



**March 19, 2024 5:30 pm**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Ginny Hendley
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 03-05-2024 Council Minutes
5. Second reading and consideration of a motion to approve **Ordinance 2024-01**: An Ordinance amending Section 6-7(e) of the City of Statesboro Code of Ordinances removing proximity requirements for on-premises consumption alcohol licenses in a delineated section of downtown.
6. Public hearing and consideration of a motion to approve: **APPLICATION RZ 24-02-01**: Simcoe Investment Group, LLC requests a Zoning Map Amendment to an existing PUD (Planned Unit Development) on approximately 65.43 acres of property in order develop a mixed multi-family and single-family detached subdivision on Cawana Road (Tax Parcel # 092 000012 001).
7. Public hearing and consideration of a motion to approve: **APPLICATION SE 24-02-03**: Kristie Hendrix requests a Special Exception from Article 2.3.2 (Comprehensive Principal Use Permissions) of the Unified Development Code on a 0.52 acre property in order to expand the existing auto detailing business into a used auto sale business at 121-A East Main Street (Tax Parcel # S39 000012 000).
8. Public hearing and consideration of a motion to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance Sec. 6-13 (a):  
Parkers #112  
17259 Hwy 67  
Statesboro, Ga 30458  
License Type: Package Sales – Beer and Wine only
9. Consideration of a motion to approve **Resolution 2024-06**: A Resolution to adopt the second amendment to the Fiscal Year 2024 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations and prohibiting expenditures or expenses from exceeding the actual funding appropriated.

10. Consideration of a motion to approve the guidelines and application for the Tree Rebate Program.
11. Consideration of a motion to award a contract to C&H Pipeline Inc., in the amount of \$141,303.00, for the installation of natural gas facilities to serve Eco Plastics Company located on Hwy 301 South. To be paid for with funds in the Natural Gas CIP budget item # NGD-11 and carry over funds.
12. Consideration of a motion to award the sole source purchase of Natural Gas meters and regulators to Natural Gas Trade.com in the amount of \$48,022.55. To be purchased with funds approved in the 2024 CIP Budget item # NGD-11 funded with system revenues.
13. Consideration of a motion to award a contract in the not to exceed amount of \$181,360.00 with Cranston for professional design services for the West Main Streetscape improvement project. This project will be paid by 2018 TSPLOST funds.
14. Other Business from City Council
15. City Managers Comments
16. Public Comments (General)
17. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A 50-14-3(b)
18. Consideration of a Motion to Adjourn



CITY OF STATESBORO  
COUNCIL MINUTES  
MARCH 05, 2024

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

**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	
Phil Boyum	Councilmember	Present	
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, Senior IT Specialist Alan Schleder, City Attorney Cain Smith and City Clerk Leah Harden

**3. Recognitions / Public Presentation:**

**A) Presentation of a Life Saving Award to Statesboro Police Officer Levi Teel for his life saving actions on February 3, 2024.**

Police Chief Mike Broadhead presented a Life Saving Award to Statesboro Police Officer Levi Teel for his life saving actions on February 3, 2024.

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

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

**A) Approval of Minutes**

- a) 02-20-2024 Work Session Minutes
- b) 02-20-2024 Council Minutes
- c) 02-20-2024 Executive Session Minutes

A motion was made to approve the consent agenda.

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

**6. Public hearing and first reading of Ordinance 2024-01: An Ordinance amending Chapter 6 section 6-7(e) of the City of Statesboro Code of Ordinances removing proximity requirements for on-premises consumption alcohol licenses in a delineated section of downtown.**

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>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

City Attorney Cain Smith explained that this amendment would remove proximity requirements for an on-premises consumption alcohol licenses for a portion of Downtown Statesboro. Mr. Smith presented a map of the proposed boundary area, Cherry Street on the south, Hill/Elm Streets on the north, College Avenue on the west and Mulberry Street on the east.

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>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

A motion was made to approve the first reading of Ordinance 2024-01: An Ordinance amending Chapter 6 section 6-7(e) of the City of Statesboro Code of Ordinances removing proximity requirements for on-premises consumption alcohol licenses in a delineated section of downtown.

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

**7. Public hearing and 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) This is Pizza! LLC dba Holiday Pizza  
406 Fair Road Suite 10  
License type: Low volume (Restaurant)**
- b) Sully’s Steamers  
1098 Bermuda Run  
License Type: Low volume (Restaurant)**

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>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

No one spoke for or against either license.

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>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

A Motion was made to application for an alcohol license in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-13 (a): issued to This is Pizza! LLC dba Holiday Pizza located at 406 Fair Road Suite 10 for License type: Low volume (Restaurant) and Sully’s Steamers located at 1098 Bermuda Run for License Type: Low volume (Restaurant)

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

**8. Consideration of a motion to approve Resolution 2024-05: A Resolution requesting approval to apply for the Assistance to Firefighters Grant for the City of Statesboro, Georgia.**

A Motion was made to approve Resolution 2024-05: A Resolution requesting approval to apply for the Assistance to Firefighters Grant for the City of Statesboro, Georgia.

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

**9. Consideration of a motion to approve an Intergovernmental Agreement with Bulloch County Board of Commissioner and the Bulloch County Board of Elections and Registration to allow the County to use the Jones-Love Building at Luetta Moore Park to train poll workers and conduct elections.**

A Motion was made to approve an Intergovernmental Agreement with Bulloch County Board of Commissioner and the Bulloch County Board of Elections and Registration to allow the County to use the Jones-Love Building at Luetta Moore Park to train poll workers and conduct elections.

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

**10. Consideration of a motion to approve an Intergovernmental Agreement with Bulloch County Board of Commissioners to allow Magistrate Court of Bulloch County to provide municipal court services for animal control violations within the City limits.**

A Motion was made to approve an Intergovernmental Agreement with Bulloch County Board of Commissioners to allow Magistrate Court of Bulloch County to provide municipal court services for animal control violations within the City limits.

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

**11. Consideration of a motion to authorize the Mayor to execute a three (3) year contract with FUSUS locking in pricing for a three year period.**

A motion was made to authorize the Mayor to execute a three (3) year contract with FUSUS locking in pricing for a three year period.

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

**12. Consideration of a motion to authorize the Mayor to execute a request for Traffic Signal Agreement with the Georgia Department of Transportation for installation of rectangular rapid flashing beacons at pedestrian crosswalks on State Route 73, North Main Street at Courtland Street and South Main Street East/West Vine Street.**

A motion was made to authorize the Mayor to execute a request for Traffic Signal Agreement with the Georgia Department of Transportation for installation of rectangular rapid flashing beacons at pedestrian crosswalks on State Route 73, North Main Street at Courtland Street and South Main Street East/West Vine Street.

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

**13. Consideration of a motion authorizing the Mayor to execute purchase agreements for right-of-way acquisition on Gentilly Road for the sidewalk project. Funding is provided from 2018 TSPLOST.**

A motion was made to authorize the Mayor to execute purchase agreements for right-of-way acquisition on Gentilly Road for the sidewalk project. Funding is provided from 2018 TSPLOST.

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

**14. Other Business from City Council**

Mayor Pro Tem Shari Barr congratulated Lillie Lundy on her retirement from East Georgia Regional Medical Center after 52 years of service.

**15. City Managers Comments**

City Manager Charles Penny reminded Mayor and Council about their upcoming retreat next week Friday March 15 and Saturday March 16<sup>th</sup> the focus will be on economic development.

Mr. Penny announced that on Tuesday March 19, 2024 we will not have a council work session and invited the mayor and council to meet at city hall at 3:45 pm on that day for a tour of the renovations at the City Campus. After that we will then travel as a group to the Food Bank for a tour of the new building.

**16. Public Comments (General):** None

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

No executive session was held.

**18. Consideration of a Motion to Adjourn**

A motion was made to adjourn.

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

The meeting was adjourned at 9:31 am.

\_\_\_\_\_  
Jonathan McCollar, Mayor

\_\_\_\_\_  
Leah Harden, City Clerk



# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Paulette Chavers  
Ginny Hendley  
John C. Riggs  
Shari Barr



Jonathan M McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
Cain Smith, City Attorney

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

**To:** Charles Penny, City Manager and Leah Harden, City Clerk

**From:** Cain Smith, City Attorney

**Date:** March 5, 2024

**RE:** March 19, 2024 City Council Agenda Items

**Policy Issue:** Second Reading of amendment to Section 6-7(e) of the City of Statesboro Code of Ordinances removing proximity requirements for on-premises consumption alcohol licenses in a delineated section of downtown

**Recommendation:** Approve

**Background:** Amendment was moved forward to First Reading at the February 20, 2024 Work Session. Amendment was advanced from First Reading unanimously at March 5, 2024 meeting.

**Budget Impact:** None

**Council Person and District:** Paulette Chavers District 2 and Phil Boyum District 5

**Attachments:** Proposed Redlined Amendment and illustrative map

## ORDINANCE 2024-01

### Section 6-7 General regulations

(e) Proximity requirements; sales for consumption on the premises; local regulation permitted per O.C.G.A. § 3-3-21(b)(3).

(1) On-premises alcoholic beverage licenses shall not be issued for a location without a certificate from a land surveyor, registered in the state, showing a scaled drawing of the location of the proposed premises and the shortest straight line distance from the front door/primary entrance to any church building, school building, educational building, school grounds, college building, or college campus located within a radius of 100 yards of the premises.

(2) No licenses shall be issued under this chapter for any location without a certificate from a land surveyor, registered in the state, showing a scaled drawing of the location of the proposed premises and the shortest straight line distance from the front door/primary entrance to any alcoholic treatment center building located within a radius of 100 yards of the premises.

(3) The proximity requirements for on-premises licenses shall be in effect for all districts in which such licenses are authorized, with the exception of any restaurant, pub, or low volume as defined in this chapter that is granted a distance waiver permit by the mayor and city council pursuant to section 6-5(o).

(4) The proximity requirements for on-premises licenses shall not be in effect for that portion of downtown bound by Cherry Street on the south, Hill/ Elm Streets to the north, College Avenue to the west, and Mulberry Street to the east.

# Statesboro



1 inch = 100 feet

Export\_Output

Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

# CITY OF STATESBORO

## COUNCIL

Phil Boyum, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari Barr, District 5



Jonathan M. McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
Cain Smith, City Attorney

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

**To:** Charles Penny, City Manager and Leah Harden, City Clerk

**From:** Justin Williams, Planning & Housing Administrator

**Date:** March 11, 2024

**RE:** March 19, 2024 City Council Agenda Items

**Policy Issue:** *Statesboro Zoning Ordinance: Zoning Map Amendment*

**Recommendation:** The Planning Commission recommends Approval of the Zoning Map Amendment requested by RZ 24-02-01.

**Background:** Simcoe Investment Group, LLC requests a Zoning Map Amendment to an existing PUD (Planned Unit Development) on approximately 65.43 acres of property in order develop a mixed multi-family and single-family detached subdivision on Cawana Road (Tax Parcel # 092 000012 001).

**Budget Impact:** None

**Council Person and District:** Barr (District 5)

**Attachments:** Development Services Report (RZ 24-02-01)



*City of Statesboro-Department of Planning and Development*  
**ZONING SERVICES REPORT**

P.O. Box 348  
 Statesboro, Georgia 30458

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

**RZ 24-02-01  
 ZONING MAP AMENDMENT  
 CAWANA ROAD**

<b>LOCATION:</b>	Cawana Road
<b>EXISTING ZONING:</b>	PUD (Planned Unit Development)
<b>ACRES:</b>	65.43 acres
<b>PARCEL TAX MAP #:</b>	092 000012 001
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)
<b>EXISTING USE:</b>	Developing Land
<b>PROPOSED USE:</b>	Multi-Family & Single-Family Subdivision



**PETITIONER**                 Simcoe Investment Group  
**ADDRESS**                   P.O. Box 1247; Richmond Hill, GA 31324

**REPRESENTATIVE**       Clay Price  
**ADDRESS**                   SAME AS ABOVE

**PROPOSAL**

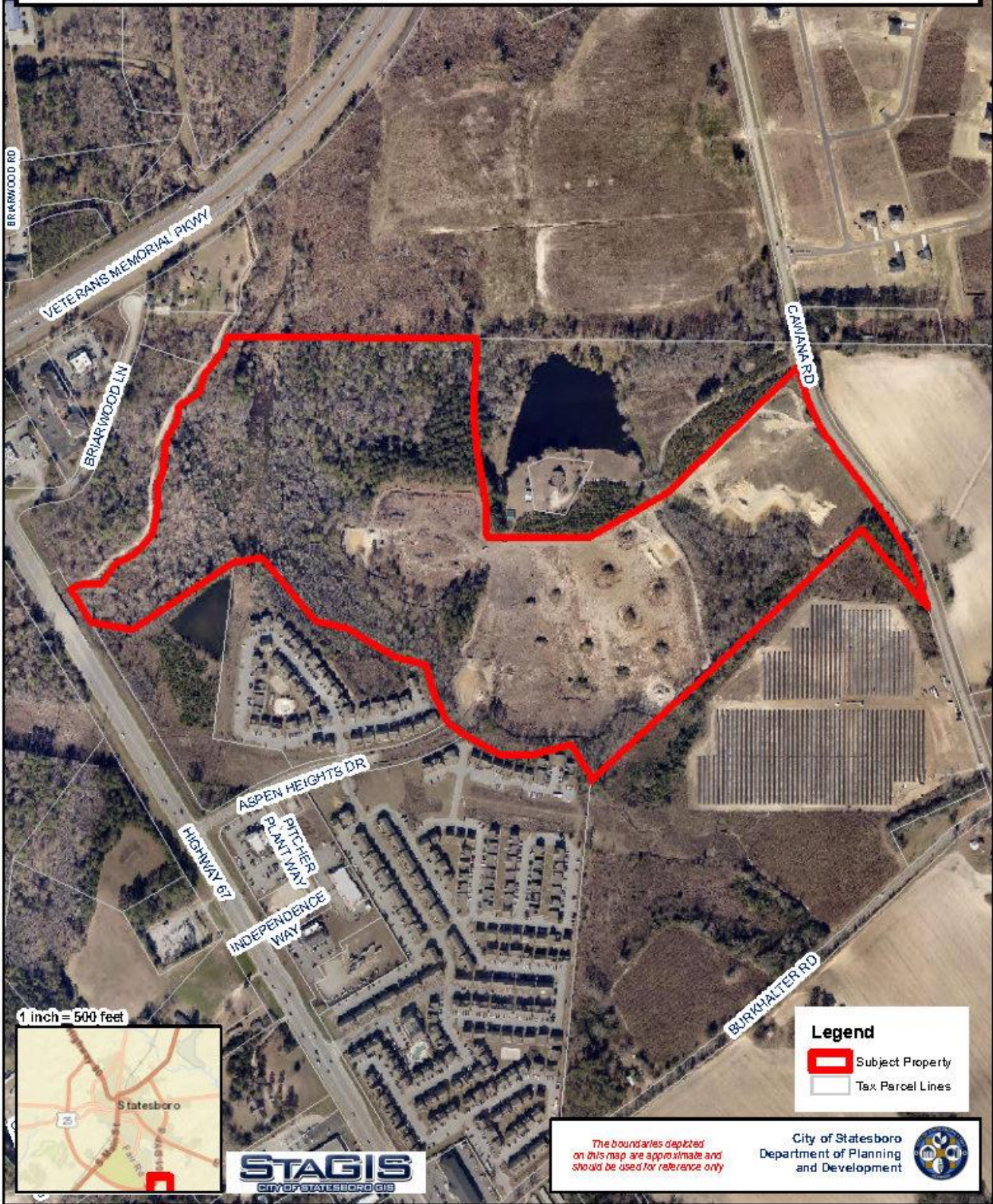
The applicant requests a PUD Amendment on a 65.43 acre parcel in order complete the development of a townhome and single-family detached subdivision on Cawana Road.

**STAFF/PLANNING COMMISSION RECOMMENDATION**

**RZ 24-02-01 - CONDITIONAL APPROVAL**

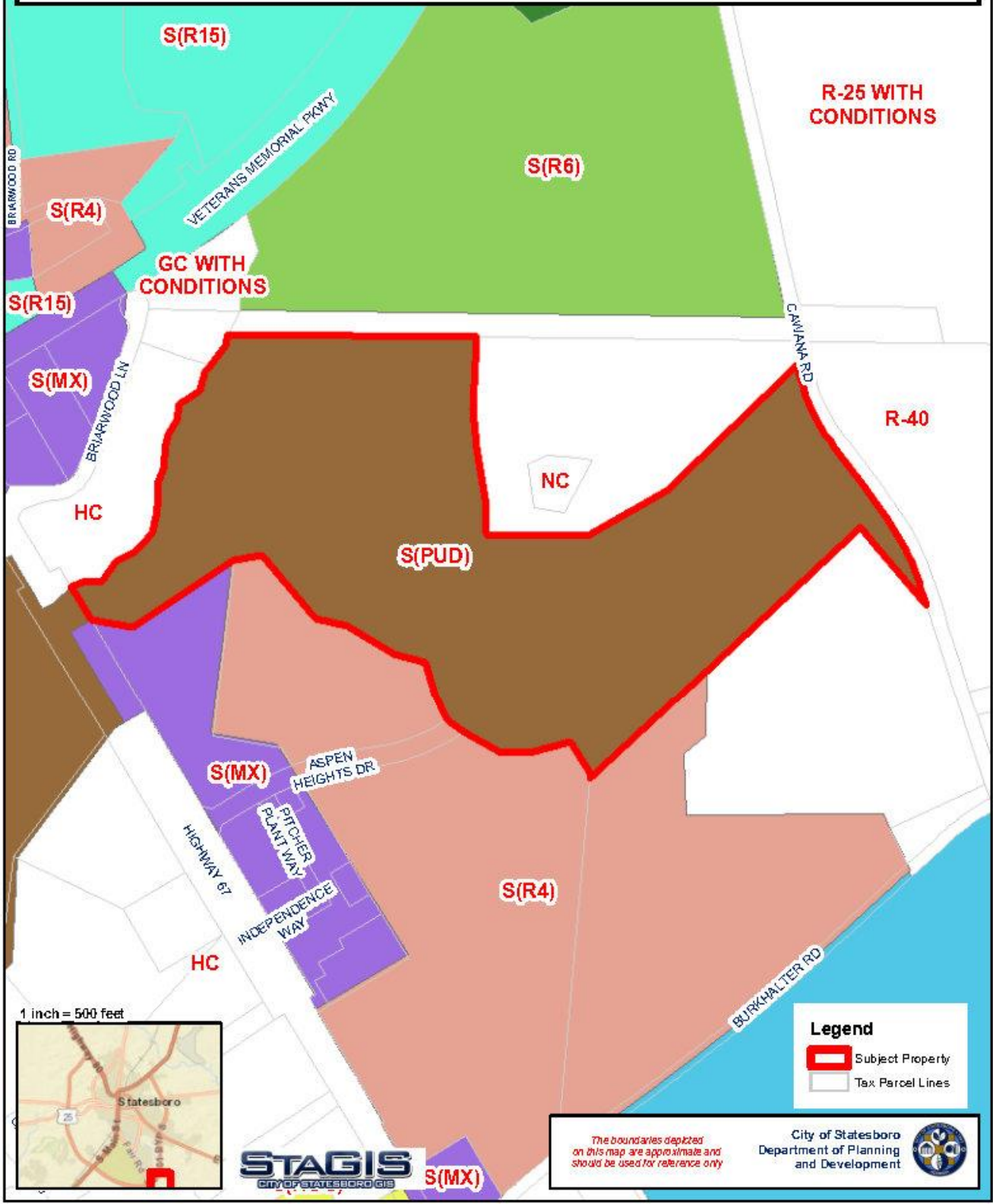
Case # RZ 24-02-01  
Cawana Rd  
Parcel: 092 000012 001

# Location Map



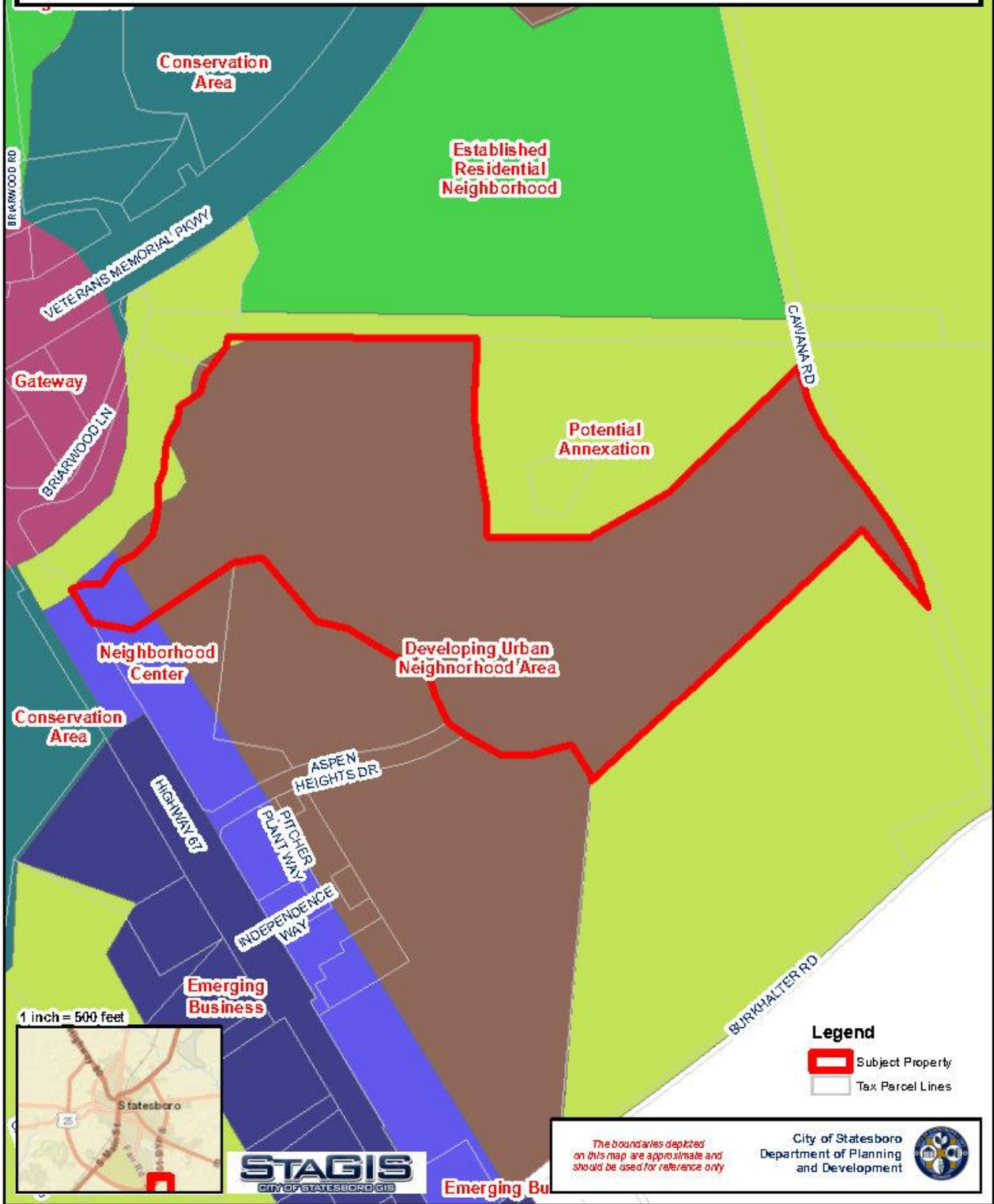
Case # RZ 24-02-01  
Cawana Rd  
Parcel: 092 000012 001

# Current Zoning Map

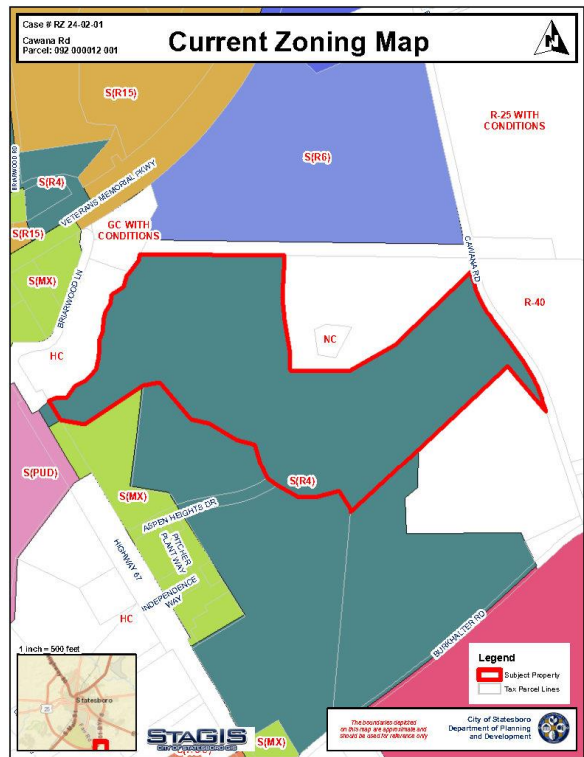


Case # RZ 24-02-01  
Cawana Rd  
Parcel: 092 000012 001

# Future Landuse Map







**SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> NC (Neighborhood Commercial – County)	Westervelt Company
Northeast	<b>Location Area #2</b> R-25 (Single-Family Residential – County)	Sunfield Station Subdivision
East	<b>Location Area #3:</b> R-40 (Single-Family Residential – County)	Vacant Land
North West	<b>Location Area #4:</b> GC (General Commercial – County)	Single-Family Dwelling
Southeast	<b>Location Area #5:</b> R-40 (Single-Family Residential – County)	Solar Farm
South	<b>Location Area #6</b> R-4 (High-Density Residential)	Vacant Land
Southwest	<b>Location Area #7:</b> R-4 (High-Density Residential)	Cottage Row Apartments
West	<b>Location Area #8:</b> R-4 (High-Density Residential)	Cottage Row Apartments

## **SUBJECT SITE**

The subject site consists of approximately 65.43 acres of property, which is currently under development. The property zoning was last amended under RZ 21-03-04, which at the time granted a PUD for the development. The property has since been sold by the original developer and the current owner has proceeded with permitting under the original PUD plan. Due to market fluctuations and the general desire of the new owner, the applicant has requested an amended PUD in order to both reduce the overall number of units from 231 to 208, and to allow the individual townhome units to be sold fee simple.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Developing Urban Neighborhood” character area, which calls for a “Higher density housing as well as a diverse mix of housing types.”

## **ENVIRONMENTAL SITE ANALYSIS**

Some acreage in the northwest portion of the subject property appears to be located within a wetland and special flood area, but this should not negatively impact the development plan. Some wetland disturbance will be required to install the road network.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject site may be served by City Utilities and under the original development plan, the applicant will install a roadway connecting both Cawana Road and Highway 67/Fair Road. According to the original traffic study provided, the connecting roadway will not negatively impact the intersection at Burkhalter and Highway 67. As per the original request, the primary roadway from Aspen Heights Drive will be public, while other roads shall remain private.

## **ZONING MAP AMENDMENT STANDARDS OF REVIEW**

The *Unified Development Code* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
  - The use is appropriate for the area, and is in keeping with the original intention of the previous zoning approval for the area.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
  - It is highly unlikely that this development would cause issues with the surrounding properties and their associated development and usability.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**

- The property could be developed with its current zoning as it is already a PUD, but the owner has proposed a general reduction in the number of units which will positively impact the current area.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
- The creation of the access road on Cawana, and the completion of Aspen Heights Drive should assist the overall street network. It has not yet been determined what type of residents would be living in these units, therefore it cannot be determined if it will negatively impact the schools in the surrounding area.
- 5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**
- The proposed change does not conflict with the existing development of the area, as significant development pressure has been focused on the surrounding area over the past three years.
- 6. Does the zoning proposal conform to the Long Range Land Use Plan of the Municipality?**
- The proposed use is consistent with the subject site's character area ("Developing Urban Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*.

**Subject Property**



**Eastern Property**



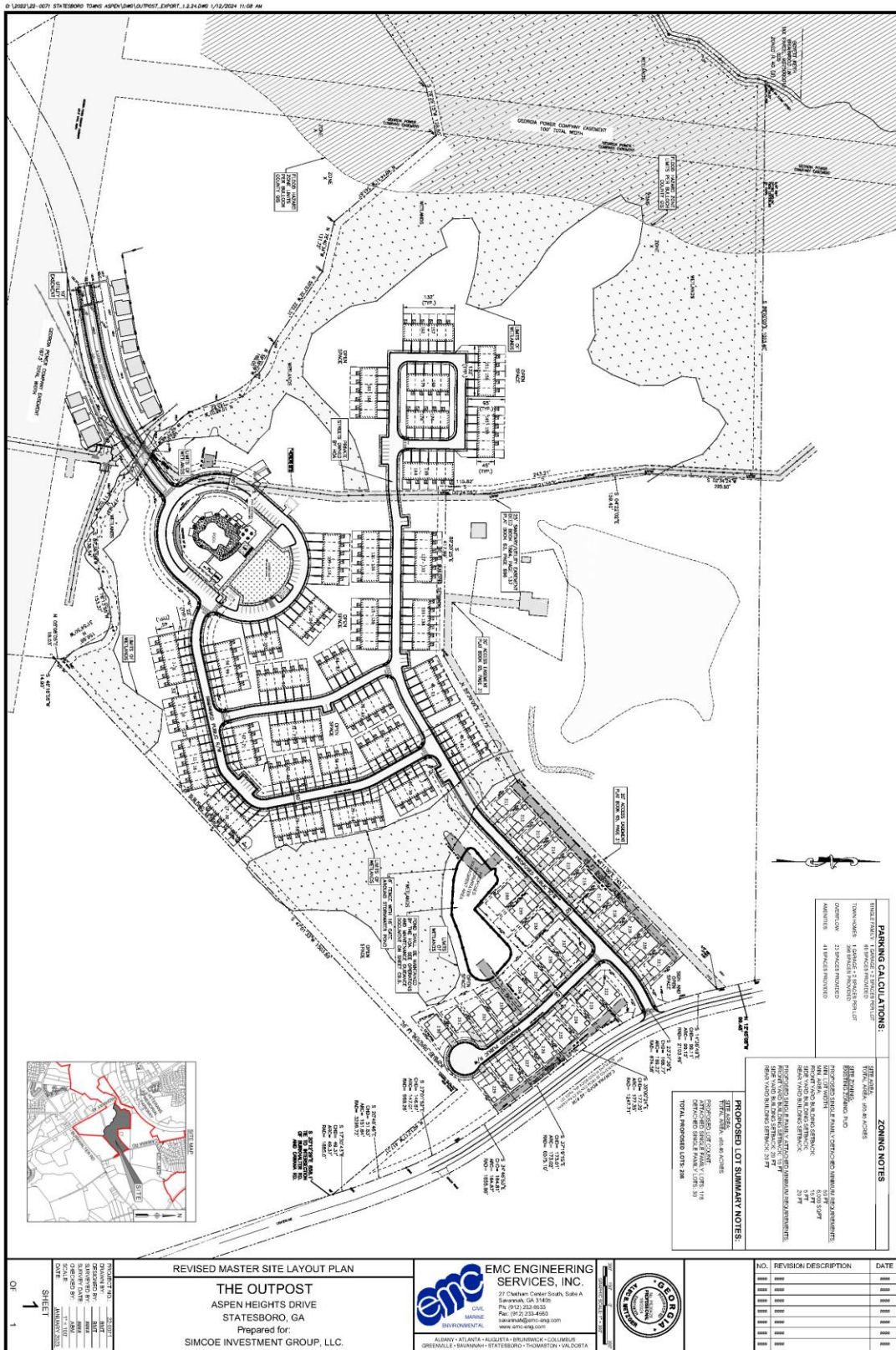
**Northern Property**



**Southern Property**



# Preliminary Site Plan



PROJECT NO.	24-02-01
DRAWN BY	EMC
CHECKED BY	EMC
DATE	11/12/2024
SCALE	AS SHOWN

REVISED MASTER SITE LAYOUT PLAN  
**THE OUTPOST**  
 ASPEN HEIGHTS DRIVE  
 STATESBORO, GA  
 Prepared for:  
 SIMCOE INVESTMENT GROUP, LLC.



