



April 15, 2025 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Mayor Pro Tem Shari Barr
3. Recognitions/Public Presentations
 - A) Presentation by Statesboro Youth Council.
4. Public Comments (Agenda Item):
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 - B) Consideration of a motion to approve the surplus of outdated electronics in the Statesboro Police Department.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.
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).
7. Public hearing and consideration of a motion to approve the first reading of **Ordinance 2025-01**: An Ordinance amending the Unified Development Code.
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).
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

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)

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.
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.
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.
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
APRIL 01, 2025

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

1. Call to Order

Mayor Jonathan McColiar called the meeting to order

2. Invocation and Pledge

Councilmember John Riggs ask City Manager Charles Penny to give the Invocation and Councilmember Riggs led the Pledge of Allegiance.

ATTENDENCE

Attendee Name	Title	Status	Arrived
Jonathan McColiar	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 of a Proclamation recognizing April 2025 as “Autism Awareness Month”.

Mayor Jonathan McColiar read and presented a proclamation to Dr. Zeanah & Sharon Draeger with Behavioral Pediatrics and to Iota Iota Zeta Chapter, Zeta Phi Beta Sorority, Inc., recognizing April 2025 as Autism Awareness and Acceptance month.

B) Presentation of a Proclamation recognizing April 2025 as “Child Abuse Prevention Month”.

Mayor Jonathan McColiar read and presented a proclamation to Lora Cooper, Executive Director of Positive Childhood Alliance Bulloch, recognizing April 2025 as Child Abuse Prevention month.

C) Presentation of a Proclamation recognizing April 2025 as “Sexual Assault Awareness and Prevention Month”.

Mayor Jonathan McColiar read and presented a proclamation to the Teal House, recognizing April 2025 as Sexual Assault Awareness and Prevention month.

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 03-18-2025 Council Minutes

B) Consideration of a motion to approve surplus and disposition of equipment in the Public Works and Engineering Department.

A motion was made to approve the consent agenda.

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

6. Public hearing & consideration of a motion to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance Sec. 6-13 (a):

A. Nouria Energy Retail, Inc.
d/b/a Nouria 1609 Fair Road
Located: 1609 Fair Rd.
License Type: Package Sales (Beer & Wine only)

B. Nouria Energy Retail, Inc.
d/b/a Nouria 2298 Northside Drive West
Located: 2298 Northside Dr. West
License Type: Package Sales (Beer & Wine only)

C. Nouria Energy Retail
d/b/a Nouria 17874 Highway 67
Located: 17874 Hwy 67
License Type: Package Sales (Beer & Wine only)

Councilmember Ginny Hendley announced she is recusing herself from this item.

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, Riggs, Barr
ABSENT:	

No one spoke for or against the applications.

A motion was made to close the public hearing.

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

7. 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 Nouria Energy Retail, Inc. d/b/a Nouria 1609 Fair Road Located:1609 Fair Rd. License Type: Package Sales (Beer & Wine only); Nouria Energy Retail, Inc. d/b/a Nouria 2298 Northside Drive West Located: 2298 Northside Dr. West License Type: Package Sales (Beer & Wine only) and Nouria Energy Retail d/b/a Nouria 17874 Highway 67 Located: 17874 Hwy 67 License Type: Package Sales (Beer & Wine only).

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

8. Consideration of motion to approve a termination of corporate guaranty with Aspen Aerogels, Bulloch County, and Georgia Department of Community Affairs (DCA).

A motion was made to approve a termination of corporate guaranty with Aspen Aerogels, Bulloch County, and Georgia Department of Community Affairs (DCA).

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

9. Consideration of a motion to approve an updated contract for Municipal Court Software with Justice One. The previous contract, approved in June 2023, was for \$9 per paid citation (paid

by the violator), or \$1500 per month. The new contract is for \$11 per paid citation (paid by the violator) or \$2000 per month, whichever is greater.

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

10. Consideration of a motion to approve a Purchase Agreement for right-of-way property acquisition on West Main Street for the West Main Street/Johnson Street/Martin Luther King, Jr Drive intersection improvement project, ENG-123c. Funding is provided from 2018 TSPLOST.

A motion was made to approve a Purchase Agreement for right-of-way property acquisition on West Main Street for the West Main Street/Johnson Street/Martin Luther King, Jr Drive intersection improvement project, ENG-123c. Funding is provided from 2018 TSPLOST.

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

11. Consideration of a motion to approve a contract with Tidwell Traffic Solutions in the amount of \$74,030.25 for street pavement marking replacement. This project will be paid by 2018 TSPLOST funds.

A motion was made to approve a contract with Tidwell Traffic Solutions in the amount of \$74,030.25 for street pavement marking replacement. This project will be paid by 2018 TSPLOST funds.

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

12. Other Business from City Council

Mayor Pro Tem Shari Barr highlighted a few upcoming events, Taste of Downtown this Friday April 4 starting at 5:30 pm, the Statesboro Farmers Market is opening this Saturday April 5 at 9:00 am, the longest table event will take place this Saturday as well at 4:00 am in the BIG Alley and Downtown Live will have its first concert on Thursday April 10 with food trucks available at 6:00 pm and the concert starting at 7:00 pm.

Mayor Jonathan McCollar announced the formation of an Ad Hoc Committee to study housing instability and homelessness in Statesboro. The committee will be chaired by Councilmember Paulette Chavers with Mayor Pro Tem Shari Barr also serving. Other individuals appointed to the committee are Peggy Brown, Yvonne Pryor, Keith Wilkey, Corey Kemp, Monifa Johnson, Chad Reinbold, and Delia Mobley. The formation of this committee comes after a multi-agency discussion on homelessness held on the previous Thursday. The committee will make a report in 120 days. City Manager Charles Penny stated Olympia Gaines will serve as the committee's staff liaison.

13. City Managers Comments

City Manager Charles Penny began his comments by honoring the passing of Georgia's Sothern's bald eagle mascot Freedom stating this is a big loss for our community.

Mr. Penny stated the GICH Committee came together to consider applicants for a low income tax credit project and voted to endorse Phase III of Bryant's Landing. A letter of support will be submitted to DCA from the GICH committee as well as the Mayor. The next item Mr. Penny shared was that the City will not be able to make the application for CDBG due to the lack of public participation in this year's target area. Staff is considering a new target area and will host public meetings to identify potential applicants.

The last item Mr. Penny addressed was the massage parlor ordinance acknowledging concerns with it being so outdated. Staff recommends coming back with an updated model ordinance to be presented in a future work session. In addition, stakeholders will be invited to give their feedback to the proposed changes.

Direction was given to move forward with amending this ordinance.

14. Public Comments (General):

Kameron Mitchell, Public Affairs Specialist with the U.S. Small Business Administration shared that the deadline for SBA physical disaster loans has been extended to April 27, 2025 and the economies injury loan applications are due by June 30, 2025.

Marshall Webster expressed his criticism of the investigative committee's findings and as to how the committee met in pairs to avoid open meetings regulations.

Don Devine a licensed massage therapist and owner of Mind Hand Therapeutic Bodywork asked council to update ordinances regulating massage therapy.

Marcus Toole with Habitat for Humanity announced that the flag program would be expanding this year to include neighborhoods along Josh Deal Road.

15. 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.

16. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 9:57 am.

Jonathan McCollar, Mayor

Leah Harden, City Clerk



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police

DATE: April 15, 2025

POLICY ISSUE: Surplus Tools/Equipment

RECOMMENDATION: That Council approve the “surplus” of several items that are outdated or unserviceable

BACKGROUND: The Police Department is requesting that the City Council approve “surplus action” to remove several items including cameras, electronics, etc (see attached list) from the city inventory. These items are outdated and have not been used for a long period of time.

