



CITY OF STATESBORO
COUNCIL MINUTES
FEBRUARY 20, 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

Mayor Jonathan McCollar called on Allen Muldrew to give the invocation and Mayor McCollar led the Pledge of Allegiance.

ATTENDENCE

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 by Richard Deal with Lanier, Deal, and Proctor on how the City financially ended Fiscal Year 2023.

Richard Deal with Lanier, Deal, and Proctor presented to Mayor and Council the highlights from the Fiscal Year 2023 audit they performed for the City of Statesboro.

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 02-06-2023 Council Minutes

B) Consideration of a motion to approve the City of Statesboro Fiscal Year 2023 audit.

A motion was made to approve the consent agenda.

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

6. Public hearing and consideration of a motion to approve APPLICATION RZ 24-01-01: Blue River Development LLC, requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-4 (High-Density Residential) zoning district of approximately 39.98 acres of property in order to develop a 196 unit duplex/townhome development on the Southern quadrant of Old Register Road.

A motion was made to open the public hearing.

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

Darrin VanTassel spoke in favor of the request.

No one spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve APPLICATION RZ 24-01-01: Blue River Development LLC, requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-4 (High-Density Residential) zoning district of approximately 39.98 acres of property in order to develop a 196 unit duplex/townhome development on the Southern quadrant of Old Register Road.

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

7. Public Hearing and Consideration of a Motion to Approve: APPLICATION CUV 24-01-02: Niki H Grant requests a Conditional Use Variance in the R-15 (Single-Family Residential) zoning district in order to allow for Institutional Residential uses, specifically a personal care home at 402 Marvin Avenue.

Councilmember Ginny Hendley recused herself from this item as she is related to the property owner.

A motion was made to open the public hearing.

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

Niki Grant spoke in favor of the request.

No one spoke against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Councilmember Paulette Chavers
AYES:	Chavers, Riggs, Barr
ABSENT	Councilmember Phil Boyum

A motion was made to approve APPLICATION CUV 24-01-02: Niki H Grant requests a Conditional Use Variance in the R-15 (Single-Family Residential) zoning district in order to allow for Institutional Residential uses, specifically a personal care home at 402 Marvin Avenue.

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

8. Public Hearing and Consideration of a Motion to Approve: APPLICATION SE 24-01-03: Ginny Hendley Requests a Special Exception in the O (Office & Business) zoning district in order to open a retail thrift shop at 217 Savannah Avenue.

As the applicant Councilmember Ginny Hendley recused herself from this item and stepped down from the dais.

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Paulette Chavers
AYES:	Chavers, Riggs, Barr
ABSENT	Councilmember Phil Boym

Chris Gohagan 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.

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

A motion was made to approve APPLICATION SE 24-01-03: Ginny Hendley Requests a Special Exception in the O (Office & Business) zoning district in order to open a retail thrift shop at 217 Savannah Avenue.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Paulette Chavers
SECONDER:	Councilmember John Riggs
AYES:	Chavers, Riggs, Barr
ABSENT	Councilmember Phil Boym

9. Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 24-01-04: AMCS Development, LLC requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 19.49 acres of property in order to develop a 192 unit multifamily apartment complex utilizing Low Income Housing Tax Credits on Mathews Road.

The applicant withdrew this application.

10. Consideration of a motion to approve Resolution 2024-03: A Resolution Approving Award of Contract to Coastal Regional Commission for Grant Administration Services for the 2024 Community Development Block Grant.

A Motion was made to approve Resolution 2024-03: A Resolution Approving Award of Contract to Coastal Regional Commission for Grant Administration Services for the 2024 Community Development Block Grant.

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

11. Consideration of a motion to approve Resolution 2024-04: A Resolution to award a contract to Cranston LLC to provide engineering services for the 2024 Community Development Block Grant.

A motion was made to approve Resolution 2024-04: A Resolution to award a contract to Cranston LLC to provide engineering services for the 2024 Community Development Block Grant.

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

12. Consideration of a motion to approve proposed Task Order #8 in the amount of \$198,655.00 with Goodwyn, Mills, and Cawood (GMC), as part of their Stormwater Masterplanning Professional Services Agreement, for professional services related to a flood control project in Northlake subdivision. The project will be paid from 2013 SPLOST funds.

A motion was made to approve proposed Task Order #8 in the amount of \$198,655.00 with Goodwyn, Mills, and Cawood (GMC), as part of their Stormwater Masterplanning Professional Services Agreement, for professional services related to a flood control project in Northlake subdivision. The project will be paid from 2013 SPLOST funds.

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

13. Other Business from City Council

Councilmember Paulette Chavers stated she had an opportunity to participate in the Habitat for Humanity Conference, Habitat on the Hill in Washington D.C., and that it was exhilarating with lots of ideas for as to how as a community can get more affordable housing here in Statesboro.

Mayor Pro Tem Shari Barr shared that Keep Statesboro Bulloch Beautiful received the Governor’s Circle award for its achievements in community beautification and environmental sustainability. She also shared Statesboro Village Builders is hosting a Family Fun Resource Day this Saturday February 24, 2024 from 10:00 am – 3:00 pm at the Statesboro Convention and Visitors Bureau located at 22 South Main Street.

Councilmember John Riggs shared that Bulloch County was created February 8, 1796 and on February 12, 1733 the state of Georgia was founded by Oglethorpe.

Mayor McCollar invited everyone to attend the annual State of the City Address being held next Tuesday February 27, 2024 at the Emma Kelly Theater beginning at 7:00 pm.

14. City Managers Comments

City Manager stated that EPD will be giving a presentation next Monday February 26, 2024 at Southeast Bulloch High School beginning at 6:00 pm regarding the impact of wells for the Hyundai Metaplant.

Mr. Penny also brought to Mayor and Council’s attention a few items from the FYI Packet. First congratulations to public works and KSBB staff on being recognized for the Governor’s Circle Award. Mr. Penny thanked the mayor and council for making the KSBB Coordinator a full time position, stating that’s the only way to make this type of impact is to have the human capital. Second Mr. Penny appreciated Bulloch County Manager Tom Couch for sharing Bulloch County Economic Report “The Periscope”, which shows economic data about our community. The third item is regarding the annual goals for MFBE participation established with the anti-discrimination ordinance in 2020. The annual percentage goal is 20% participation however the first year participation was 22.25%, the second year 33.34%, and last year was 32.8%. The last item is that the concert series will begin April 18th with the Tams with eight concerts in total. The dates are as follows May 2nd with Papa Sol, May 30th with Liquid Pleasure, June 13th with Duke of Country, June 27th with Swingin Medallions, July 11th with The Maxx Band, August 8th with Fantasy Band, and September 12th with Cole Goodwin. The concerts are free and will begin at 7:00 pm.

15. Public Comments (General):

Annie Bellinger signed up to speak about issues she had with her water bill she stated she lives at 134 Morris Street and has been there for 50 years. In that time she has never missed a payment on her water bill but last month she received a cut off notice for \$0.47. She stated she has been harassed and was threatened to have her water cut-off.

Leo Sable stated he lives on Fletcher Drive and has reservations regarding the density of the proposed development on Matthews Road and the impact of increase traffic in his neighborhood.

Robert Brown Jr. stated he lives on Lynn Avenue and has the same traffic concerns because of the same development on Matthews Road.

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

At 6:33 pm a motion was made to enter into executive session.

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

At 7:06 pm a motion was made to exit executive session.

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

Mayor Jonathan McCollar called the regular meeting back to order with no action taken in executive session.

17. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 7:06 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk