



CITY OF STATESBORO  
COUNCIL MINUTES  
JANUARY 28, 2025

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

**This meeting originally scheduled for January 21, 2025, was rescheduled due to inclement weather.**

**1. Call to Order**

Mayor Jonathan McCollar called the meeting to order

**2. Invocation and Pledge**

Councilmember Paulette Chavers gave the Invocation and led the Pledge of Allegiance.

**ATTENDENCE**

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

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

**3. Recognitions/Public Presentations**

**A) Presentation by Anna Chafin, President and CEO of RISE (Regional Industry Support Enterprise), regarding regional workforce development.**

Anna Chafin President and CEO of RISE gave a presentation on the regional workforce development they are working on. RISE is a relatively new regional workforce development and industry support organization serving eight counties, Screven, Bulloch, Candler, Evans, Effingham, Bryan, Chatham, and Liberty. RISE contracted with Wadley Donovan Gutshaw Consulting to conduct a workforce study of the region. The study area was a one-hour commute from Bryan County Megasite in Ellabell. The scope of the study was market analysis, immediate needs & challenges, and strategic workforce plan. The five key takeaways are competitive pay, future demand will vary annually, must draw more high school graduates into industries, and available labor from military departures is underutilizes. Some of the challenges are housing, childcare, and transportation. The study identified the need for several workforce development plan-working groups to include military, underrepresented, housing, education, transportation, childcare, and marketing.

**B) Recognition of the inaugural cohort of the Emerging Leaders Academy.**

Director of Human Resources Demetrius Bynes recognized the 17 individuals who completed the inaugural cohort of the Emerging Leaders Academy. They are as follows: Jared Akins, Captain with the Police Department, Matt Aycock, Assistant Public Utilities Director, Nick Boggs, Assistant Natural Gas Superintendent, Krista Cooper, Customer Service Supervisor, Tim Grams, Fire Chief, Glenn Green, Water and Sewer Superintendent, Robbie Jordan, Chief Building Official, Richard Marshall, Parks Supervisor, Marty McClain, IT Manager, David Moyer, Assistant City Engineer, Darrell Perkins, Wastewater Superintendent, Spencer Row, Captain with the Fire Department, Andrew Samples, Captain with the Police Department, Richard Smiley, Streets and Parks Superintendent, Justin Taylor, Fire Prevention Officer, Marcos Trejo, Assistant Director of Public Works and Engineering, and Justin Williams, Planning and Housing Administrator.

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

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

**A) Approval of Minutes**

**a) 01-07-2025 Council Minutes**

**B) Consideration of a motion to approve the surplus and disposition of a 1996 E-One Aerial Apparatus in the Statesboro Fire Department.**

A motion was made to approve the consent agenda.

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

**6. Public Hearing and consideration of a motion to approve: APPLICATION RZ 24-11-01: Luis Gonzalez requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-3 (Medium Density Multi-Household Residential) zoning district in order to develop additional units on a 0.87-acre property located at 509 East Main Street (Tax Parcel# MS57000008000).**

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>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

Director of Planning and Development Kathy Field stated this item was deferred from the December 17, 2024 meeting to today. Staff met with the owner and developer of the site and came up with a compromise plan of two units on the north side of the property and rehab the existing home. Staff recommends denial of this application due to the lack of compatibility with the surrounding neighborhood. In addition on December 3, 2024, the Planning Commission recommend denial of the request with a 6-0 vote.

In addition, a letter was received directed to Councilmember Tangie Johnson from Dorothy Jones with her husband Donsay expressing their opposition to this application due to increased traffic, decreased property value, lack of neighborhood support, affordable housing, and the Planning Commission decision to deny.

Frank D’Arcangelo a local architect spoke in favor of the request.  
Luis Gonzalez the property owner spoke in favor of the request.

A motion was made to close 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>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

Mayor Pro Tem Shari Barr stated her concern is the issue of a rezone rather than a variance where the applicant could be limited to one duplex but a rezone they would be able to add more.

Councilmember Tangie Johnson stated she is not looking for multiple duplexes in that area as this is an established single-family neighborhood. This rezoning would not be appropriate for the area.

Councilmember Paulette Chavers stated she concurs with everyone; it is the rezoning of this type in a residential area with single-family homes.

A motion was made to deny: **APPLICATION RZ 24-11-01**: Luis Gonzalez requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-3 (Medium Density Multi-Household Residential) zoning district in order to develop additional units on a 0.87-acre property located at 509 East Main Street (Tax Parcel# MS57000008000).