BUDGET IMPACT: These vehicles will be sold through an auction process or destruction as per city procedure.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A

STATESBORO POLICE DEPARTMENT

Item	Serial #	City ID #	Notes
Canon Rebel 35 mm camera	2013741	N/A	
Canon Rebel 35 mm camera	4108286	N/A	
Canon Rebel 35 mm camera	2629454	N/A	
Canon Rebel 35 mm camera	0575345	N/A	
Canon Camera	0377046	N/A	
Canon 52mm Macro Lens	112343	N/A	
Canon Camera/Video recorder kit	26704	GEN00843	
Panasonic Camcorder	F2HS51326	N/A	
Sony Handcam video recorder	363854	N/A	
Sony Handcam video recorder	8561676	N/A	
Sony Handcam video recorder	339108	N/A	
Sony Handcam video recorder	8337047	N/A	
Sony Handcam video recorder	8337053	N/A	
Sony Handcam video recorder	8561659	N/A	
Sony Camcorder	334225	GEN01791	
Sony Camcorder	360898	GEN01673	
Kalimar Micro camera lens	9170848	N/A	
AV Receiver switch	R030089	N/A	
Dell Laptop	0N87194864355E1113	N/A	
Dell Computer	CN0J6642716184B0AEDH	GEN02527	
Vivitar Camera	DD0085785	N/A	
Minolta Camera w/lens	91701063	N/A	
Minolta camera lens	53604618	N/A	
Minolta external flash	4015484	N/A	
Olympus Recorder	100224904	N/A	
Daewoo VCR	12F01505	N/A	
Emerson DVD/VCR Recorder	D17458988A	N/A	
Panasonic Photo printer	H8PU50233	GEN01241	
Mitsubishi Video Recorder	002391M	N/A	
Sony Timelapse recorder	0034451	GEN01242	
JVC DVD/VCR Recorder	123C1454	N/A	
Sony VCR	0225058	N/A	
Lilan VTR Controller	T030805	N/A	
Lilan PIH Motion Detector box	T030742	N/A	
Polaroid Camera	None	N/A	
Lexmark Printer	000N546966G	N/A	Digital Office equipment #2619
Marantz Tape Recorder	MZ040004740033	N/A	
Realistic Micron recorder	2170527A1	N/A	
Sony Floppy Disc external drive	20178744	N/A	
Sima Component selector box	7837	N/A	

STATESBORO POLICE DEPARTMENT

[illegible]



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police

DATE: April 15, 2025

POLICY ISSUE: Surplus Vehicles and Equipment

RECOMMENDATION: That Council approve the “surplus” of two vehicles and three trailers

BACKGROUND: The Police Department is requesting that the City Council approve “surplus action” to remove two vehicles and three trailers from the city inventory. The two vehicles are in poor condition and the trailers are not being used and two of them are too heavy to pull with current vehicles.

- 2007 Ford F350 VIN: 1FDSF345X8EB85280 (203,723 miles)
- 1999 Ford Crown Victoria VIN: 2FAFP71W6XX159740 (83,717 miles)
- 2004 Horton enclosed trailer VIN: 5E2B1142641017108
- 2004 Horton enclosed trailer VIN: 5E21162841013493
- Old military style trailer with Yanmar TF90 diesel generator attached. No serial numbers or manufacturer information

BUDGET IMPACT: These vehicles will be sold through an auction process as per city procedure.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari 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 and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: April 7, 2025

RE: April 15, 2025 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment Request*

Recommendation: Planning Commission recommends Approval of the Zoning Map Amendment requested by RZ 24-10-02.

Background: 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).

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report RZ 24-10-02



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 24-10-02 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Garfield Street
EXISTING ZONING:	R-15 (One-Household Residential)
ACRES:	0.30 acres
PARCEL TAX MAP #:	S02000104000
COUNCIL DISTRICT:	District 2
EXISTING USE:	Single-Family Home
PROPOSED USE:	Multi-Family Residential

Case # RZ-24-10-02
Garfield Street Lots 1&2
Parcel: S02 000104 000

Location Map

City of Statesboro
Department of Planning and Development

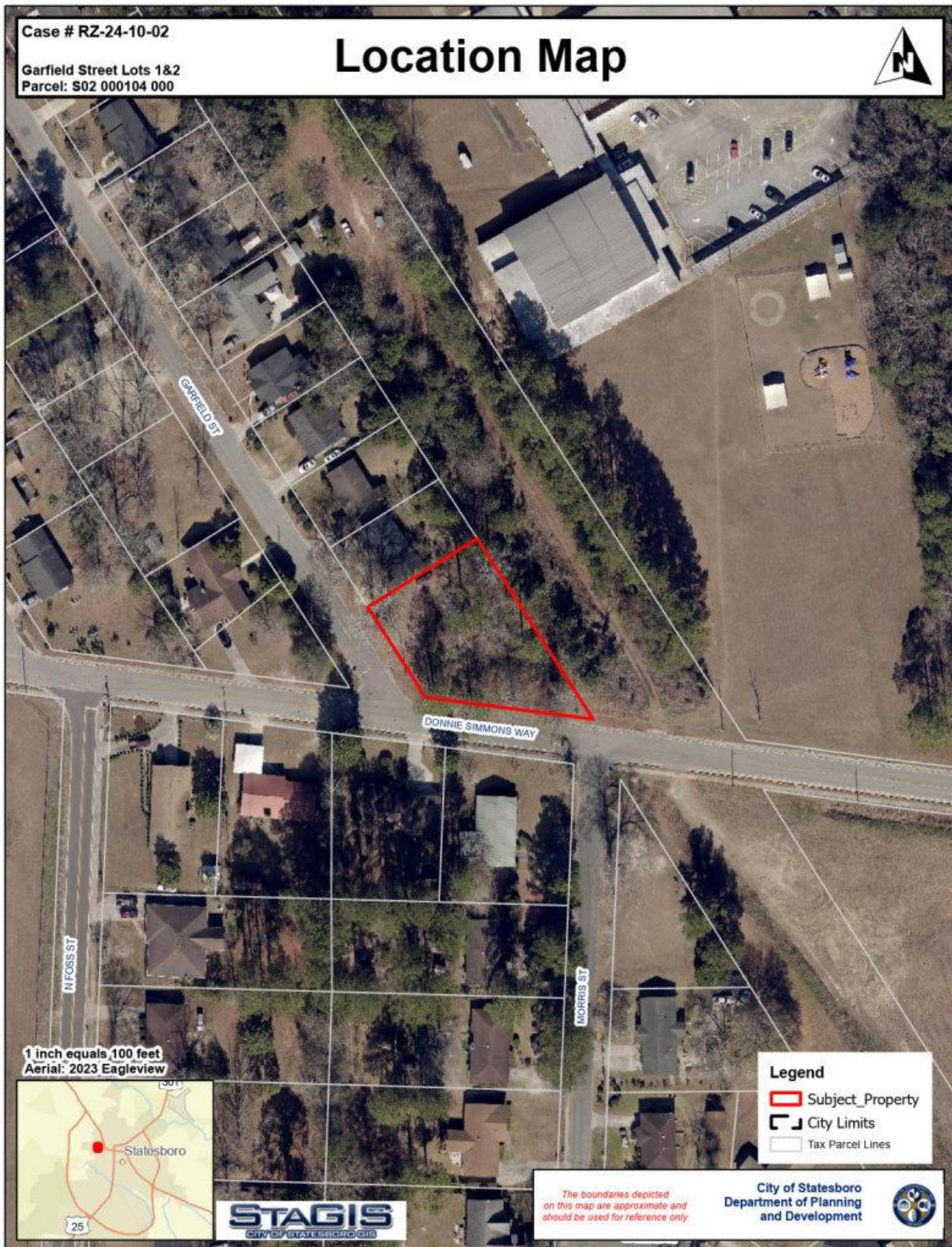
PETITIONER Colette Sabb-Burke

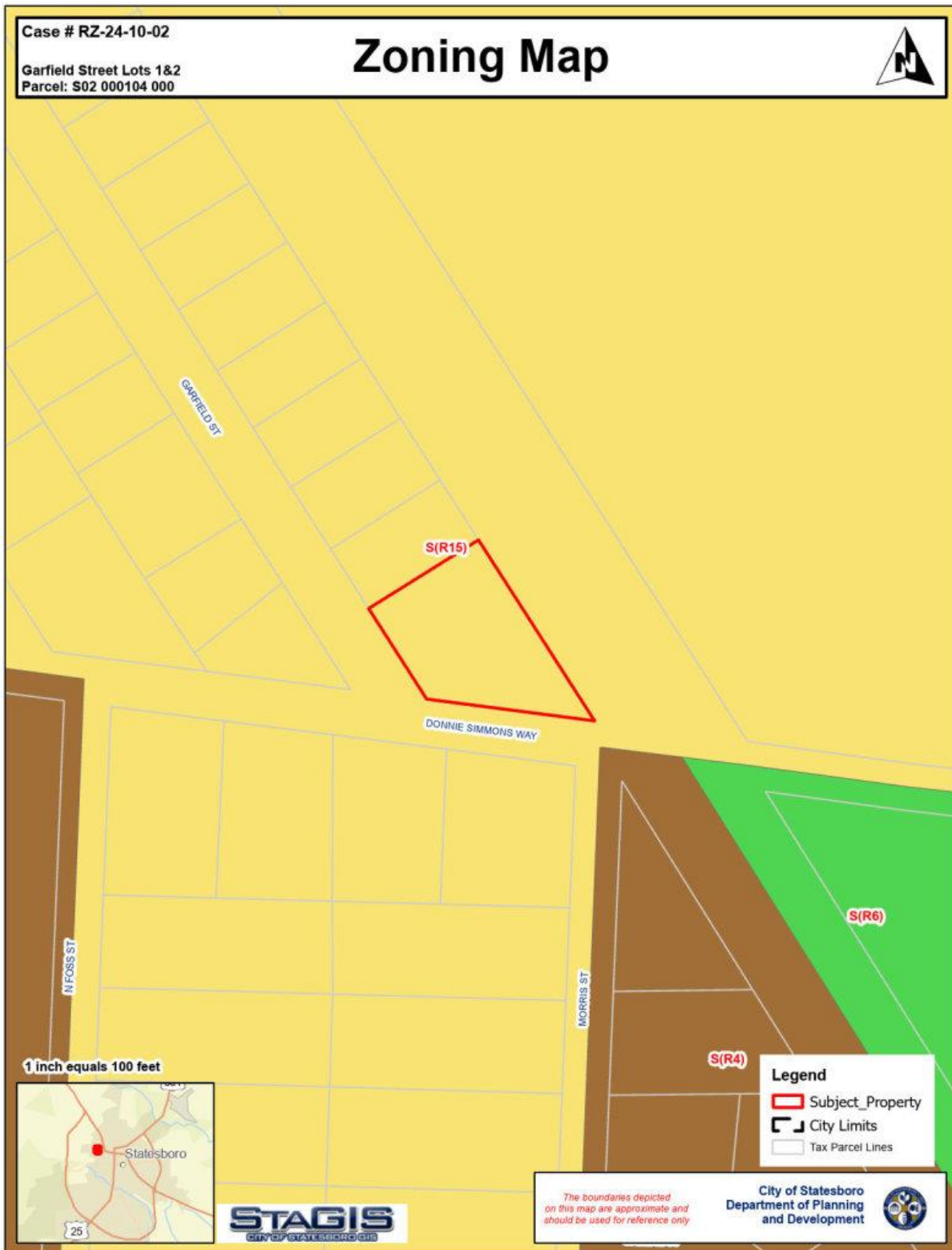
ADDRESS 2034 Clearstream Overlook Stone Mountain, GA 30088

REPRESENTATIVE Same as above

ADDRESS

PROPOSAL
The applicant is requesting a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-4 (High Density Residential District) zoning district in order to redevelop the property for multi-family duplex.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>STAFF - RZ 24-10-02- DENIAL</u>
<u>PLANNING COMMISSION – CONDITIONAL APPROVAL</u>





Case # RZ-24-10-02

Garfield Street Lots 1&2
Parcel: S02 000104 000

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (One-Household residential District)	Single Family Dwelling
Northeast	Location Area #2: R-15 (One-Household residential District)	Single Family Dwelling
Northwest	Location Area #3: R-15 (One-Household residential District)	Single Family Dwelling
East	Location Area #4: R-15 (One-Household residential District)	Single-Family Dwelling
West	Location Area #5: R-15 (One-Household residential District)	Single-Family Dwelling
Southwest	Location Area #6: R-15 (One-Household residential District)	Single-Family Dwelling
Southeast	Location Area #7: R-4 (High Density Residential)	Single-Family Dwelling
South	Location Area #8: R-15 (High Density Residential District)	Single-Family Dwelling

SUBJECT SITE

The subject site is a vacant 0.30-acre lot. The applicant intends to build a multi-family duplex.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” character area, which generally allows for the development of a number of residential housing types, including duplexes. This is especially appropriate when related to the overall area found within the Urban Redevelopment Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands, nor is it in a flood zone. The site is within proximity of the abandoned railroad tracks on Donnie Simmons Way.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, and it is not projected that the traffic will be substantially impacted based on the proposed site plan.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

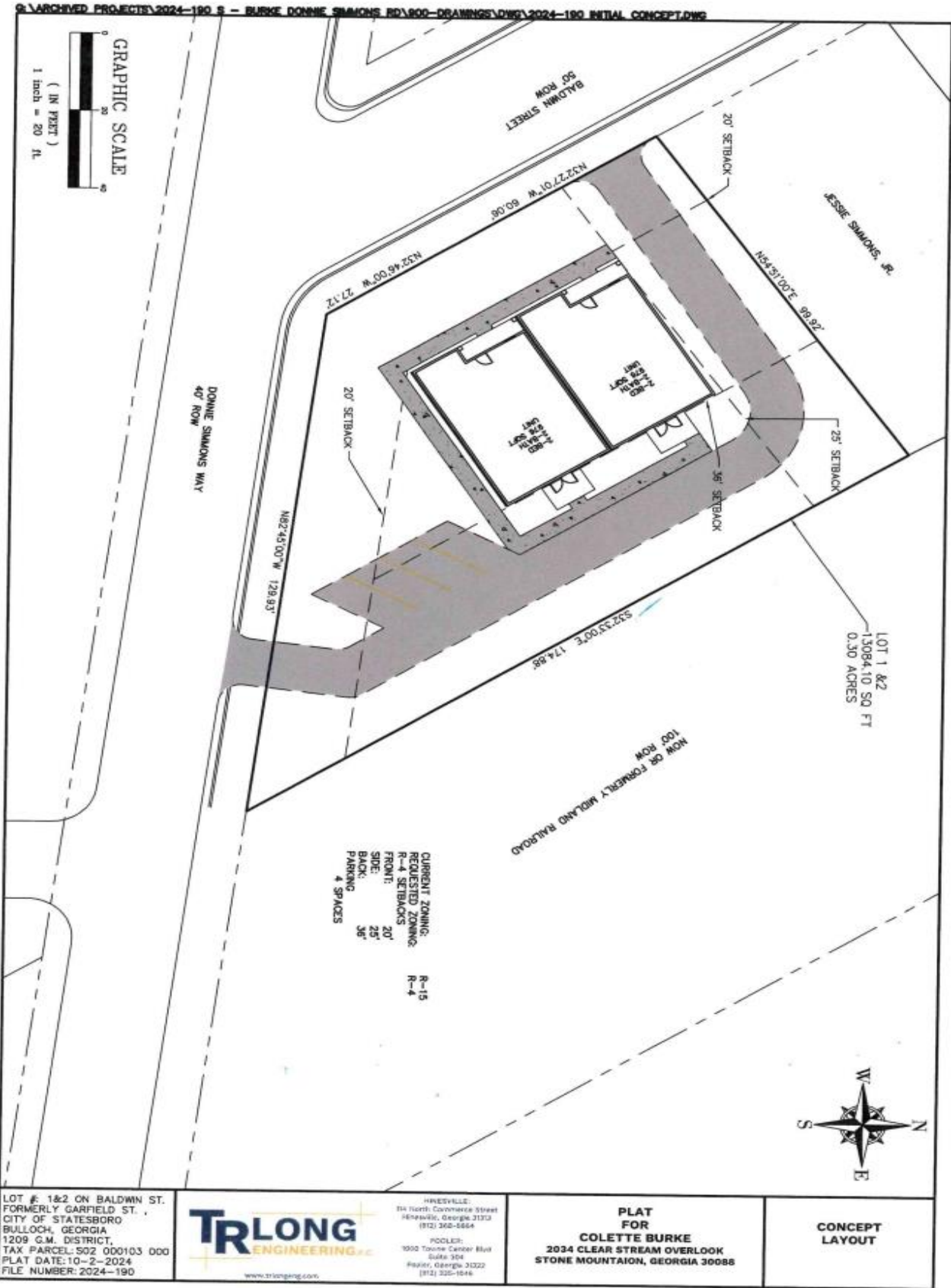
The *Unified Development Code* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact 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?**
 - While property would be in alignment with the character area, it would be out of line with the actual neighborhood makeup.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - There are no additional duplexes in the area, which would represent a change in the neighborhood makeup. This type of multifamily creep has been restricted in other cases. Based on the existing lot makeup, setbacks associated with the requested zoning restrict the ability to ensure parking adherence in the area.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property is currently vacant. The rezone would allow different types of housing to be offered in the established neighborhood.

- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site is within the Establish Residential Neighborhood, and while development would be beneficial in the area, the requested type of development is a cause for concern. A single-family home can be built on the site without any issue, which is a productive property.
- 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 development would improve conditions in the neighborhood by developing a vacant lot. While lot development is important, this type of development would also create a differing use in a relatively well preserved and historically single-family neighborhood.
- 6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**
 - It is Staff's opinion that the project conforms to the Comprehensive Plan due to the proposed density of the project and associated development area, but this property is not in alignment with established norms in the neighborhood.