**EMC ENGINEERING SERVICES, INC.**

37 Cherokee Center Circle, Suite A  
 Statesboro, GA 31426  
 Tel: (912) 323-6533  
 Fax: (912) 323-4950  
 www.emc-eng.com

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 GREENVILLE • MARIETTA • STATESBORO • THOMASTON • VALDOSTA

PROFESSIONAL ENGINEER

STATE OF GEORGIA

11111

NO.	REVISION DESCRIPTION	DATE

<b>PARKING CALCULATIONS:</b>	
TOTAL FROM 1. PROPOSED TRAFFIC GENERATION:	46 SPACES PROVIDED
TRUCKS/BOATS: 38 SPACES PROVIDED	23 SPACES PROVIDED
OVERFLOW: 23 SPACES PROVIDED	41 SPACES PROVIDED
ADDITIONAL: 41 SPACES PROVIDED	

<b>ZONING NOTES:</b>	
OFFICE, COMMERCIAL, GENERAL	OFFICE, COMMERCIAL, GENERAL
OFFICE, COMMERCIAL, GENERAL	OFFICE, COMMERCIAL, GENERAL
OFFICE, COMMERCIAL, GENERAL	OFFICE, COMMERCIAL, GENERAL
OFFICE, COMMERCIAL, GENERAL	OFFICE, COMMERCIAL, GENERAL
OFFICE, COMMERCIAL, GENERAL	OFFICE, COMMERCIAL, GENERAL
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OFFICE, COMMERCIAL, GENERAL	OFFICE, COMMERCIAL, GENERAL
OFFICE, COMMERCIAL, GENERAL	OFFICE, COMMERCIAL, GENERAL
OFFICE, COMMERCIAL, GENERAL	OFFICE, COMMERCIAL, GENERAL

**PROPOSED LOT SUMMARY NOTES:**

PROPOSED LOT 1: 10,000 SQ FT

PROPOSED LOT 2: 10,000 SQ FT

PROPOSED LOT 3: 10,000 SQ FT

PROPOSED LOT 4: 10,000 SQ FT

PROPOSED LOT 5: 10,000 SQ FT

PROPOSED LOT 6: 10,000 SQ FT

PROPOSED LOT 7: 10,000 SQ FT

PROPOSED LOT 8: 10,000 SQ FT

PROPOSED LOT 9: 10,000 SQ FT

PROPOSED LOT 10: 10,000 SQ FT

PROPOSED LOT 11: 10,000 SQ FT

PROPOSED LOT 12: 10,000 SQ FT

PROPOSED LOT 13: 10,000 SQ FT

PROPOSED LOT 14: 10,000 SQ FT

PROPOSED LOT 15: 10,000 SQ FT

PROPOSED LOT 16: 10,000 SQ FT

PROPOSED LOT 17: 10,000 SQ FT

PROPOSED LOT 18: 10,000 SQ FT

PROPOSED LOT 19: 10,000 SQ FT

PROPOSED LOT 20: 10,000 SQ FT

PROPOSED LOT 21: 10,000 SQ FT

PROPOSED LOT 22: 10,000 SQ FT

PROPOSED LOT 23: 10,000 SQ FT

PROPOSED LOT 24: 10,000 SQ FT

PROPOSED LOT 25: 10,000 SQ FT

PROPOSED LOT 26: 10,000 SQ FT

PROPOSED LOT 27: 10,000 SQ FT

PROPOSED LOT 28: 10,000 SQ FT

PROPOSED LOT 29: 10,000 SQ FT

PROPOSED LOT 30: 10,000 SQ FT

PROPOSED LOT 31: 10,000 SQ FT

PROPOSED LOT 32: 10,000 SQ FT

PROPOSED LOT 33: 10,000 SQ FT

PROPOSED LOT 34: 10,000 SQ FT

PROPOSED LOT 35: 10,000 SQ FT

PROPOSED LOT 36: 10,000 SQ FT

PROPOSED LOT 37: 10,000 SQ FT

PROPOSED LOT 38: 10,000 SQ FT

PROPOSED LOT 39: 10,000 SQ FT

PROPOSED LOT 40: 10,000 SQ FT

PROPOSED LOT 41: 10,000 SQ FT

PROPOSED LOT 42: 10,000 SQ FT

PROPOSED LOT 43: 10,000 SQ FT

PROPOSED LOT 44: 10,000 SQ FT

PROPOSED LOT 45: 10,000 SQ FT

PROPOSED LOT 46: 10,000 SQ FT

PROPOSED LOT 47: 10,000 SQ FT

PROPOSED LOT 48: 10,000 SQ FT

PROPOSED LOT 49: 10,000 SQ FT

PROPOSED LOT 50: 10,000 SQ FT

### **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of RZ 24-02-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) The applicant must meet all conditions as outlined in the previous zoning map amendment with the exclusion of condition 8, as the Unified Development Code now supersedes the reference to Article 4, Section 4.3(13) of the subdivision ordinance.

At the regularly scheduled meeting of the Planning Commission on March 5, 2024, the Commission recommended approval of the Zoning Map Amendment and staff conditions with a 3-0 vote.

# CITY OF STATESBORO

## COUNCIL

Phil Boyum, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari Barr, District 5



Jonathan M. McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
Cain Smith, City Attorney

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

**To:** Charles Penny, City Manager and Leah Harden, City Clerk

**From:** Justin Williams, Planning & Housing Administrator

**Date:** March 11, 2024

**RE:** March 19, 2024 City Council Agenda Items

**Policy Issue:** *Statesboro Zoning Ordinance: Special Exception*

**Recommendation:** Planning Commission recommends Approval of the Special Exception requested by SE 24-02-03.

**Background:** Kristie Hendrix requests a Special Exception from Article 2.3.2 (Comprehensive Principal Use Permissions) of the Unified Development Code on a 0.52 acre property in order to expand the existing auto detailing business into a used auto sale business at 121-A East Main Street (Tax Parcel # S39 000012 000).

**Budget Impact:** None

**Council Person and District:** Boyum (District 1)

**Attachments:** Development Services Report (SE 24-02-03)





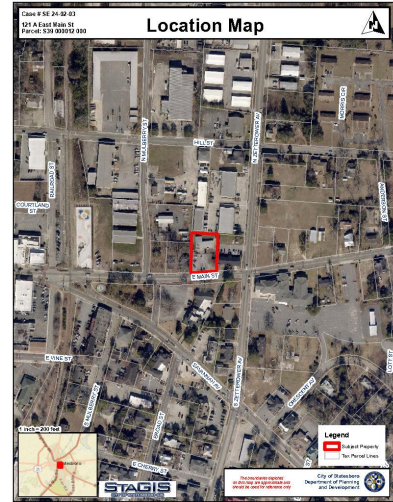
*City of Statesboro-Department of Planning and Development*  
**ZONING SERVICES REPORT**

*P.O. Box 348  
 Statesboro, Georgia 30458*

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

**SE 24-02-03  
 SPECIAL EXCEPTION REQUEST  
 121 East Main Street**

<b>LOCATION:</b>	121 East Main Street
<b>EXISTING ZONING:</b>	MX (Mixed Use)
<b>ACRES:</b>	0.33 acres
<b>PARCEL TAX MAP #:</b>	S39 000012 000
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Vehicle Detailing/Office
<b>PROPOSED USE:</b>	Vehicle Detailing & Used Auto Sales



**PETITIONER**                      Kristie Hendrix  
**ADDRESS**                         216 Church St, Statesboro GA 30458

**REPRESENTATIVE**        Same As Above  
**ADDRESS**                         Same As Above

**PROPOSAL**

The applicant requests a special exception to locate a small used car business and office to an existing detailing shop in a building on 0.52 acres in the MX (Mixed-Use) zoning district.

**STAFF/PLANNING COMMISSION RECOMMENDATION**

**SE 24-02-03 CONDITIONAL APPROVAL**

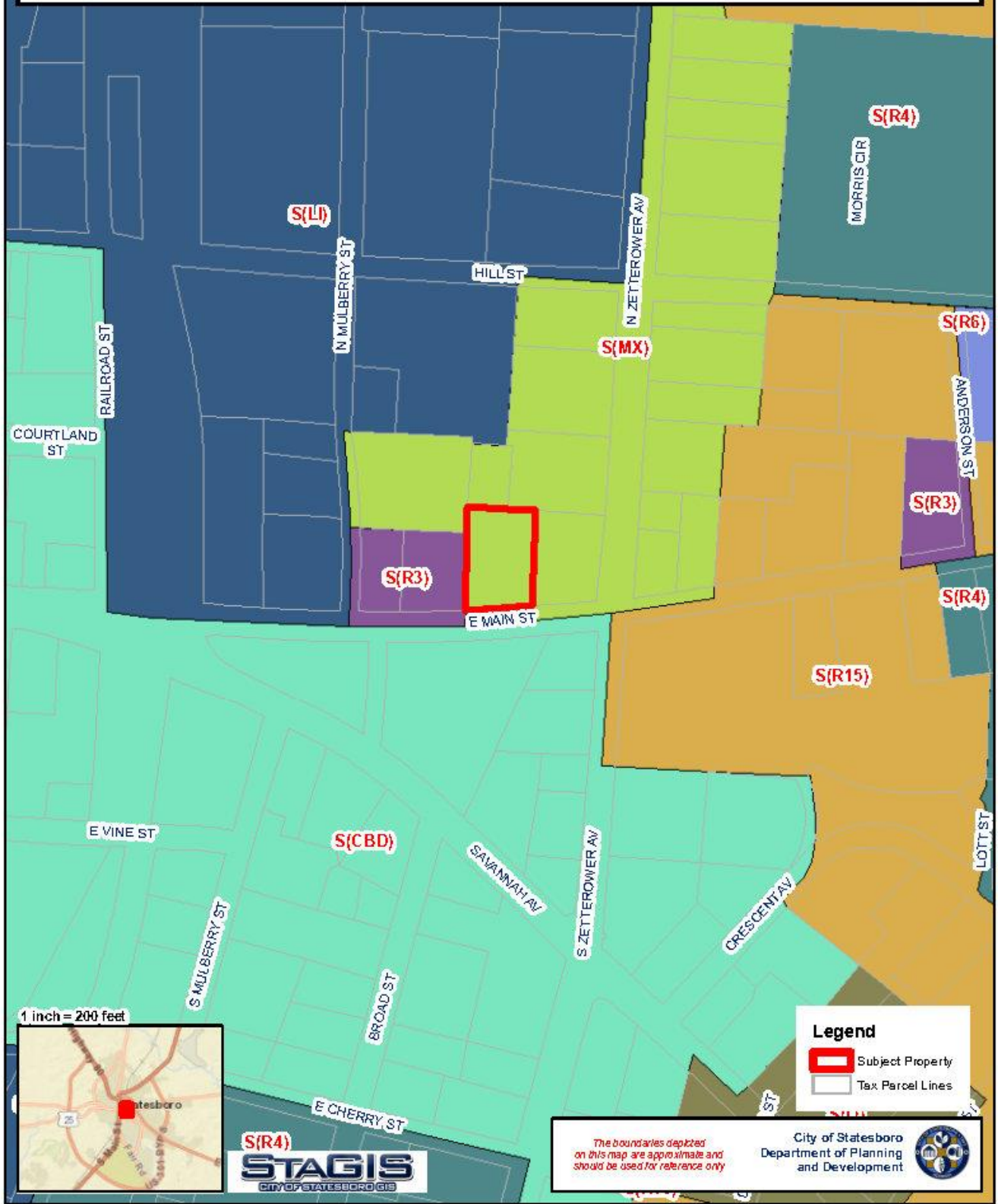
Case # SE 24-02-03  
121 A East Main St  
Parcel: S39 000012 000