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

**7. Public hearing and consideration of a motion to approve: APPLICATION V 24-12-01: Peak Point Properties, LLC requests a variance from Table 2.2.9-B to remove the 10-foot Maximum Front Yard Setback on a 5.51-acre property located on Stambuk Lane (Tax Parcel #MS63000026 000).**

A motion was made to open the public hearing.

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

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 Tangie Johnson
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

A motion was made to approve with staff conditions APPLICATION V 24-12-01: Peak Point Properties, LLC requests a variance from Table 2.2.9-B to remove the 10-foot Maximum Front Yard Setback on a 5.51-acre property located on Stambuk Lane (Tax Parcel #MS63000026 000).

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

8. **Public hearing and consideration of a motion to approve: APPLICATION RZ 24-12-02: Black Creek Investments, LLC requests a Zoning Map Amendment from the R-6 (One-Household Residential) to the R-3 (Medium Density MultiHousehold Residential) zoning district on 0.28 acres of property in order to develop multi-household units with 4 buildings on a property located at 111 West Inman Street (Tax Parcel # S19 000097 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 Tangie Johnson
<b>AYES:</b>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

Jay Daniel with Maxwell Reddick spoke in favor of the request.

A motion was made to close 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>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

A motion was made to approve with staff conditions **APPLICATION RZ 24-12-02**: Black Creek Investments, LLC requests a Zoning Map Amendment from the R-6 (One-Household Residential) to the R-3 (Medium Density MultiHousehold Residential) zoning district on 0.28 acres of property in order to develop multi-household units with 4 buildings on a property located at 111 West Inman Street (Tax Parcel # S19 000097 000).

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

**9. 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. Reliance2024 Inc.**

**Sandipkumar D. Patel**

**17412 US Hwy 301 N**

**License Type: Package Sales (beer and wine only)**

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 Tangie Johnson
<b>AYES:</b>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

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 Tangie Johnson
<b>AYES:</b>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

A motion was made to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a): issued to Reliance2024 Inc. owner, Sandipkumar D. Patel, located at 17412 US Hwy 301 N for License Type: Package Sales (beer and wine only).

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

**10. 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. Antoinette Café Kitchen**

**Nikira Boggs, Samere Adams**

**193 West Main St.**

**License Type: Restaurant**

**B. Huey's of Statesboro**

**Johny King**

**232 South Main St.**

**License Type: Restaurant**

**C. Happy Wok Asian Buffet Inc.**

**Hao Lin, Kevin Lin**

**26 Independence Way**

**License Type: Restaurant**

A motion was made to open the public hearing.

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

No one spoke for or against the requests.

A motion was made to close the public hearing.

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

A motion was made to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a): issue to A. Antoinette Café Kitchen owners Nikira Boggs, Samere Adams, located at 193 West Main St. for License Type: Restaurant; B. Huey's of Statesboro owner Johny King located at 232 South Main St. for License Type: Restaurant and C. Happy Wok Asian Buffet Inc. owners Hao Lin, Kevin Lin located at 26 Independence Way for license Type: Restaurant.

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

**11. Hearing to consider a motion to revoke a massage parlor license for Lisa's Therapeutic Massage located at 609 Brannen Street on the grounds that illegal activity has occurred at the business location. This hearing is being conducted pursuant to City of Statesboro Ordinances 18-141 and 18-143.**

Due to notification requirements this item has been moved to the February 4, 2025 Council Meeting.

**12. Consideration of a motion to Consideration of a motion to approve Resolution 2025-03: A Resolution to adopt the Third Amendment to the City of Statesboro Schedule of Rates, Fees, and Fines for Fiscal Year 2025.**

A motion was made to approve Resolution 2025-03: A Resolution to adopt the Third Amendment to the City of Statesboro Schedule of Rates, Fees, and Fines for Fiscal Year 2025.

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

**13. Consideration of a motion to Consideration of a motion to approve a lease agreement to provide office space to Representative Rick Allen for an additional two years with no rent assessed.**



A motion was made to approve a lease agreement to provide office space to Representative Rick Allen for an additional two years with no rent assessed.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Ginny Hendley
<b>SECONDER:</b>	Councilmember Tangie Johnson
<b>AYES:</b>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

**14. Consideration of a motion to approve a contract with Goodwin Mills Cawood (GMC) in the amount of \$60,000.00 to perform a fire services study for the Statesboro Fire Department. This work will be paid from the Statesboro Fire Service Fund Operating Budget.**

A motion was made to approve a contract with Goodwin Mills Cawood (GMC) in the amount of \$60,000.00 to perform a fire services study for the Statesboro Fire Department. This work will be paid from the Statesboro Fire Service Fund Operating Budget.