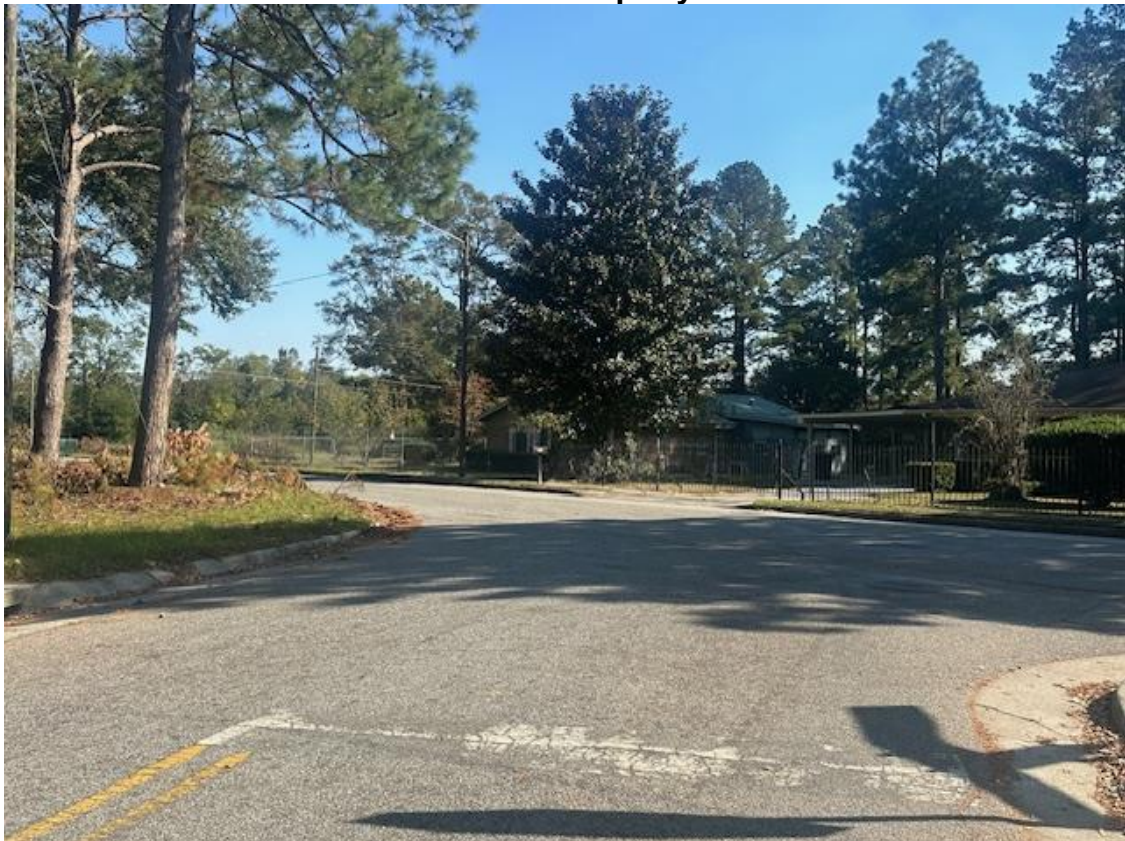
Sketch Plan



Subject Property



Eastern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of RZ 24-10-02, due to the lack of compatible structures in the immediate area.** 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 property. All construction must be reviewed and approved by the City.
2. The property may not be granted any additional exceptions to increase density beyond the maximum already set by regulations in the UDC.

At the regularly scheduled meeting of the Planning Commission on April 1, 2025, the Commission recommended approval of the requests and staff conditions with a 5-0 vote.

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari 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 and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: April 8, 2025

RE: April 15, 2025 City Council Agenda Items

Policy Issue: *Unified Development Code: First Reding of UDC Amendments*

Recommendation: Staff Recommends Approval of the Unified Development Code Amendments.

Background: After the institution of the Unified Development Code, certain policies have been analyzed for improvement and proposed amendment.

Budget Impact: None

Council Person and District: All

Attachments: Proposed UDC Amendments

Section Amendments

Section 5.21.A - Definitions

Amenity space. Any at-grade outdoor area of at least 100 square feet intended for use by the residents of the development and their guests, but not for the exclusive use of an individual dwelling unit. Amenity space specifically excludes required sidewalks, stream buffers, zoning buffers, stormwater facilities, and natural water bodies. Amenity space may include, but is not limited to, the following spaces: playgrounds, pool areas, tennis courts, basketball courts, other sports courts, community lawns, community gardens, hardscape areas improved for pedestrian enjoyment, splash pads, walking trails, dog parks, and wooded areas.

Amenity space. Any at-grade outdoor area of at least 100 square feet intended for use by the residents of the development and their guests, but not for the exclusive use of an individual dwelling unit. Amenity space specifically excludes required sidewalks, stream buffers, zoning buffers, stormwater facilities, and natural water bodies. Amenity space may include, but is not limited to, the following spaces: playgrounds, pool areas, tennis courts, basketball courts, other sports courts, **community lawns located outside of existing utility easements**, community gardens, hardscape areas improved for pedestrian enjoyment, splash pads, walking trails, dog parks. and wooded areas.

Table 2.2.9-B - Excerpt: MX Dimensional Standards

(MX) Dimensional Standards	
Dimensional Standard	Requirement (Excerpt of Table 2.3.3-A - Comprehensive Dimensional Standards Table)
Minimum Lot Area	N/A
Maximum Building Height	65 feet ⁽¹⁾
Maximum Building Coverage of Lot	N/A
Minimum Lot Width	N/A
Minimum Front Yard Setback	0 feet
Maximum Front Yard Setback	10 feet

Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	5 feet
Minimum Amenity Space	5% of development site ⁽²⁾
Table Notes: (1) Buildings where the entire ground story is occupied by commercial and office uses may have an increased height of 75 feet. (2) To encourage outdoor dining, it may be counted towards amenity space requirements.	

Table 2.2.9-B - Excerpt: MX Dimensional Standards

(MX) Dimensional Standards	
Dimensional Standard	Requirement (Excerpt of Table 2.3.3-A - Comprehensive Dimensional Standards Table)
Minimum Lot Area	N/A
Maximum Building Height	65 feet ⁽¹⁾
Maximum Building Coverage of Lot	N/A
Minimum Lot Width	N/A
Minimum Front Yard Setback	0 feet
Maximum Front Yard Setback	25 feet*

Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	5 feet
Minimum Amenity Space	5% of development site ⁽²⁾
Table Notes: (3) Buildings where the entire ground story is occupied by commercial and office uses may have an increased height of 75 feet. (4) To encourage outdoor dining, it may be counted towards amenity space requirements. Amenity space requirements will only be required for residential developments or eating establishments.	

***This will also amend the language found in Table 2.3.3-A, deleting “Maximum Front Yard Setback of 10 feet” from table.**

Section 2.5.9 (E3) – Multi-Unit Fire Protection

All multi-household dwellings and townhomes exceeding 2 units, both new construction and existing developments undergoing substantial renovation or reconstruction as defined by adopted building and fire codes, shall be equipped with a sprinkler system that complies with the most current edition of the International Fire Code. The requirement for the inclusion of fire sprinklers will be provided in addition to the minimum standards as outlined by currently adopted Fire and Building codes. All ongoing construction approved by the issuance of a Building permit at the time of adoption of this Ordinance may be constructed without implementation of the minimum Fire Standards as outlined in this section, but must still comply with all requirements as outlined in currently adopted codes.

Section 2.2.12 (F1) – Mixed Use Concurrency Requirements

At least 20% of the total gross floor area of the completed PUD development must be devoted to residential uses and at least 20% of the total gross floor area of the completed PUD development must be devoted to non-residential uses.

At least 20% of the total gross floor area of the completed PUD development must be devoted to residential uses and at least 20% of the total gross floor area of the completed PUD development must be devoted to non-residential uses. For developments exceeding 100 acres in size, the concurrency requirement is reduced to 10% of the gross floor area for both residential and commercial uses.

Section 2.2.12 (G) – PUD Infrastructure Requirements

All roads built within a PUD, whether being considered for public or private ownership, must be built to the minimum standards of a local road as outlined in Articles 3.2.2. & 3.2.3. of the of the UDC unless serving as a multifamily parking lot.

Section 2.4.12-H (4)

Any townhouse dwelling that is visible from right-of-way external to the site must include the following elements on all facades visible from said right-of-way are subject to the following:

Any townhouse dwelling that is visible from ~~right-of-way~~ any external roadways to the site must include the following elements on all facades visible from said ~~right-of-way~~ roadways are subject to the following:

Section 3.4.1 (B3)-XV

The approximate location and square footage of any proposed signage, to include the base of the signage and appropriate setbacks as determined by the sign district of the property.

Section 5.2.4(4) - Definitions

Dwelling: Townhouse. A building designed for and occupied exclusively for dwelling purposes by three or more units living independent of one another and where each dwelling unit is attached to another unit and separate from it vertically by a common side wall, and where no dwelling unit is located above or below another dwelling unit.

Dwelling: Townhouse. A building designed for and occupied exclusively for dwelling purposes by three or more units living independent of one another and where each dwelling unit is attached to another unit and separate from it vertically by a common side wall, and where no dwelling unit is located above or below another dwelling unit.

Townhomes are distinguished from multifamily units by adherence to all sections of Article 2.4.12 and require individual permitting per unit and not for the individual building.

Section 5.2.4(6) - Definitions

Dwelling: Tiny Home. A building between 400 and 749 square feet designed exclusively for dwelling purposes, and generally as a part of a larger development containing common areas within the medium-density and high-density multi-family residential districts upon approval of a special use permit. Tiny homes may not fall under American National Standards Institute A.119.2 which regulates recreational vehicles, and must meet all applicable building codes as adopted by the City. Tiny home developments must additionally meet the site requirements as set forth in Section 2.4.2.

Section 5.2.12 – Definitions

Landfill: Any facility used solely for the disposal of solid waste and classified as either Sanitary or Inert.

- **Landfill: Inert.** A disposal facility that accepts waste that is unlikely to produce leachate that is a concern to the environment as defined by EPD.
- **Landfill: Sanitary.** A designed disposal site for general household waste, where waste is layered with soil to prevent contamination.