# Location Map



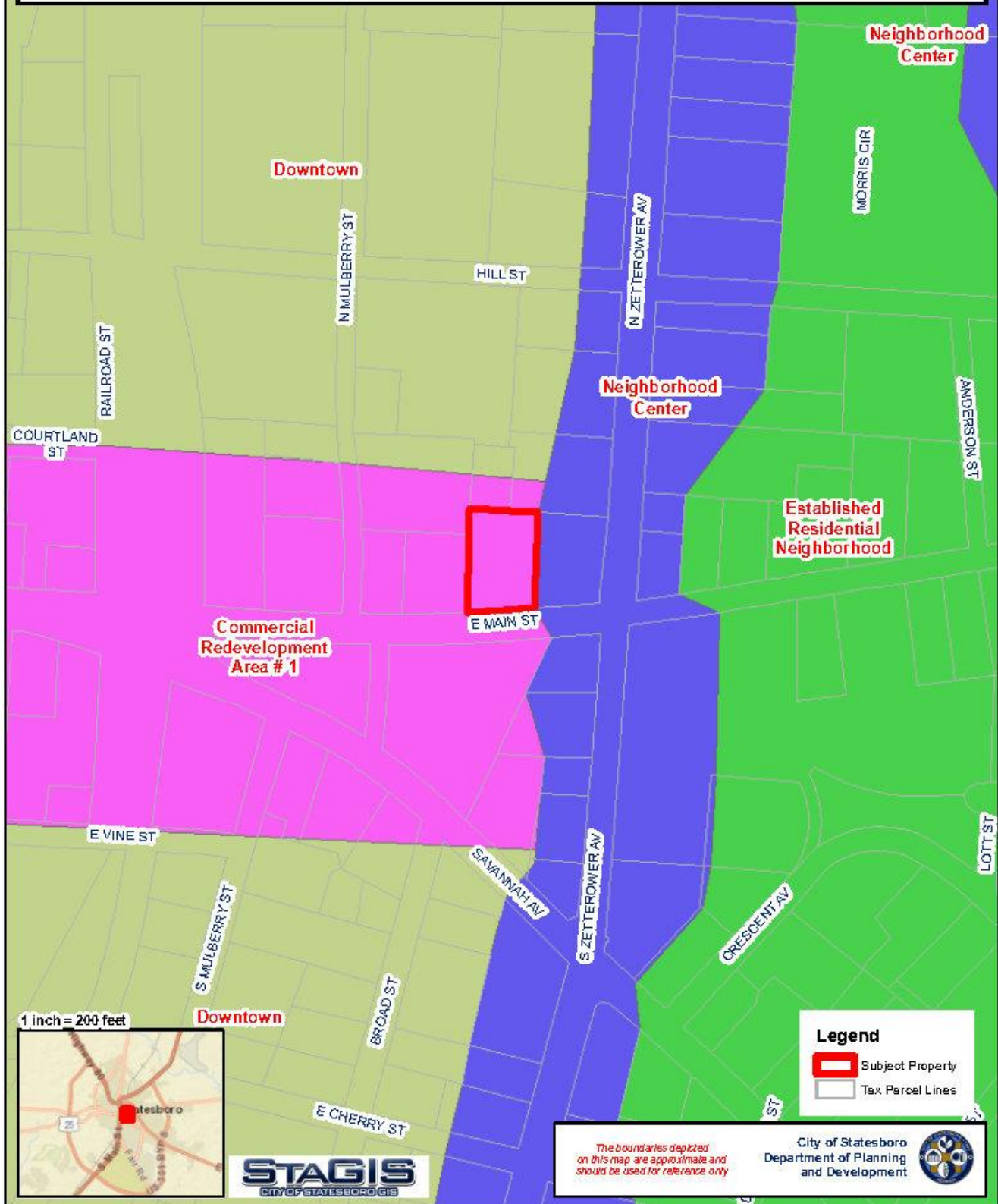
Case # SE 24-02-03  
121 A East Main St  
Parcel: S39 000012 000

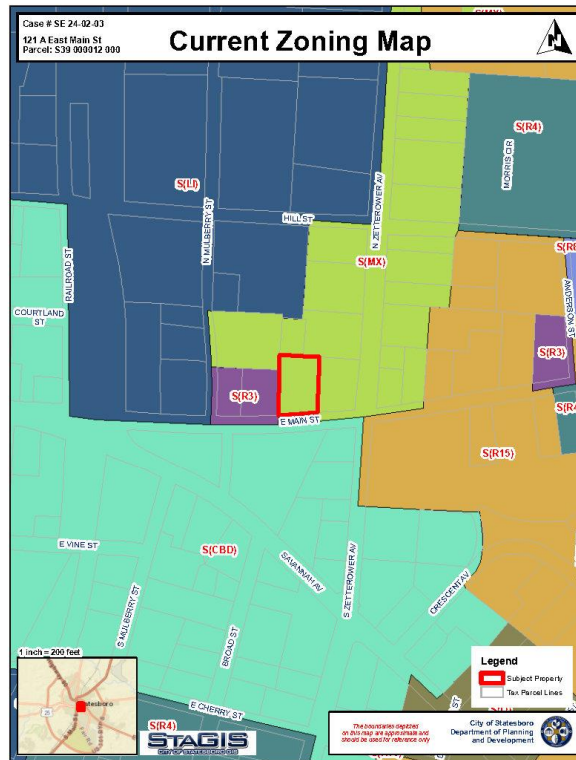
# Current Zoning Map



Case # SE 24-02-03  
121 A East Main St  
Parcel: S39 000012 000

# Future Landuse Map





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> MX (Mixed-Use)	Office Complex
Northeast	<b>Location Area #2:</b> MX (Mixed-Use)	Office Complex
East	<b>Location Area #3:</b> MX (Mixed-Use)	Offices
Northwest	<b>Location Area #4:</b> MX (Mixed-Use)	Office Complex
Southeast	<b>Location Area #5:</b> CBD (Central Business District)	Vacant Lot
South	<b>Location Area #6:</b> CBD (Central Business District)	Legal Office
Southwest	<b>Location Area #7:</b> CBD (Central Business District)	Legal Office
West	<b>Location Area #8:</b> O (Office & Business)	Vacant Home

## **SUBJECT SITE**

The subject site contains a multi-tenant commercial building, with two garage bays currently used as detailing stations, as well as a barbershop on approximately 0.52 acres. The applicant intends to expand the Classic Auto care business into a used car sales area as well. The applicant does not intend to cease the detailing business, and would continue to provide both services if allowed. Additional striping of the parking area would be required to ensure that ample space may be provided.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Commercial Redevelopment Area #1” character area, which calls for a varied scale of commercial, retail and office uses.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. No additional permitting would be required on this project.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No impact is expected on community facilities or services as a result of this request.

## **CONDITIONAL ZONING STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning upon a finding by the governing body that the requested use is “of the same general character” as those uses permitted within the district without the grant of a special exception and requires that “in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as for] determinations of amendments.”

Chapter 2: Section 2.7.6(K) of the *Unified Development Code* lists **eight (8) factors** that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

### **1) Existing uses and zoning of property nearby.**

- The property is surrounded by a mix of commercial, office and industrial uses as the area was predominately light industrial on adoption of the original zoning map.

### **2) The extent to which property values are diminished by the particular zoning restrictions.**

- At this time, the building serves as a barbershop, office and car detailing facility. The carwash was an allowed use under the CR zoning district before passage of the UDC, and the addition of the car sales would not significantly alter the usability of the site.

### **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.**

- The commercial use would not be a detriment to the public based on the existing area of the site and the traffic patterns in the area.

**4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- The business owner currently uses the property for vehicle related services, and the inability to expand the current business would not necessarily present a hardship to the owner.

**5) The suitability of the subject property for the zoned purposes.**

- There is a precedent for this type of use in other areas of the City, as many repair shops also provide services for car sales. Generally lot size and accessibility will prevent significant issues with traffic on the site.

**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.**

- The property is currently in use and does not have any noted vacancy.

**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, and property values in adjacent areas.**

- It is highly unlikely that the change in use would cause any substantial impact on any of the surrounding property values or uses.

**8) Consistency with other governmental land use, transportation and development plans for the community.**

- The property is located within the “Commercial Redevelopment Area #1,” which does call for a varied scale of commercial, retail and office uses.

**Subject Property**



**Southern Property**





**Eastern Property**



**Western Property**



## STAFF RECOMMENDATION

Staff recommends **Approval of SE 24-02-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of the special exception does not grant approval on any changes to the existing building or parking area. All necessary parking lot striping must adhere to the standards of Section 2.5.2(H) in the Unified Development Code.
- (2) Due to the lot size and limited accessibility of the property, the applicant may have no more than 6 vehicles for sale on site at one time.

At the regularly scheduled meeting of the Planning Commission on March 5, 2024, the Commission recommended approval of the Special Exception and staff conditions with a 4-0 vote.

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari R Barr, District 5



Jonathan McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
Cain Smith, City Attorney

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

**To:** City Manager Charles Penny & City Clerk Leah Harden

**From:** Jennifer Joyner

**Date:** March 12, 2024

**RE:** Parker's #112

**Policy Issue:** Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6 Sec 6- 1 3(a)

(a) No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer, or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

**Recommendation:** Planning and Development, Fire, Police, Legal, Building and Engineering recommended approval.

**Budget Impact:** None

**Council Person and District:** Shari Barr, District 5

**Attachments:** Application and Department Approvals

Application for License to Sell Alcoholic Beverages  
City of Statesboro, Georgia



Please be advised that knowingly providing false or misleading information on this document is a felony pursuant to O.C.G.A. § 16-10-20 which states:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. A non-refundable \$200 application fee must be tendered with the application. (cash, credit card, certified check, or money order made payable to City of Statesboro)

Date application was received by tax/license office: \_\_\_\_\_

1. Business Trade Name: Parker's #112  
D/B/A Name

2. Applicant's Name: Gregory M. Parker, Inc.  
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 17259 Hwy 67, Statesboro, GA 30458  
\_\_\_\_\_

4. Business mailing address: 171 Crossroads Parkway, Savannah, GA 31407  
\_\_\_\_\_

5. Local business phone number: 912-225-0351  
Corporate office phone number: 912-298-1223

6. Name of Manager: Rashad D. Keel  
Person responsible for alcohol licensing issues

7. Phone number for manager: [REDACTED]

8. Email address for manager: vjohnson@parkersav.com

9. Address of manager: 171 Crossroads Parkway, Savannah, GA 31407

10. Purpose of application is:

New Business  New Owner

Previous owner's name: \_\_\_\_\_

If the business name has changed, list previous name: \_\_\_\_\_

If the business address has changed, list the previous address: \_\_\_\_\_

\_\_\_\_\_

11. Indicate where the business will be located:

Above ground

Street or ground floor level

Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business:  Individual  Corporation  Partnership  LLC

Complete **EITHER** numbers 13, 14, and 15 **OR** 16, 17, and 18 in the section below:

13. If applicant is an individual: Attach a copy of the trade name affidavit. N/A

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

Have you completed the financial affidavit attached to this application?  Yes  No

14. If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners. N/A

Name & address of partnership, LLC, or LLP: \_\_\_\_\_

\_\_\_\_\_

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? \_\_\_\_\_

If not, what documents establish the ownership rights of the members/partners? \_\_\_\_\_

\_\_\_\_\_

15. Members of LLC and/or partners: N/A

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

Has each member/partner completed a financial affidavit to attach to this application? \_\_\_\_\_  
(Attach additional pages if necessary)

**Corporation/Stockholders:** All corporate applicants who are corporations shall list the names and addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

16. If applicant is a corporation: Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

Name of Corporation: Gregory M. Parker, Inc.

