20 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
www.thomashutton.com



August Visit to Korea



 Savannah Harbor-Interstate 16 Corridor
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 Georgia[®]
USA





Joon, Georgia





Since
February
2022:

- *New Project Commitments:*
 - 1407 Jobs
 - \$897MM



Questions?
Thank you!