Section 4.2.5(A) – Adoption and Implementation of GSMM

In implementing this Article, the city ~~shall~~ **may** use and require compliance with all relevant design standards, calculations, formulas, methods, and other guidance from the GSMM as well as all related appendices.

Table 2.3.3-A – Comprehensive Dimensional Standards Table

District	Dimensional Standards ⁽¹⁾							
	Minimum Lot Area	Maximum Building Height	Maximum Lot Building Coverage	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Minimum Amenity Space
R-4 ⁽⁴⁾	N/A	35 feet	50%	N/A	20 feet unless Section 2.3.3 -D applies	20 feet from abutting residential district; 10 feet from all other districts	20 feet from abutting residential district; 10 feet from all other districts	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>
	ADDITIONAL DIMENSIONAL STANDARDS							
	Maximum density of 12 units per acre may be permitted by right; a density greater than 12 units per acre may only be allowed by approval of a special use permit per Section 2.7.5 - Special Use Permits							
R-6 ⁽⁴⁾	6,000 square feet	35 feet	45%	60 feet	20 Feet unless Section 2.3.3 -D applies	8 feet for each side setback	20 feet	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>
R-15	15,000 square feet	35 feet	25%	80 feet	25 feet unless Section 2.3.3 -D applies	25 feet total; 10 feet for each side setback	25 feet	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>

District	Dimensional Standards ⁽¹⁾							
	Minimum Lot Area	Maximum Building Height	Maximum Lot Building Coverage	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Minimum Amenity Space
R-4 ⁽⁴⁾	N/A	75 feet	50%	N/A	20 feet unless Section 2.3.3 -D applies	20 feet from abutting residential district; 10 feet from all other districts	20 feet from abutting residential district; 10 feet from all other districts	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>
	ADDITIONAL DIMENSIONAL STANDARDS							
	Maximum density of 12 units per acre may be permitted by right; a density greater than 12 units per acre may only be allowed by approval of a special use permit per Section 2.7.5 - Special Use Permits							
R-6 ⁽⁴⁾	6,000 square feet	35 feet	45%	60 feet	20 Feet unless Section 2.3.3 -D applies	8 feet for each side setback	20 feet	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>
R-15	15,000 square feet	35 feet	25%	80 feet	25 feet unless Section 2.3.3 -D applies	25 feet total; 10 feet for each side setback	25 feet	<i>Development with 30 or more units: 10% Development with less than 30 units: N/A</i>

~~Chapter 54 – Manufactured Homes and Trailers~~

~~Sec. 54-1. – Location for residential occupancy.~~

~~(a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:~~

~~House trailer means any structure intended for or capable of being used for human habitation, vehicular in design, which may be driven, towed or propelled from one location to another without change in such structure or design, whether or not the structure is supported by wheels.~~

~~Industrialized modular home means any structure or component thereof which is wholly or in substantial part made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation on a building site and which has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to or destruction thereof, and which bears the insignia of approval of the department of community affairs of the state.~~

~~Manufactured home means a structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length or which, when erected on site, is 320 or more square feet in size, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Mobile Home Construction and Safety Standards Act of 1974, 42 USC 5401 et seq.~~

~~(b) Permitted locations.~~

~~———(1) Generally. It shall be unlawful for any person to occupy or maintain, for living purposes, any house trailer, manufactured home or industrialized modular home in the limits of the city, except in a duly licensed and approved house trailer, manufactured home or industrialized modular home park.~~

~~———(2) Temporary location outside licensed park. Any person desiring to place or have occupied a house trailer, manufactured home or industrialized modular home within the limits of the city outside of a regularly licensed house trailer, manufactured home or industrialized modular home park may make an application for such use to the~~

~~city engineer. The application will be referred to the mayor and city council and will be passed upon and determined in the following manner: If, in the opinion of the mayor and city council, it should become necessary due to a temporary emergency or hardship or for security or protection, such permit may be granted on a limited basis for a period not exceeding one year from the date of the permit. If before the anniversary date of the permit the emergency or other reason for the house trailer, manufactured home or industrialized modular home shall no longer exist, then the permit will be automatically canceled and the structure removed by the owner. If the structure is not removed, it will be removed by the city at the owner's expense. Such permit, if granted, shall be a privilege and not a right and shall be issued strictly at the discretion of the city council, which shall prescribe the terms, the location, the duration of the permit, the utility connections for electricity and gas, and the sanitary system for water and sewage, and its decision shall be final.~~

~~(Code 1987, §§ 16-9, 16-10; Ord. of 1-19-88)~~

~~Sec. 54-2. Mobile home registration.~~

~~(a) All persons, firms, businesses, institutions or corporations who have placed a mobile home or manufactured home within the city limits are required to register such mobile home or manufactured home with the city clerk or the city clerk's designated representative within 30 days of placement within the city and then shall renew the registration on or before November 1 of each subsequent year. The city clerk shall maintain a registration listing which shall include the name and current address of the owner of the mobile home or manufactured home as well as the make, model and vehicle identification number of each unit. Furthermore, the city clerk shall issue a registration sticker for each unit, which shall be displayed prominently by the occupant and/or owner on the outside of each unit so that it shall be easily visible to any code enforcement officer.~~

~~(b) For the purposes of this section, a mobile home or manufactured home shall be defined as follows:~~

~~———(1) Manufactured home. A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electric systems contained therein; except that such term shall include any structure which meets all the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies~~

~~with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42, USC § 5401 et seq.~~

~~———(2) Mobile home. A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976.~~

~~———(3) Any other trailer or enclosed unit similar to the items described in subsections (1) and (2) above and which are subject to ad valorem taxation as personal property by the city.~~

~~(c) Failure to comply with the requirements of this section or the act of occupying a unit not in compliance herewith shall be a violation of this section and subject the owner of the unit, any occupant thereof or both to the general penalties contained in section 1-12 of this Code.~~

Table 2.2.7-B – MX Use Permissions

<div>● = Permitted</div> <div>○ = Special Use Permit</div> <div>Use Type</div>	(MX) Use Permissions and Parking Requirements	
	Use Permissions (Excerpt of Table 2.3.2-A - Comprehensive Principal Use Permissions Table)	Minimum Parking Requirements (Excerpt of Table 2.5.2-A – Comprehensive Vehicular Parking Requirements)
VEHICLE-RELATED ESTABLISHMENTS		
Fuel Sales	●	1 per 1,000 square feet of customer service area
WHOLESALE ESTABLISHMENTS		
Wholesale Establishments	●	1 per 1,000 square feet of customer service area
INDUSTRIAL USES		
Artisan Manufacturing	●	1 per 2,000 square feet of total floor area
INSTITUTIONAL USES		
EDUCATIONAL FACILITIES		
Day Care Center or Day Care, Group (Section 2.4.3 - Day Cares)	●	1 per 2,000 square feet of customer service area
Educational Facilities	●	1 per 2,000 square feet of customer service area
HEALTH CARE FACILITIES		
Clinics and Medical Offices	●	Lesser of (A) 1.4 for each 4 beds, if provided, or (B) 1 per 1,000 square feet of customer service area
Hospitals	●	Lesser of (A) 1.4 for each 4 beds, if provided, or (B) 1 per 1,000 square feet of customer service area
MUNICIPAL, COUNTY, STATE, OR FEDERAL USES		

Municipal, County, State, or Federal Uses (Other than Correctional or Penal Institutions; Sanitary Landfills)	●	None
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<div> <div>● = Permitted</div> <div>○ = Special Use Permit</div> <div>Use Type</div> </div>	(MX) Use Permissions and Parking Requirements	
	Use Permissions (Excerpt of Table 2.3.2-A - Comprehensive Principal Use Permissions Table)	Minimum Parking Requirements (Excerpt of Table 2.5.2-A – Comprehensive Vehicular Parking Requirements)
VEHICLE-RELATED ESTABLISHMENTS		
Fuel Sales	●	1 per 1,000 square feet of customer service area
Automotive and Allied Sales and Services*	○	1 per 1,000 square feet of customer service area
WHOLESALE ESTABLISHMENTS		
Wholesale Establishments	●	1 per 1,000 square feet of customer service area
INDUSTRIAL USES		
Artisan Manufacturing	●	1 per 2,000 square feet of total floor area
INSTITUTIONAL USES		
EDUCATIONAL FACILITIES		
Day Care Center or Day Care, Group (Section 2.4.3 - Day Cares)	●	1 per 2,000 square feet of customer service area
Educational Facilities	●	1 per 2,000 square feet of customer service area
HEALTH CARE FACILITIES		
Clinics and Medical Offices	●	Lesser of (A) 1.4 for each 4 beds, if provided, or (B) 1 per 1,000 square feet of customer service area
Hospitals	●	Lesser of (A) 1.4 for each 4 beds, if provided, or (B) 1 per 1,000 square feet of customer service area
MUNICIPAL, COUNTY, STATE, OR FEDERAL USES		

Municipal, County, State, or Federal Uses (Other than Correctional or Penal Institutions; Sanitary Landfills)	●	None
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This also amends Table 2.3.2-A, adding the Special Use classification to this type of development.

First Reading:

Second Reading:

MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

Attest: Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari 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 and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: April 7, 2025

RE: April 15, 2025 City Council Agenda Items

Policy Issue: *Unified Development Code:* Preliminary Subdivision PLAT

Recommendation: Planning Commission recommends Approval of the Preliminary Subdivision PLAT requested by SUB 25-03-02.

Background: 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).

Budget Impact: None

Council Person and District: Barr (District 5)

Attachments: Development Services Report SUB 25-03-02



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)

SUB 25-03-02 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	6922 Burkhalter Road
EXISTING ZONING:	R-2 (Townhouse Residential)
ACRES:	111.3 acres
PARCEL TAX MAP #:	108 000002 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhome Subdivision



PETITIONER Five Guys Development, LLC
ADDRESS 1007 Monarch Circle; Statesboro GA 30458

REPRESENTATIVE Haydon Rollins
ADDRESS 1100 Brampton Avenue; Statesboro GA, 30458

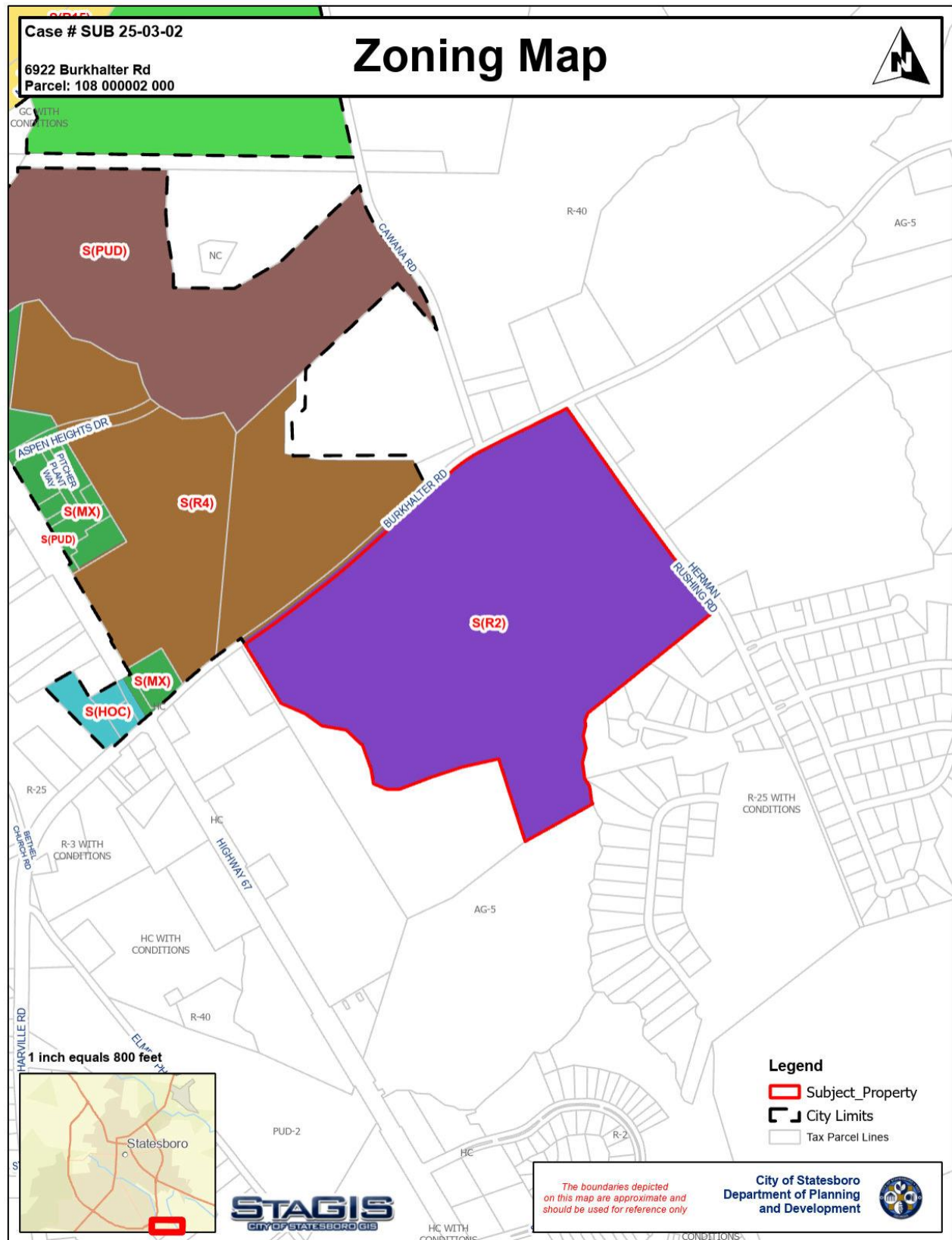
PROPOSAL

The applicant is requesting Preliminary Subdivision Approval on approximately 33.08 acres of property on a larger 111.3-acre site located on Burkhalter Road. This project represents a revision the phase of development.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 24-05-04 – CONDITIONAL APPROVAL





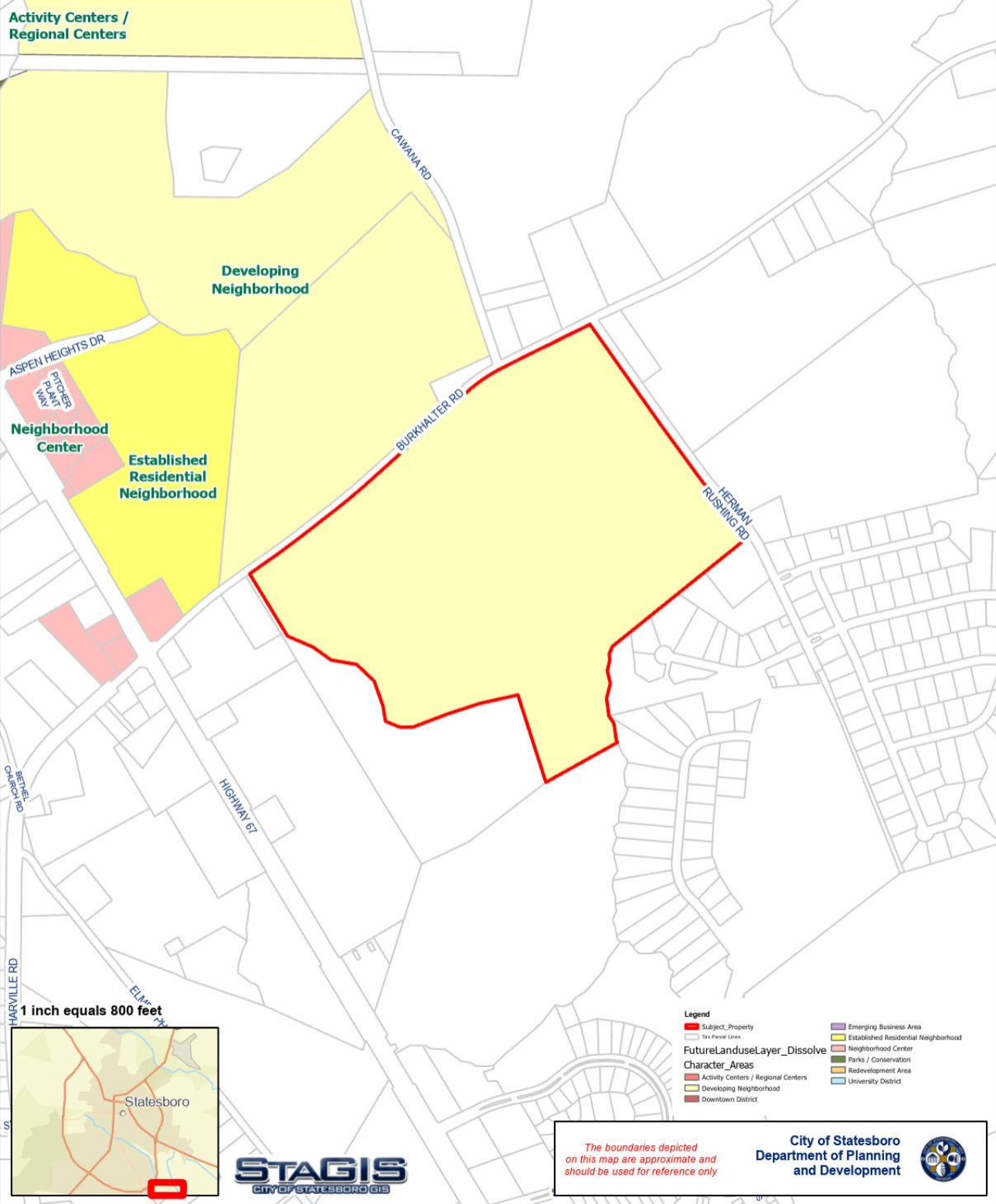
Case # SUB 25-03-02

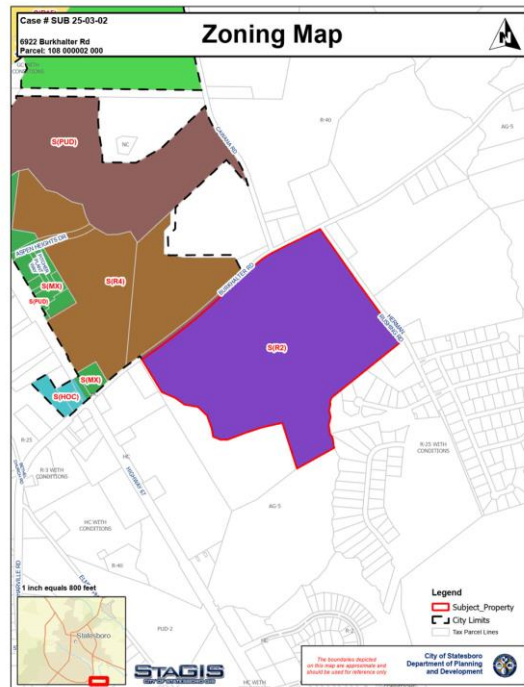
6922 Burkhalter Rd
Parcel: 108 000002 000

Future Land Use Map



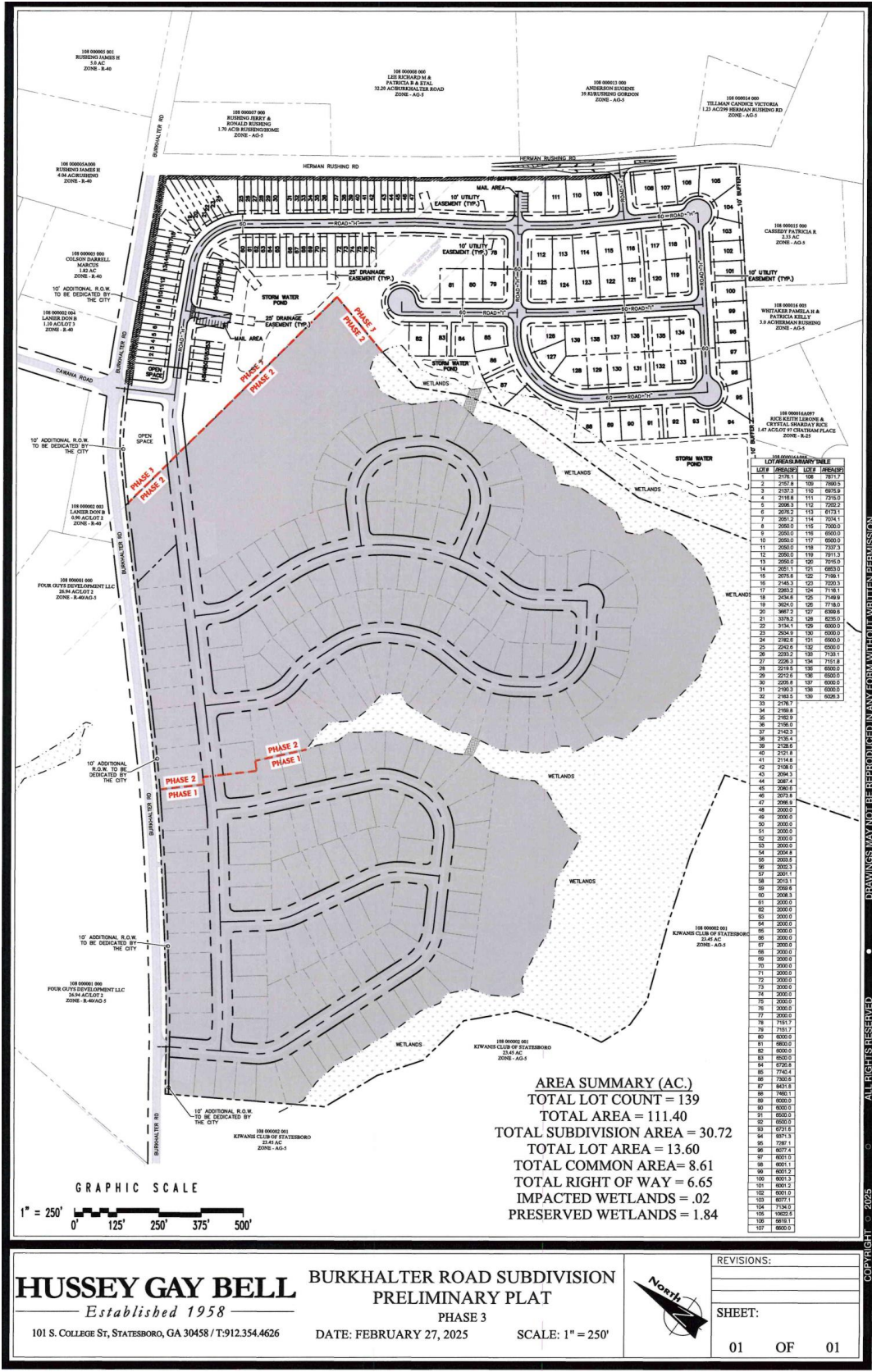
Activity Centers /
Regional Centers





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-4 (High-Density Residential)	Vacant
Northeast	Location Area #2: AG-5 (Agricultural District - County)	Vacant
Northwest	Location Area #3: AG-5 (Agricultural District - County)	Vacant
East	Location Area #4: AG-5 (Agricultural District - County)	Vacant
West	Location Area #5: AG-5 (Agricultural District - County)	Vacant
Southwest	Location Area #6: GC (General Commercial – County)	Vacant
Southeast	Location Area #7: R-25 (Single-Family Residential – County)	Chatham Place Subdivision
South	Location Area #8: R-25 (Single-Family Residential – County)	Chatham Place Subdivision

PRELIMINARY PLAT



SUBJECT SITE

The subject site is a mostly vacant lot with of approximately 111.3 acres with three (3) proposed phases being developed under the R-2 (Townhouse Residential) zoning district. As per the R-2 use regulations, one-household residential development is allowed based on the R-6 (Single-Family Residential) setback, amenity, and lot size requirements. 3rd phase as presented by this case, represents the revision of this phase, now incorporating a design with 139 units, with 56 of those units being single-family residential.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Developing Urban Neighborhood” character area.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain some wetlands to the South, but general disturbance of the wetlands is not reflected in this subdivision.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected from multiple areas, which are currently under consideration. The property disburses onto the existing Burkhalter Road. This road has significant issues associated with traffic stacking, and collaboration with the County must be undertaken to ensure the appropriate service level is attached to this road. The PLAT does show the agreed upon Right-of-Way for the project for future road improvements as agreed upon by the initial annexation and zoning map amendment request. The Traffic Impact Analysis May 31, 2024 shows a number of road conditions and traffic volumes being impacted due to existing and proposed development, and recommendations have been made to ensure that the traffic issues generated by Phases 1 & 2 of the project do not negatively impact the already existing roadway. The Department of Public Works & Engineering have determined that the necessary road improvements outlined would assist in allowing the existing intersection of Cawana Road, to not degrade into a service level of “F” at the completion of this development. Improvements would also assist in the overall improvement of Burkhalter Road. As noted, the applicant will not be liable to improve the service level of SR 67, but the right-of-way as provided will allow for future improvement of this road’s service level between collaboration of the City and County.

Subject Property



Eastern Property



Western Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 25-03-02**. If this petition is approved the following enumerated condition(s):

- (1) All conditions as outlined in SUB 24-05-04 must be upheld in accordance with the approval of that PLAT, to include right-of-way improvements, and traffic study implementations.

At the regularly scheduled meeting of the Planning Commission on April 1, 2025, the Commission recommended approval of the request with a 3-0-2 vote.

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CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari 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, Tax & License Coordinator

Date: April 8, 2025

RE: Boro The Hatchet Axe Throwing

Policy Issue: Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6 Sec 6-13(a)

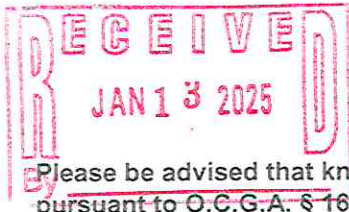
(a) No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer, or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been 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: Paulette Chavers, District 2

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: 12/03/24

1. Business Trade Name: Boro The Hatchet Axe Throwing
D/B/A Name

2. Applicant's Name: Boro The Hatchet Axe Throwing LLC.
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 19 E Vine Street, Statesboro, GA 30458

4. Business mailing address: 19 E Vine Street, Statesboro, GA 30458

5. Local business phone number: 229-456-1988

Corporate office phone number: _____

6. Name of Manager: Michael Ben McKellar Jr.
Person responsible for alcohol licensing issues

7. Phone number for manager: 229-456-1988

8. Email address for manager: borothehatchet@gmail.com

9. Address of manager: 238 West brooke Dr. Statesboro, GA 30458
~~429 Cardinal Dr. Statesboro, GA 30461~~

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.

Full Legal Name: _____ Phone #: _____

Home Address: _____

Have you completed the financial affidavit attached to this application? Yes

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.