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

**15. Consideration of a motion to approve a Memorandum of Understanding with Habitat for Humanity and Agape Worship Center regarding the residential development of real property in the Johnson Street area.**

A motion was made to approve a Memorandum of Understanding with Habitat for Humanity and Agape Worship Center regarding the residential development of real property in the Johnson Street area.

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

**16. Consideration of a Motion to approve a Purchase Agreement with Marilyn Avila and Brenda W Meeks in the amount of \$698,340.00 for the purchase of 38.73 acres of land at 431 Lakeview Road for the inert landfill. The project will be paid from Solid Waste Disposal Fund Operating Income and 2019 SPLOST funds.**

A motion was made to approve a Purchase Agreement with Marilyn Avila and Brenda W Meeks in the amount of \$698,340.00 for the purchase of 38.73 acres of land at 431 Lakeview Road for the inert landfill. The project will be paid from Solid Waste Disposal Fund Operating Income and 2019 SPLOST funds.

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

**17. Consideration of a motion to approve an award to purchase a 15 passenger SWAT van to LVD Custom Specialty Vehicles who submitted the lowest responsive bid in the amount of \$146,255.00. If approved, this purchase will be funded by the 2019 SPLOST.**

A motion was made to approve an award to purchase a 15 passenger SWAT van to LVD Custom Specialty Vehicles who submitted the lowest responsive bid in the amount of \$146,255.00. If approved, this purchase will be funded by the 2019 SPLOST.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Ginny Hendley
<b>SECONDER:</b>	Councilmember Tangie Johnson
<b>AYES:</b>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

**18. Consideration of a motion to award the purchase of a 2025 F250 4x4 Crew Cab for the Parks Division to JC Lewis Ford in the amount of \$50,252.00. If awarded, this purchase will be funded out of the GMA Lease Pool.**

A motion was made to award the purchase of a 2025 F250 4x4 Crew Cab for the Parks Division to JC Lewis Ford in the amount of \$50,252.00. If awarded, this purchase will be funded out of the GMA Lease Pool.

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

### **19. Other Business from City Council**

Mayor Pro Tem Shari Barr called on Village Builders Coordinator LaSara Mitchell to speak about the upcoming Community Resource Workshop day. Village Builders will be hosting a free community workshop this Saturday February 1, 2025 from 10:00 am – 2:00 pm. this workshop is for teens and adults in the community. There are a variety of sessions available such a finance and budgeting to cultivating family environments as well as goal setting. The workshop will take place at the GSU Business Innovation Group building here in downtown.

Also a shout out to all our public safety folks who kept us safe through the storm. Gratitude that we did not have power outages.

### **20. City Managers Comments**

City Manager Charles Penny announced that on Thursday January 30, 2025 at 10:30 am Mayor Pro Tem Shari Barr and several staff members would be meeting with Bulloch County to talk about the Fire District. In December, the County voted to cancel the five-year Fire District agreement so we are meeting with them to hear what their issues or concerns are. Mr. Penny reminded Mayor and Council about some dates to remember, February 25, 2025 at 7:00 pm the Mayors State of the City address and then on March 13-15, 2025 is the City Council Retreat in Augusta at the Marriott. We will travel to Augusta on the 13<sup>th</sup> and have a full day on the 14<sup>th</sup> and a half-day on the 15<sup>th</sup>.

Mr. Penny appreciated city staff for their work during the storm as well as the county and Corey Kemp who is doing an outstanding job.

### **21. Public Comments (General):**

Len Fatica gave a shout out to Statesboro Police Department. There were two open warming centers at Pittman Park and Statesboro Mission Church. Between the City and GSU police and the Sheriff, we made sure there was almost 24-hour day for people to stop in. There was one instance where the Statesboro Police found an individual underneath a tarp with four inches of snow on top of them and they got him into the shelter very quickly.

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

At 6:34 pm a motion was made to enter into executive session.

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

At 6:55 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 Tangie Johnson
<b>AYES:</b>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

Mayor McCollar called the regular meeting back to order.

A motion was made to approve an Intergovernmental Agreement (IGA) with the Downtown Statesboro Development Authority (DSDA).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Tangie Johnson
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Johnson, Chavers, Hendley, Barr
<b>ABSENT:</b>	Councilmember John Riggs

### **23. Consideration of a Motion to Adjourn**

A motion was made to adjourn.

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

The meeting was adjourned at 6:55 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk