



CITY OF STATESBORO
COUNCIL MINUTES
APRIL 15, 2025

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

Mayor Pro Tem Shari Barr gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	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, Public Affairs Manager Layne Phillips, City Attorney Cain Smith and City Clerk Leah Harden

3. Recognitions/Public Presentations

A) Presentation by the Statesboro Youth Council

LaSara Mitchell, Statesboro Village Builders Coordinator stated that the Statesboro Youth Council has had an eventful year so far. Today they will introduce themselves and share with you the journeys they have been on since the beginning of the year.

Junior Mayor Jamersyn Hughes shared with the Mayor and City Council about his experience with the place-making grant project on the Wille McTell trail the Statesboro Youth Council just completed. He shared about some challenges they face throughout the project such as hurricanes, snow, and scheduling conflicts. These challenges gave them an opportunity to come up with solutions such as employing effective communications, timeline adjustments, and updates to the clean-up plans. The Statesboro Youth Council adapted to changing circumstances to achieve their goals. This project included the replacement of damaged benches, paver and flower planter installments, and a life-size chessboard. Junior Mayor Huges shared that feedback from the public has been positive and he thanked, Dr. LaSara Mitchell for her guidance, and the Mayor and City Council in securing the Placement Grant. He also recognized GMA for their support as well as the Statesboro Public Works and other departments for their contributions in this project.

Grace Huff-Colbert and Eden Chavers shared about their experience at the Georgia Municipal Association (GMA) Youth Forum event in Atlanta. They talked about the sessions they attended and what a valuable experience it was making new connections, exploring new opportunities, and discovering ways to engage with the community.

Alan Beasley and Junior Mayor Jamersyn Hughes shared about the trip to Washington D.C. The trip was an enriching experience filled with historical landmarks, cultural insights, and memorable activities. They arrived in Williamsburg, Virginia on Sunday April 6, 2025. On Monday April 7th the group visited many places including the Franklin D Roosevelt Memorial, Jefferson Memorial, and Martin Luther King Jr, Memorial. On Tuesday April 8th they went on a guided tour of the Capital Building and explored a variety of places such as the Supreme Court, The White House, the National Museum of African American History, and the Culture and National Archives. In the evening, they toured the World War II Memorial. Vietnam Veterans Memorial, the Lincoln Memorial. The last day Wednesday April 9th began

with a visit to Arlington National Cemetery where they also witnessed the ceremony of the Tomb of the Unknown Soldier. In conclusion, this trip was a combination of education, cultural enrichment, and moments of reflection. It was a chance to connect with our history and heritage of the United States. It also gives a greater understanding of who we are and how our actions contribute to the great nation of the United States, our State and City.

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 04-01-2025 Council Minutes

B) Consideration of a motion to approve the surplus of outdated electronics in the Statesboro Police Department.

C) Consideration of a motion to approve the surplus of two vehicles and three trailers from the Statesboro Police Department inventory.

A motion was made to approve the consent agenda.

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

6. Public hearing and consideration of a motion to approve: APPLICATION RZ 24-10-02: Collette Sabb-Burke requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 0.32 acres of property in order to construct a duplex on Garfield Street and Donnie Simmons Way (Tax Parcel# S02 000104 000).

A motion was made to open the public hearing.

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

Planning and Development Director Kathy Field presented the request for a rezone in order to construct a duplex on a vacant lot on Garfield Street and Donnie Simmons Way. Staff recommends denial of this application due to the lack of compatible structures in the immediate area. At the regularly scheduled meeting of the Planning Commission on April 1, 2025, the Commission recommended approval of the request with a 5-0 vote. One of the reasons the Planning Commission went against staff recommendation was because of Bill Gross's project down the street. Staff's stance on this application is that it is basically a Ramble Road East Main Street situation by being inconsistent with the rest of the street being single family.

No one spoke for or against the rezoning request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

Mayor Pro Tem Shari Barr stated it's her understanding that the subject property is on the corner of Garfield and Donnie Simmons which is not far from the new apartments. No neighbors showed up here tonight complaining but I tend to go with staff.

Councilmember Paulette Chavers stated she doesn't know how she feels about a duplex sitting right in the middle of single family homes. It is like the situation, we had before and if we allow this other duplexes can come in neighborhoods.

A motion was made to deny **APPLICATION RZ 24-10-02.**

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

7. Public hearing and consideration of a motion to approve the first reading of Ordinance 2025-01: An Ordinance amending the Unified Development Code.

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

Planning and Development Director Kathy Field presented key changes to the UDC including allowing tiny homes in medium and high density residential developments with a special use permit, reducing non-residential space in PUD's

or 100 acres from 20% to 10%, sprinkler system requirements in townhome and apartment buildings with more than two units, allowing outdoor dining to count as amenity space for restaurants, and the removal of outdated mobile home language and correcting scrivener's errors.

Steve Rushing a local attorney representing Horizon Home Builders spoke in opposition of the addition of Section 2.5.9 sprinkler requirements for townhomes due to the additional cost to developers. Mr. Rushing asked that Council give further consideration with respect to the townhome aspect of this section.

Haydon Rollins with Hussey Gay Bell agreed with Mr. Rushing stating this addition would incur a significant cost burden to homebuilders.

David Lamar Pierce stated they are implementing many safety requirements in all single-family attached dwelling units. The gray area is about apartment complexes and single family attached dwelling units, and they are two completely different housing projects.

Marcus Toole with Habitat for Humanity also voiced his concerns with the increased cost to homebuilders requiring sprinkler systems.

A motion was made to close the public hearing.

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

Mayor Pro Tem Shari Barr asked for clarification on how this addition might affect developments in progress now.

Planning Director Kathy Field stated that this would affect those development in progress.

Assistant City Manager Jason Boyles stated that this would be applied however council determines to apply it going forward. It could be done conditionally by making it applicable to new developments rather than midstream.

Mayor McCollar stated he would like for staff to have more conversations with local developers to get feedback from them and then follow up with us so we have an idea of what we have in store.

City Manager Charles Penny asked Fire Chief Tim Grams to come forward to share about this addition.

Fire Chief Tim Grams explained that the intent of this addition is to be proactive. So many of the new townhomes are rentals and are being utilized essentially as apartments rather than single-family homes.

At 6:08 pm, Councilmember Ginny Hendley left the meeting.

After council discussion, direction was given to have presentation at the next work session in May to review and discuss the proposed ordinance revisions. No action was taken on this item.

- 8. Consideration of a motion to approve: APPLICATION SUB 25-03-02: Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a 33.08-acre portion of a 111-acre parcel, in order to amend the phase 3 townhome subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).**

A motion was made to approve: **APPLICATION SUB 25-03-02**: Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a 33.08-acre portion of a 111-acre parcel, in order to amend the phase 3 townhome subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).

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

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

Boro the Hatchet Axe Throwing
19 East Vine St.
Owner: Michael McKellar Jr.
License Type: Bar

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a) issued to Boro the Hatchet Axe Throwing located at 19 East Vine St. Owner: Michael McKellar Jr. License Type: Bar .

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

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

Antoinette's Café Kitchen

193 West Main St.

Owner: Nikira Boggs

License Type: Low Volume (Package Sales - Beer and Wine Only)

A motion was made to open the public hearing.

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

No one spoke for or 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:	Johnson, Chavers, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

A motion was made to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a) issued to Antoinette's Café Kitchen located at 193 West Main St. Owner: Nikira Boggs, License Type: Low Volume (Package Sales - Beer and Wine Only).

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

11. Consideration of a motion to approve a contract with Needham's Traffic Signal LLC in the amount of \$33,790.00 to perform traffic signal improvements at the Chandler Road/Georgia Avenue intersection. The project, ENG-139, is funded from 2023 TSPLOST funds.

A motion was made to approve a contract with Needham's Traffic Signal LLC in the amount of \$33,790.00 to perform traffic signal improvements at the Chandler Road/Georgia Avenue intersection. The project, ENG-139, is funded from 2023 TSPLOST funds.

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

12. Consideration of a motion to approve a Purchase Agreement for property acquisition at 45 West Main Street for the construction of a parking lot for the West Main Street Streetscape Improvement project, ENG-92. Funding is provided from 2018 TSPLOST funds.

A motion was made to approve a Purchase Agreement for property acquisition at 45 West Main Street for the construction of a parking lot for the West Main Street Streetscape Improvement project, ENG-92. Funding is provided from 2018 TSPLOST funds.

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

13. Consideration of a motion to approve a Purchase Agreement for right of way acquisition on North Zetterower Avenue and a drainage easement between North Zetterower Avenue and Northside Drive East for the North Zetterower Avenue sidewalk project, ENG-122j. Funding is provided from the 2018 TSPLOST fund.

A motion was made to approve a Purchase Agreement for right of way acquisition on North Zetterower Avenue and a drainage easement between North Zetterower Avenue and Northside Drive East for the North Zetterower Avenue sidewalk project, ENG-122j. Funding is provided from the 2018 TSPLOST fund.

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

14. Other Business from City Council

Mayor Pro Tem Shari Barr reminded everyone about the upcoming Downtown Live Concert this Thursday April 17 with the “Breakfast Club” food trucks will open at six and the band will begin at seven. Ms. Barr also shared about the 26th annual Art Fest taking place on April 26th at Sweetheart Circle on the Georgia Southern campus.

15. City Managers Comments

City Manager Charles Penny shared a few things from the FYI Packet. One was a letter the Mayor sent to the Governor Brian Kemp and the Speaker of the House, Jon Burns expressing appreciation for what they’ve done for our community. The next item is the Budget Work Session is scheduled for Tuesday May 13th at 2:00 pm.

There has been a lot of news media about the Vault and the community has done amazing responding to the circumstances that was beyond our control. The City asked for a plan from the owners of Vault and they in turn used that as an opportunity to tell their residents that the city has ordered that they vacate the building. That was not the case. But, even at that our community responded in amazing ways to help people find places to live. We continue to work with those folks and we still expect a plan from the Vault for how they intend to address the deficiencies that were identified by a structural engineer not hired by the city but was fulfilling their ethical and legal obligation to inform us of the deficiencies they found.

Recognized Candice Bodkins from Georgia Southern University. We are pleased to be a finalist for All American City recognition. Some of us will need to go to Denver Colorado in late June for a competition. We will have 10 minutes to make our case to be recognized as an All American City. Bodkins is the one who took the different projects and things the city is doing and committed it to writing to submit for consideration by the National Civic League. We have a lot of work to do between now and the end of June to get ready for the presentation.

16. Public Comments (General):

Don Devine thanked Mayor and Council for opportunity to speak and for listening to what he had to say.

**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).**

At 6:33 pm a motion was made to enter into Executive Session to discuss “**Real Estate**” in accordance with O.C.G.A 50-14-3(b).

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

At 6:39 pm a motion was made to exit executive session.

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

Mayor Jonathan McCollar called the regular meeting back to order.

A motion was made to approve a sales agreement for real estate with staff recommendations.

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

18. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 6:39 p.m.

Jonathan McCollar, Mayor

Leah Harden, City Clerk