Home Office address: 171 Crossroads Parkway, Savannah, GA 31407

\_\_\_\_\_

Mailing address (if different): \_\_\_\_\_

Date & Place of incorporation: 10/18/1988 Georgia

Do you have a shareholders agreement?: No

If not, what documents establish the ownership rights of the shareholders? Stock Certificates

\_\_\_\_\_

**17. Officers:**

Full Legal Name: Gregory M. Parker Phone #: [REDACTED]

Home address: [REDACTED]

Percentage of stock owned: 100% Office held: Owner/CEO

Full Legal Name: Brandon Hofmann Phone #: [REDACTED]

Home address: [REDACTED]

Percentage of stock owned: 0% Office held: President

Full Legal Name: Keith Saltzman Phone #: [REDACTED]

Home address: [REDACTED]

Percentage of stock owned: 0% Office held: Treasurer

**\*\*Attach additional pages if necessary\*\* See attached Exhibit "A"**

**18. Stockholders:** (if different than officer names) See attached Exhibit "A"

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home address: \_\_\_\_\_

Percentage of stock owned: \_\_\_\_\_ Office held: \_\_\_\_\_

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home address: \_\_\_\_\_

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home address: \_\_\_\_\_

20. Name & address of owner of the property (land & building) where the business will be located:

Land Owner: Drayton-Parker Companies, LLC 171 Crossroads Parkway, Savannah, GA 31407

Building Owner: Gregory M. Parker, Inc. 171 Crossroads Parkway, Savannah, GA 31407

21. Is the commercial space where the business is to be located rented or leased? Rented

**If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application:**

Land Owner: Drayton-Parker Companies, LLC - 171 Crossroads Parkway, Savannah, GA 31407

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? No

**If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:**

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? No

**If yes, give full details on a separate sheet of paper.**

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?  
N/A

**If yes, please explain on a separate sheet of paper and submit copies of eligibility.**

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? No

**If yes, please provide details on a separate sheet of paper.**

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? Yes

**If yes, please provide details on a separate sheet of paper.**

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred?  
No

**If yes, please provide details on a separate sheet of paper.**




27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? No  
**If yes, please provide details on a separate sheet of paper.**
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? No  
**If yes, please provide details on a separate sheet of paper.**
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? No  
**If yes, please provide details on a separate sheet of paper.**
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? No  
**If yes, please provide details on a separate sheet of paper.**
31. Will live nude performances or adult entertainment be a part of this business operation? No  
**If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.**

I, Rashad D. Keel, solemnly swear, subject to the penalties O.C.G.A. sec 16-10-20 as provided above which I have read and understood, that all information required in this application for license to sell alcoholic beverages and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Rashad D. Keel

Print full name as signed below

 Regional Manager 3/1/24  
Signature of applicant Title Date

Sworn and subscribed before me this 1<sup>ST</sup> day of March, 2024.

  
Notary Public

12/06/26  
My commission expires



**Calculation of Basic License Fee**

For Calendar Year: 2024

<b>Classification:</b>	<b>Mark all that apply</b>	<b>License Fee</b>
1. Package Sales	<u>    X    </u>	\$1750
2. On Premise License Types		
A. Bar	<u>          </u>	\$4300
B. Bar with Kitchen	<u>          </u>	\$4300
C. Event Venue	<u>          </u>	\$2500
D. Low Volume	<u>          </u>	\$750
E. Pub	<u>          </u>	\$5600
F. Restaurant	<u>          </u>	\$2800
3. Caterer	<u>          </u>	\$200
4. Brewer, manufacturer of malt beverages only	<u>          </u>	\$1750
5. Broker	<u>          </u>	\$1750
6. Importer	<u>          </u>	\$1750
7. Manufacturer of Wine only	<u>          </u>	\$1750
8. Sunday Sales Permit	<u>    X    </u>	\$300
9. In Room Service Permit	<u>          </u>	\$150

Total Due: \$ 2250.00

**Parker's #112  
Gregory Parker  
17259 Hwy 67**

*Please enter your recommendations and comments with your full name.*

**Alcohol License Review**

<b>Department</b>	<b>Full Name</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Planning &amp; Development</b>	Jermaine Foster	Approved	03-05-2024
<b>Fire Department</b>	Andrew Cheney	Approved	Approval is for the request for alcohol sales to be placed on the Council's agenda only. Final approval for the issuance of a business and/or alcohol license will be contingent on a passing fire and life safety inspection. 3/11/2024.
<b>Police Department</b>	Jared Akins	Approve	
<b>Legal</b>	Cain Smith	Approve	

# CITY OF STATESBORO



## COUNCIL

Phil Boyum, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari Barr, District 5

Jonathan M. McCollar, Mayor  
Charles W. Penny, City Manager  
Leah Harden, City Clerk  
I. Cain Smith, City Attorney

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

March 7, 2024

MEMO TO: Mr. Charles Penny, City Manager  
FROM: Cindy S. West, Director of Finance  
RE: Budget Amendment

Enclosed is the Second Budget Amendment for Fiscal Year 2024. The amendment is to budget for revenues received throughout the year not anticipated such as Interest in the ARPA Fund, Fines in the Opioid Settlement Fund, Several Grants in the Multiple Grant Fund, FEMA Reimbursement in the Fire Service Fund, Interest in the South Main TAD and 2013 SPLOST Funds, LMIC Grant and TSPLOST Revenues in the 2018 TSPLOST Fund. Interest Income and Intergovernmental Revenues in the 2019 SPLOST Fund, GDOT Grant Revenue for Akins Blvd Fund and 319(h) Gant Stream Revenue in the Stormwater Fund. It also appropriates the amounts shown in each fund as expenditures or expenses for unexpected, but approved purchases throughout the year. I recommend the approval of the proposed budget amendment.

RESOLUTION 2024-06: A RESOLUTION TO ADOPT THE SECOND AMENDMENT TO THE FISCAL YEAR 2024 BUDGET FOR EACH FUND OF THE CITY OF STATESBORO, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES/EXPENSES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, AND PROHIBITING EXPENDITURES OR EXPENSES FROM EXCEEDING THE ACTUAL FUNDING APPROPRIATED

THAT WHEREAS, sound governmental operations require a Budget in order to plan the financing of services for the residents of the City of Statesboro; and

WHEREAS, Title 36, Chapter 81, Article 1 of the Official Code of Georgia Annotated (OCGA) requires a balanced Budget for the City's fiscal year, which runs from July 1st to June 30th of each year; and

WHEREAS, the Mayor and City Council have reviewed a proposed Second Amendment to the Budget from the City Manager that includes some revenues/financing sources and expenditures/expenses not anticipated in the original Budget; and

WHEREAS, each of these funds is a balanced budget, so that anticipated revenues and other financial resources for each fund equal the proposed expenditures or expenses and any transfers; and

WHEREAS, the Mayor and City Council wish to adopt this Second Budget Amendment for Fiscal Year 2024;

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

Section 1. That the proposed changes to the budget, attached hereto as Attachment #1 and incorporated herein as a part of this Resolution, are hereby adopted as the Second Budget Amendment for the City's Fiscal Year 2024 Budget.

Section 2. That the several items of revenues, other financial resources, and sources of cash shown in the budget amendment for each fund in the amounts shown anticipated are hereby adopted; and that the several amounts shown in the budget amendment for each fund as proposed expenditures or expenses, and uses of cash are hereby appropriated to the departments and agencies named in each fund, as amendments to the existing Budget previously adopted.

Section 3. That the "legal level of control" as defined in OCGA 36-81-2 is set at the departmental level, meaning that the City Manager in his capacity as Budget Officer is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without a further budget amendment approved by the Mayor and City Council.

Section 4. That all appropriations shall lapse at the end of the fiscal year.

Section 5. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Adopted this 19th day of March, 2024.

CITY OF STATESBORO, GEORGIA

---

By: Jonathan M. McCollar, Mayor

---

Attest: Leah Harden, City Clerk

## ATTACHMENT #1

### FY 2024 SECOND BUDGET AMENDMENT

#### 100 General Fund:

- Increase Expenditures in Engineering Department for Software Support by \$5,500
- Increase Expenditures in Engineering Department for Contract Labor by \$4,000
- Increase Expenditures in Dues and Fees - GMA by \$590
- Increase Expenditures in Streets Department for Insurance other than Benefits by \$3,400

**Net effect on Fund is: Decrease in Fund Balance by \$13,490**

#### 210 Confiscated Assets Fund:

- No Changes.

**Net effect on Fund is: None.**

#### 213 Opioid Settlement Fund:

- Increase in Revenues for Settlement Funds by \$11,985

**Net effect on Fund is: Increase in Fund Balance by \$11,985**

#### 221 CDBG Fund:

- No Changes.

**Net effect on Fund is: None.**

#### 224 US Department of Justice Grant:

- No Changes

**Net effect on Fund is: None**

#### 230 ARPA Fund:

- Increase in Revenues for Interest Income by \$300,000
- Increase in Expenditures for Construction – Foodbank by \$260,000
- Increase in Expenditures for Security Enhancement Incentive Program by \$80,000

**Net effect on Fund is: Decrease in Fund Balance by \$40,000**

#### 250 Multiple Grants Fund:

- Increase in Revenues for CARA Act Narcan Grant by \$5,000
- Increase in Revenues for KAB Grant by \$1,120
- Increase in Revenues for BRACE Grant KSBB by \$2,500
- Increase in Revenues for PSCVR Grant by \$212,470
- Increase in Expenditures for Police for PSCVR Grant Purchased Services by \$182,150
- Increase in Expenditures for Police for PSCVR Grant for Small Tools & Equipment by \$30,320
- Increase in Expenditures for Police for Narcan Grant Supplies by \$5,000
- Increase in Expenditures for KAB/BRACE Grant by \$3,620
- **Net effect on Fund is: None**



**270 Statesboro Fire Service Fund:**

- Increase in Revenues for FEMA Reimbursement by \$96,250
- Increase in Revenues for Overtime by \$4,130
- Increase in Expenditures for Insurance other than Benefits by \$50,403
- Increase in Expenditures for Other Equipment by \$70,660

**Net effect on Fund is: Decrease in Fund Balance by \$20,683**

**271 South Main TAD Fund:**

- Increase in Revenues for Interest Income by \$15,000
- Increase in Expenditures for Purchased Contract Services by \$240,000
- Increase in Expenditures for Art Park by \$55,380

**Net effect on Fund is: Decrease in Fund Balance by \$280,380**

**272 Old Register TAD Fund:**

- Increase in Expenditures for Bond Interest by \$141,315
- Increase in Expenditures for Bond Issuance Cost by \$127,775

**Net effect on Fund is: Decrease in Fund Balance by \$269,090**

**275 Hotel/Motel Fund:**

- No Changes

**Net effect on Fund is: None.**

**286 Technology Fee Fund:**

- Increase in Expenditures for PD Small Tools & Equipment by \$14,325

**Net effect on Fund is: Decrease in Fund Balance by \$14,325**

**323 2013 SPLOST Fund:**

- Increase in Revenues for Interest Income by \$50,000
- Increase in Expenditures for GBD-3 Renovations to Administrative Facilities by \$37,475
- Increase in Expenditures for GDB-3 Furniture by \$13,410
- Increase in Expenditures for FD-50 Inspector Pickup by \$12,355
- Increase in Expenditures for ENG-140 City Campus Expansion by \$214,730

**Net effect on Fund is: Decrease in Fund Balance by \$227,970**

**324 2018 TSPLOST Fund:**

- Increase in Revenues for LMIG Grant GDOT Traffic Projects by \$55,095
- Increase in Revenues for TSPLOST by \$832,560
- Increase in Revenues for Interest by \$400,000

**Net effect on Fund is: Increase in Fund Balance by \$1,287,655**

**325 2019 SPLOST**

- Increase in Revenues for Interest Income by \$400,000
- Increase in Revenues for Intergovernmental Revenues by \$740,150
- Increase in Expenditures for Bank Charges by \$40
- Increase in Expenditures for ENG-140 City Campus Expansion by \$826,370
- Increase in Expenditures for FD-69 Facility Upgrades by \$222,475

- Increase in Expenditures for FD-50 Inspector Pickup by \$7,600
- Increase in Expenditures for FD-71 SCBA Replacement by \$44,770
- Increase in Expenditures for FD-86 Station Generators by \$33,695

**Net effect on Fund is: Increase in Fund Balance by \$5,200**

**344 LMIG – Akins Boulevard**

- Increase in Revenues for GDOT Grants Traffic Project by \$859,585
- Increase in Expenditures for ENG-138 Akins Boulevard by \$766,500

**Net effect on Fund is: Increase in Fund Balance by \$93,085**

**350 Capital Improvements Program Fund:**

- No Changes

**Net effect on Fund is: None**

**505 Water and Sewer Fund:**

- No Changes.

**Net effect on Fund is: None.**

**507 Storm Water Fund:**

- Increase in Revenues for 319(h) Grant Stream Restoration by \$30,000

**Net effect on Fund is: Increase in Fund Balance by \$30,000**

**515 Natural Gas Fund:**

- No Changes

**Net effect on Fund is: None**

**541 Solid Waste Collection Fund:**

**Commercial Division**

- No Changes.

**Residential Division**

- No Changes.

**Rolloff Division**

- No Changes.

**Yardwaste Division**

- No Changes.

**Net effect on Fund is: None**

**542 Solid Waste Disposal Fund:**

- No Changes.

**Net effect on Fund is: None.**

**601 Health Insurance Fund:**

- No Changes

**Net effect on Fund is: None**

**602 Fleet Management Fund:**

- No Changes

**Net effect on Fund is: None**

**604 Wellness Fund:**

- No Changes.

**Net effect on Fund is: None.**

**605 Central Service Fund:**

- Increase in Expenditures in IT Department for Software Support by \$47,330
- Increase in Expenditures in Government Buildings Department for Insurance other than Benefits by \$51,265

**Net effect on Fund is: Decrease in Cash by \$98,595**

# CITY OF STATESBORO

## COUNCIL

Phil Boyum, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari R Barr, District 5



Jonathan McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
Cain Smith, City Attorney

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

**To:** Charles Penny, City Manager, Leah Harden, City Clerk

**From:** Olympia Gaines, Assistant to the City Manager

**Date:** March 11, 2024

**Re:** Tree Rebate Program

**Policy Issue:** Consideration of a motion to approve the guidelines and application for the Tree Rebate Program.

**Recommendation:** Approval

**Background:** The attached documents include guidelines and an application for the Tree Rebate Program. This program is open to property owners of single-family residences receiving utility services within the municipal limits. The objective of this program is to encourage the growth and expansion of the City's tree canopy within the community.

**Budget Impact:** Tree Bank

**Council Person and District:** All

**Attachments:** Tree Rebate Program Guidelines and Application.



# City of Statesboro

## Tree Rebate Program



### Program Overview

The City of Statesboro is offering a matching rebate program to assist property owners of single-family residences receiving utility services from the City of Statesboro with the purchase of a tree to be planted on their property. The maximum rebate match of the property owner's cost is \$150 and is subject to the conditions outlined below.

Trees are valuable assets that can enhance the beauty, comfort and sustainability of your property. They provide shade, reduce energy costs, improve air quality, increase property value, reduce storm water runoff, and support wildlife. As trees offer numerous community benefits, this rebate is being offered to encourage the growth and expansion of our tree canopy within our community.

### Eligibility

This offer is only for property owners of existing single-family residence located within City of Statesboro municipal boundaries and receiving utility services from the City of Statesboro.

- Trees must be purchased new, original sales receipt must be included in the rebate application.
- Trees must be planted in the ground on private property to be eligible; trees may not be planted on City boulevards, right-of-ways or any other location. Tree planting must adhere to the City's code of ordinances. Trees in pots or containers are not eligible.
- Any tree or fruit tree that will attain a mature height over **6 feet** is eligible for a rebate. Shrubs, bushes and other plantings are not eligible.
- The rebate is for the purchase of one tree for a maximum rebate match of the property owner's cost is \$150. The property owner is responsible for any costs that exceeds this amount. Planting costs are not eligible. The property owner is responsible for planting the tree and will assume all future maintenance and responsibility (watering, raking, pruning, mulching, etc.).
- Property owners may apply for one rebate per property per calendar year.
- Rebates will be issued on a first-come, first-served basis, accepting only valid applications for trees purchased after the initiation of this program and/or until the funding is exhausted.
- Rebates will not be applied to trees planted as part of the City's landscape plan or tree preservation/mitigation requirement.

***The City of Statesboro will issue a rebate check to the applicant based on the application requirements.  
All claims are subject to verification.***

### How to apply?

1. Submit completed application
2. Provide proof of purchase and site location
  - \_\_\_ Receipt dates on or after March 5, 2024 for purchase of a tree
  - \_\_\_ Photo of site location

Applications can be dropped off or mailed to:

**City of Statesboro**  
**50 East Main Street**  
**Statesboro, Ga 30458**



# City of Statesboro

## Tree Rebate Program Application



### Application Information:

Property Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

Installation Address (if different than above: \_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Tree Species: \_\_\_\_\_ Tree Cost: \_\_\_\_\_

Expected Mature Tree Height: \_\_\_\_\_ Purchase Date: \_\_\_\_\_

Where do you intend to plant the new tree? Please include a photo of the site location with this application.

\_\_\_ Front Yard

\_\_\_ Side Yard

\_\_\_ Back Yard

- Planted trees must be located away from underground and overhead utility lines
- Size of tree must be a minimum of 2" caliper
- Refer to Appendix 6 of the Code of Ordinances for qualifying tree species

Applicants must call the Utilities Protection Center (UPC) at 811 or 1-800-282-7411 prior to planting the tree. The hotline ID number must be referenced on this application.

- UPC Reference Number: \_\_\_\_\_

I certify by signing this application that I am the legal owner of the property and I have the authority to make the foregoing application, that the application is correct, that I have read and understand all requirements and that the planting will conform to the City of Statesboro Code of Ordinances. I also agree that the City of Statesboro is not responsible for any actions taken by the applicant, any vendor, company, or company agent hired to install the tree(s) and that the City of Statesboro is not liable for any damages or liability incurred by either the vendor, company, company agent, and/or applicant. The applicant understands that the City of Statesboro is not guaranteeing the work of any vendor, company or company agent, nor insuring the vendor, company, company agent, and/or applicant against a loss of any kind, nor indemnifying the vendor, company, company agent, and/or applicants. The applicant is aware that until he/she receives a written letter of approval from the City of Statesboro funding is not guaranteed. Any installation work performed prior to receiving a written letter of approval from the City of Statesboro is performed at the applicant's own risk and cost, and is not to be funded.

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**Note: Your City of Statesboro bills (sanitation, utility, etc.) and your property taxes must be paid to participate in the tree rebate program. The City will verify that all bills have been paid.**

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Ginny Hendley  
Venus Mack  
John Riggs  
Shari Barr



Jonathan McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Jayson Boyles  
Assistant City Manager

**From:** Steve Hotchkiss  
Public Utilities Director

**Date:** 3-6-2024

**RE:** Recommendation of Bidder

**Policy Issue:** Purchasing

**Recommendation:** Consideration of a motion to award a contract to C&H Pipeline Inc, in the amount of \$141,303.00, for the installation of natural gas facilities to serve Eco Plastics Company located on Hwy 301South. To be paid for with funds in the Natural Gas CIP budget item # NGD-11 and carry over funds.

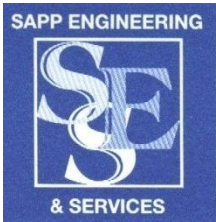
**Background:** As part of our commitment to serve Eco Plastics Inc. with Natural Gas the City will need to extend its mains in order to reach the site. A new High Pressure Gas Tap must be installed along with a new Regulator & Metering Station. The project was properly advertised and bid, but only one response was received and opened. The sole bid was from C&H Pipeline in the amount of \$141,303.00, well below the engineer's estimate of \$200,000.00.

It is the recommendation of staff and our consulting engineers at Sapp Engineering Inc. to award the contract to C&H Pipeline. In our opinion, they have the resources and experience to successfully complete the project as bid.

**Budget Impact:** Funds were approved in the 2024 CIP, Item # NGD-11, using System Revenues and funds carried over by Budget Amendment.

**Council Person and District:** All

**Attachments:** Sapp Engineering award recommendation letter and bid abstract.



Specializing in Natural Gas Engineering • Project Management • Associated Services

P. O. Box 26097 • Macon, GA 31221 • (478) 342-0386 • info@sappengineering.com

March 12, 2024

Darren Prather  
City of Statesboro

Re: ECO Plastics Project Bid Results and Recommendation

Attached is the Bid Tab Sheet for the bids submitted for the ECO Plastics Natural Gas Expansion Project.

Only one bid was received for the project and it is within the estimated cost that was generated for the project based on previous projects of similar construction requirements.

The bid has been checked for accuracy and is included on the attached.

Based on the results of the bid and the fact that they have done acceptable work for the City of Statesboro in the past, I recommend awarding the project to the low bidder, C&H Pipeline for the amount of \$141,303.00.

The actual project cost will be based on the installed quantities.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Sapp".

Jack Sapp, PE



**BID TABULATION**

**Project: ECO Plastics Project**  
**BID OPENING DATE: 3-6-2024**

ITEM NO.:	ITEM DESCRIPTION:	BIDDERS NAME:		C&H Pipeline							
		QUANTITY		UNIT \$	TOTAL \$	UNIT \$	TOTAL \$	UNIT \$	TOTAL \$	UNIT \$	TOTAL \$
1	Install 2" Steel Gas HP Main by HDD (includes construction of pipe)	300	LF	\$65.00	\$19,500.00						
2	Tie in 2" to Existing 6" HP main with Control Fitting or Spherical fitting	1	EA	\$3,000.00	\$3,000.00						
3	Furnish and Install 2" Valve at tie in in Item #2	1	EA	\$2,500.00	\$2,500.00						
3	Furnish and Install Meter Set per Drawing (meters supplied by the City)	1	EA	\$30,000.00	\$30,000.00						
4	Furnish and Install Regulator Station (regulators supplied by the City)	1	EA	\$27,803.00	\$27,803.00						
5	Furnish and Install Building Wall Regulator Station (regulators supplied by the City)	1	EA	\$30,000.00	\$30,000.00						
6	Furnish and Install 4" PE fuel line from Meter Set to Building Wall Regulator	200	FT	\$60.00	\$12,000.00						
7	Furnish and Install 4" PE Gas Main from outlet of Regulator Station south	300	FT	\$55.00	\$16,500.00						

Total Bid                      \$141,303.00

PREPARED & CHECKED FOR ACCURACY BY JACK SAPP - SAPP ENGINEERING & SERVICES

# CITY OF STATESBORO

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Phillip A. Boyum  
Paulette Chavers  
Ginny Hendley  
John Riggs  
Shari Barr



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Leah Harden, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Jason Boyles  
Assistant City Manager

**From:** Steve Hotchkiss  
Public Utilities Director

**Date:** 3-12-2024

**RE:** Natural Gas Meters and Regulators (Eco Plastics)

**Policy Issue:** Purchasing

**Recommendation:** Consideration of a motion to award the sole source purchase of Natural Gas meters and regulators to Natural Gas Trade.com in the amount of \$48,022.55. To be purchased with funds approved in the 2024 CIP Budget item # NGD-11 funded with system revenues.

**Background:** As part of our commitment to serve Eco Plastics Inc. with Natural Gas the City will need to construct a new metering and regulating station to serve the facility. Gas meters and regulators are sole source items due to the fact that we have standardized on Roots meters and Mooney regulators. These items are only available from one supplier in our region due to protected sales territory.

**Budget Impact:** Funds were approved in the 2024 CIP, Item # NGD-11, using System Revenues and funds carried over by Budget Amendment.

**Council Person and District:** All

**Attachments:** Written Quote

NATURAL GAS TRADE.COM

80 KINGSTON ROAD  
COLBERT, GA 30628

Phone # 7062027106      bookerdon20@gmail.com

# Estimate

Date	Estimate #
3/7/2024	0152

Name / Address
50 EAST MAIN STREET STATESBORO, GA 30458

Project

Description	Qty	Rate	Total
mooney 2" lg port flow grid 300cl regulator 25-90psi	4	4,975.00	19,900.00
2" mooney 150cl flow max regulator 25-90 psi	3	5,491.00	16,473.00
EC350 FLOW computer	1	2,367.00	2,367.00
23m232 cd roots meter	1	9,145.00	9,145.00
install kit for ec350 including ss tubing, valve,nipple and fittings	1	137.55	137.55

THANK YOU!	<b>Total</b>	\$48022.55
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# CITY OF STATESBORO

## COUNCIL

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Paulette Chavers  
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John Riggs  
Shari R Barr



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Charles Penny, City Manager  
Leah Harden, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Charles Penny, City Manager  
Jason Boyles, Assistant City Manager

**From:** John Washington, Director – Public Works and Engineering

**Date:** March 12, 2024

**RE:** Recommendation of Bidder  
CIP ENG-92 – West Main Street Streetscape Project

**Policy Issue:** Purchasing

### **Recommendation:**

Staff recommends award of the West Main Street Streetscape Improvements, professional design services contract to Cranston in the amount Not To Exceed (NTE) of One Hundred Eighty-One Thousand Three Hundred Sixty (\$181,360.00). The bid received from Cranston meets the requirements of the bid package and an acceptable bid bond was submitted.

### **Background:**

The City of Statesboro issued requests for proposals for construction services for the subject project for the streetscape improvements to include sidewalk improvements, drainage improvements, utility relocations, traffic engineering and streetscape improvements (i.e. decorative streetlights, benches, and landscaping) on West Main Street from North Main to South College Street. The proposals response was evaluated and based on the criteria of experience of staff, experience of firm, project approach and cost. There is expected right-of-way and utility concerns that will be identified through initial planning and design process. Also, all storm infrastructure will be upgraded to GDOT standards as needed. Cranston ranked highest.

This project was first identified as a priority in the early 2000's when the East Main Street streetscape project was performed. However, due to funding constraints the project was tabled. This scope of this work is envisioned to complement the character of East Main Street. There will be multiple public input meetings for West Main Street businesses and the general public, as well as council work session updates, during this study and design process.

### **Budget Impact:**

This project is to be funded by the 2018 TSPLOST.

**Council Person and District:** District 2, Councilmember Chavers

**Attachments:** proposal documents



## YOUR TRUSTED PARTNER IN...

**CIVIL ENGINEERING**

**STRUCTURAL ENGINEERING**

**LANDSCAPE ARCHITECTURE**

**LAND SURVEYING**

**PLANNING**

CRANSTON, headquartered in Augusta, Ga., has been leveraging its diverse civil and structural engineering, landscape architecture, surveying, and planning expertise for more than half a century to improve the quality of life in communities across the heart of the Southeast.

Over the years, the firm has built a successful legacy as a trusted partner in leading collaborative, transformative change and guiding its project partners and communities through even the most complex infrastructure challenges.

The CRANSTON team shares a wealth of experience—from planning new residential communities, maintaining historic canal systems and dams, and designing sustainable parks and other recreational infrastructure, to serving municipalities, improving educational systems, expanding hospital facilities, and upgrading roads and bridges.

It's a collective experience that allows the team to collaborate confidently with the firm's project partners—partners that share CRANSTON's community-centric mission—to design infrastructure solutions with a level of collaborative excellence that combines creativity, innovation, sustainability, and integrity.

CRANSTON grew out of a merger in 1967 between Baldwin Engineering Company and Cranston Associates. The combined firm, headed by CRANSTON founder Craig Cranston, became Baldwin & Cranston Associates and, eventually, CRANSTON.

Today, the fast-expanding CRANSTON team provides a diversity of infrastructure design and management services to Southeastern communities from its offices in Augusta, Charleston, S.C., Hilton Head, S.C., and South Carolina's Midlands region.

CRANSTON's mission: To empower communities to thrive.



CranstonEngineering.com

## EXPERTISE

### COMMUNITY LIVING/DEVELOPMENT

- Athletic facilities
- Construction engineering/inspection
- Entertainment venues
- Economic development planning and design
- Faith-based facilities
- Golf course infrastructure
- Government/municipal buildings
- Health care facilities
- Historic evaluation/rehabilitation
- Hospitality structures
- Industrial facilities
- K-12/higher education facilities
- Municipal services
- Parks and recreation facilities
- Place-making
- Regional/land-use planning
- Residential/mixed-use development
- Retail/commercial facilities
- Senior living facilities
- Telecommunications towers
- Topographical maps
- Trail/greenway design
- Utility infrastructure design
- Waterfront development
- Wetland mapping

### TRANSPORTATION

- Airport infrastructure
- Sound walls
- Rail design
- Roadway infrastructure and design
- Streetscape beautification
- Traffic studies
- Vehicular and pedestrian bridges

### WATER RESOURCE MANAGEMENT

- Coastal resilience planning
- Dams, locks, levees, reservoirs
- Environmental compliance
- Flood plain studies
- Green infrastructure
- Hydrologic/hydraulic studies
- MS4 Design/permitting
- Marine structures
- NPDES inspection
- Stormwater management
- Wastewater collection/treatment
- Water distribution/treatment

### SPECIALIZED SERVICES

- ALTA/GPS surveys
- Drone surveys/inspections
- Forensic surveys
- GPS/GIS land surveys, inventories
- Grant administration services
- Hydrographic charting
- Telecommunication towers
- Underwater structural inspections

### SPECIALIZED FEDERAL SERVICES

- U.S. Army Corps of Engineers
- U.S. Department of Agriculture
- U.S. Department of Defense
- U.S. Forest Service





## MILLEDGEVILLE STREETScape

### MILLEDGEVILLE, GEORGIA

The City of Milledgeville, Georgia hired Cranston as the team leader for Phase IV of their downtown streetscape improvements. Phase IV project area includes the streetscape corridor on Greene Street, Wilkinson Street, and McIntosh Street. The project involves demolishing and constructing new sidewalk and other streetscape elements within the project area. The general scope of work includes data collection, surveying, conceptual streetscape design, presentations and public input, streetscape construction documentation, right of way review and plan generation, environmental documentation, bidding assistance, and construction observation.

The funding for this project consists of 80% federal Transportation Enhancement (TE) funds and 20% City of Milledgeville funds. Cranston utilized the landscape architecture services of Wood and Partners as well as the electrical and lighting expertise of Wommack Lumsden to assist in the design of the new streetscape. The total length of streetscape designed is approximately 3,000 linear feet. Improvements included new ADA accessible sidewalk with brick accents, enhanced landscaping with site furnishings, improved parking space angles and road travel widths, and updated drainage system and lighting fixtures.



**DESIGNED** 2012

**CONSTRUCTED** 2021

**CLIENT** City of Milledgeville

**CONTACT** Tim Thomas, Public Works Director

City of Milledgeville

478-414-4422

engineer@milledgevillega.us

**KEY PERSONNEL** Mitchell Murchison, PE, MBA

John Attaway, PLS

Tom Dunaway, PE, MBA

## WILLIAMSBURG STREET REDEVELOPMENT

### AIKEN, SOUTH CAROLINA

Williamsburg Street in Aiken South Carolina, between Richland Avenue and Park Avenue is the home of the Aiken Farmer’s Market. The Aiken Farmer’s Market is the longest continuously run farmer’s market in the state. Aiken is proud of this public amenity, but the surrounding properties have come into disrepair and blight.

The City of Aiken approached Cranston to complete a master plan for the area that might serve as a catalyst for redevelopment of the surrounding properties. The city intended to pursue a Community Development Block Grant to construct the project using the master plan concept. The Cranston team performed stake holder meetings, site analysis, preliminary utility reviews, concept master planning, rendering, and cost estimating.

The resulting concept master plan for the divided roadway includes a narrowed lane of travel with added parking on both sides, sidewalks with ADA improvements, lighting improvements, street trees and pedestrian crosswalks. The plan also provides community greenspace in the existing median and public plazas to support the Farmer’s Market’s event schedule. Additionally, construction of an alley at existing single-family housing will allow them to be rear accessed and minimize driveways at the public street.



**DESIGNED** 2022

**CLIENT** Aiken Municipal Development Commission

**CONTACT** Tim O’Briant

Economic Development Director

803-642-7600

tobriant@cityofaikensc.gov

**KEY PERSONNEL** Lance Cheely, PLA

Tom Dunaway, PE, MBA

Dennis J. Welch, PE

**PROJECT COST** \$1.2M





## JONES STREET IMPROVEMENTS

### AUGUSTA, GEORGIA

Cranston provided design services for streetscape improvements to Jones Street between Macartan Street and 9th Street (James Brown Boulevard).

This project will replace the existing roadway surface and transition Jones Street to one way traffic, relocate the existing trash receptacles into a screened common compactor area, add bulb outs to provide proper angled parking, and provide an accessible streetscape by adjacent buildings with landscaping and lighting.

These improvements are part of an overall initiative to improve the appearance and functionality of Augusta’s downtown streetscapes.

Construction has not been completed and is scheduled for a later date. Other additions along the corridor being considered include, electric vehicle charging stations and centralized parking meters.



**DESIGNED** 2016  
**CLIENT** Augusta Downtown Development Authority  
**CONTACT** Margaret Woodard, Director  
706-722-8000  
mwoodard@myaugustadowntown.com  
**KEY PERSONNEL** Mitchell Murchison, PE, MBA

## NORTH AUGUSTA GREENEWAY CONNECTOR (BLUFF AVENUE)

### NORTH AUGUSTA, SOUTH CAROLINA

Cranston provided civil engineering and survey services for a new multi-use trail in downtown North Augusta, SC. The new trail will connect downtown North Augusta to the North Augusta Greenway. The design included roadway improvements to Bluff Avenue to convert roadside ditches to curb and gutter sections in order to provide space for the new 8-foot wide multi-use trail. Additional improvements include new street lighting, removal and replacement of overhead utilities with underground facilities, and landscaping. Coordinating project permit coordination through SCDOT and the City of North Augusta, SC.



**DESIGNED** 2021-2022  
**CONSTRUCTED** 2023  
**CLIENT** City of North Augusta  
**CONTACT** Rick Meyer, Director, Parks, Recreation & Tourism  
803-441-4301  
rmeyer@northaugusta.net  
**KEY PERSONNEL** Tom Dunaway, PE, MBA  
Mitchell Murchison, PE, MBA  
John Attaway, PLS