Name & address of partnership, LLC, or LLP: Boro The Hatchet Axe Throwing LLC.

19 E Vine Street, Statesboro, GA 30458

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

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

15. Members of LLC and/or partners:

Full Legal Name: Michael Ben McKellar Jr. Phone #: 229-456-1988

Home Address: 238 Westrooke Dr. Statesboro, GA 30458
~~429 Cardinal Dr. Statesboro, GA 30461~~

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? Yes
(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: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

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

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

****Attach additional pages if necessary****

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

****Attach additional pages if necessary****

Has each shareholder completed the financial affidavit attached to this application? _____

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: Michael Ben McKellar Jr. Phone #: 229-456-1988

Previous address: 205 Shuman Dr. Statesboro, GA 30458

Dates lived there: 04/01/2019 - 04/20/2021

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

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

Richard Smith

19 E Vine St, Statesboro, GA 30458

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

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

Richard Smith

314 Savannah Ave

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?

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? No

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.

Calculation of Basic License Fee

For Calendar Year: 2025

Classification:	Mark all that apply	License Fee
1. A. Package Sales (Beer & Wine)	<input type="checkbox"/>	\$1750
B. Package Sales (Distilled Spirits)	<input type="checkbox"/>	\$5000
Location Reservation	<input type="checkbox"/>	N/A
2. On Premise License Types		
A. Bar	<input checked="" type="checkbox"/>	\$4300
B. Bar with Kitchen	<input type="checkbox"/>	\$4300
C. Event Venue	<input type="checkbox"/>	\$2500
D. Low Volume	<input type="checkbox"/>	\$750
E. Pub	<input type="checkbox"/>	\$5600
F. Restaurant	<input type="checkbox"/>	\$2800
3. Caterer	<input type="checkbox"/>	\$200
4. Brewer, manufacturer of malt beverages only	<input type="checkbox"/>	\$1750
5. Broker	<input type="checkbox"/>	\$1750
6. Importer	<input type="checkbox"/>	\$1750
7. Manufacturer of Wine only	<input type="checkbox"/>	\$1750
8. Sunday Sales Permit	<input type="checkbox"/>	\$300
9. In Room Service Permit	<input type="checkbox"/>	\$150

Total Due: \$ 4,300

Boro The Hatchet Axe Throwing (Alcohol)
Michael McKellar Jr.

19 E. Vine St.

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Jermaine Foster	Approved	03-31-2025
Fire Department	Noel Small	Approved	1-30-2025
Police Department	Jared Akins	Approved	3/31/25
Legal	Cain Smith	Approved	

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari 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, Tax & License Coordinator

Date: April 8, 2025

RE: Antoinett Café Kitchen

Policy Issue: Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6 Sec 6-13(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.

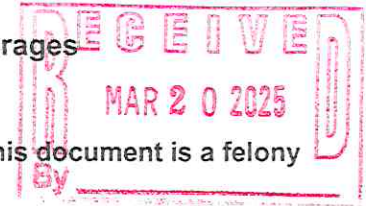
Recommendation: Planning and Development, Fire, Police, Legal, Building and Engineering recommended approval.

Budget Impact: None

Council Person and District: Paulette Chavers, District 2

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: 3/20/2025

1. Business Trade Name: Antoinette cafe kitchen

D/B/A Name

2. Applicant's Name: Nikira Boggs

Name of partnership, llc, corporation, or individual

3. Business Physical Address: 193 W Main St
Statesboro GA 30458

4. Business mailing address: _____

5. Local business phone number: 912-225-0074

Corporate office phone number: _____

6. Name of Manager: Nikira Boggs

Person responsible for alcohol licensing issues

7. Phone number for manager: 323-303-7794

8. Email address for manager: nikiraboggs@gmail.com

9. Address of manager: 1507 Riggs Mill Ct Statesboro GA 30458

10. Purpose of application is: Package lic

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.

Full Legal Name: _____ Phone #: _____

Home Address: _____

Have you completed the financial affidavit attached to this application? _____

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.

Name & address of partnership, LLC, or LLP: Antoinette Cafe Kitchen

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

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

15. Members of LLC and/or partners:

Full Legal Name: WIKIRA Bagg Phone #: 323-303-7294

Home Address: 1507 Riggs Mill Ct
Statesboro GA 30458

Full Legal Name: Sameere Bagg Phone #: 912-484-1070

Home Address: 1346 Rabbit Run
Statesboro GA 30458

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: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

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

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

****Attach additional pages if necessary****

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

****Attach additional pages if necessary****

Has each shareholder completed the financial affidavit attached to this application? _____

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

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

Nikira Boggs, 1507 Riggs Mill Ct Statesboro
GA 30458, 193 W Main St Statesboro GA 30458

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

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

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?

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? NO

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, Nikira Boggs, solemnly swear, subject to the penalties O.C.G.A sec 16-10-20 provided above which I have read and understand, that all information required in this financial affidavit 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. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Nikira Boggs
Print full name as signed below

N. Boggs
Signature of applicant

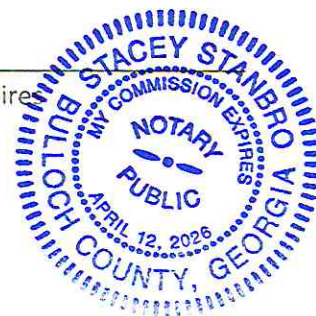
Owner
Title

3/20/2025
Date

Sworn to and subscribed before me this 20 day of march, 2025.


Stacey Stanbro
Notary Public

4/12/26
My commission expires



Calculation of Basic License Fee

For Calendar Year: _____

Classification:	Mark all that apply	License Fee
1. A. Package Sales (Beer & Wine)	_____	\$1750
B. Package Sales (Distilled Spirits)	_____	\$5000
Location Reservation	_____	N/A
2. On Premise License Types		
A. Bar	_____	\$4300
B. Bar with Kitchen	_____	\$4300
C. Event Venue	_____	\$2500
D. Low Volume	 beer & wine only	\$750
E. Pub	_____	\$5600
F. Restaurant	_____	\$2800
3. Caterer	_____	\$200
4. Brewer, manufacturer of malt beverages only	_____	\$1750
5. Broker	_____	\$1750
6. Importer	_____	\$1750
7. Manufacturer of Wine only	_____	\$1750
8. Sunday Sales Permit	_____	\$300
9. In Room Service Permit	_____	\$150

Total Due: \$ 1500

Antoinette Cafe Kitchen (low volume)
Nikira Boggs
193 W. Main St.

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Jermaine Foster	Approved	03-25-2025
Fire Department	Jon Patterson	Approved	4/2/2025
Police Department	Jared Akins	Approved	4/2/25
Legal	Cain Smith	Approved	

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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: Charles Penny, City Manager

From: David Moyer, Assistant City Engineer

Date: April 7, 2025

RE: Recommendation of Installation of Radar Detection for Georgia Avenue
And Chandler Road intersection

Policy Issue: Traffic Signal Maintenance

Recommendation:

Engineering staff recommends approval of Installation of Radar Detection for Georgia Avenue and Chandler Road intersection

Background:

The installation of a radar detection system at the intersection of Georgia Avenue and Chandler Road is being recommended to address increasing traffic congestion and safety concerns. This solution is in direct response to the city's growth and the subsequent rise in traffic volume, which necessitates more effective traffic management.

Radar detection systems optimize traffic flow by monitoring approaching vehicles and adjusting traffic signals accordingly, in real time. This technology decreases wait times, enhances overall traffic flow, and improves pedestrian safety by prioritizing pedestrian signals when needed. Compared to other traffic management solutions, radar detection is a cost-effective, long-term solution that improves both safety and efficiency. Overall, installing radar detection at this busy intersection is a practical and timely investment that supports the city's goals for improved traffic management and road safety.

Budget Impact:

Project funded by 2023 TSPLOST funds

Council Person and District:

Councilwoman Ginny Hendley - District 3
Councilman John Riggs – District 4

Attachments: Quote for Radar Installation
Radar Cut Sheet



Needham's Traffic Signal, LLC
200 Tillman Anderson Rd.
Jesup, GA 31545
(912) 294-0677

Quote

Date 3/24/2025
Quote # 168

Name / Address

City of Statesboro
Kiara Ahmed
P.O. Box 348
Statesboro, GA 30458

Terms Net 30

Description	Qty	U/M	Rate	Total
Chandler Rd & Georgia Ave, Install and setup three Wavetronix radar detectors for stop bar detection for all five phases. Install new 3-pair cable the radar units for communication to the signal cabinet. 3 EA smart sensor matrix 3 EA smart sensor mount 3 EA Sensor junction box 1 EA Click 650 SDLC cabinet interface 1 EA Click 656 3U Hardware 1 EA 25-15 pin SDLC cable This quote includes all equipment, materials and labor to complete the noted task This quote is valid for 30 days.	1		33,790.00	33,790.00

Thank You, If you have any questions, please contact us.

Total \$33,790.00

Needham's Traffic Signal, LLC

needhamc@windstream.net

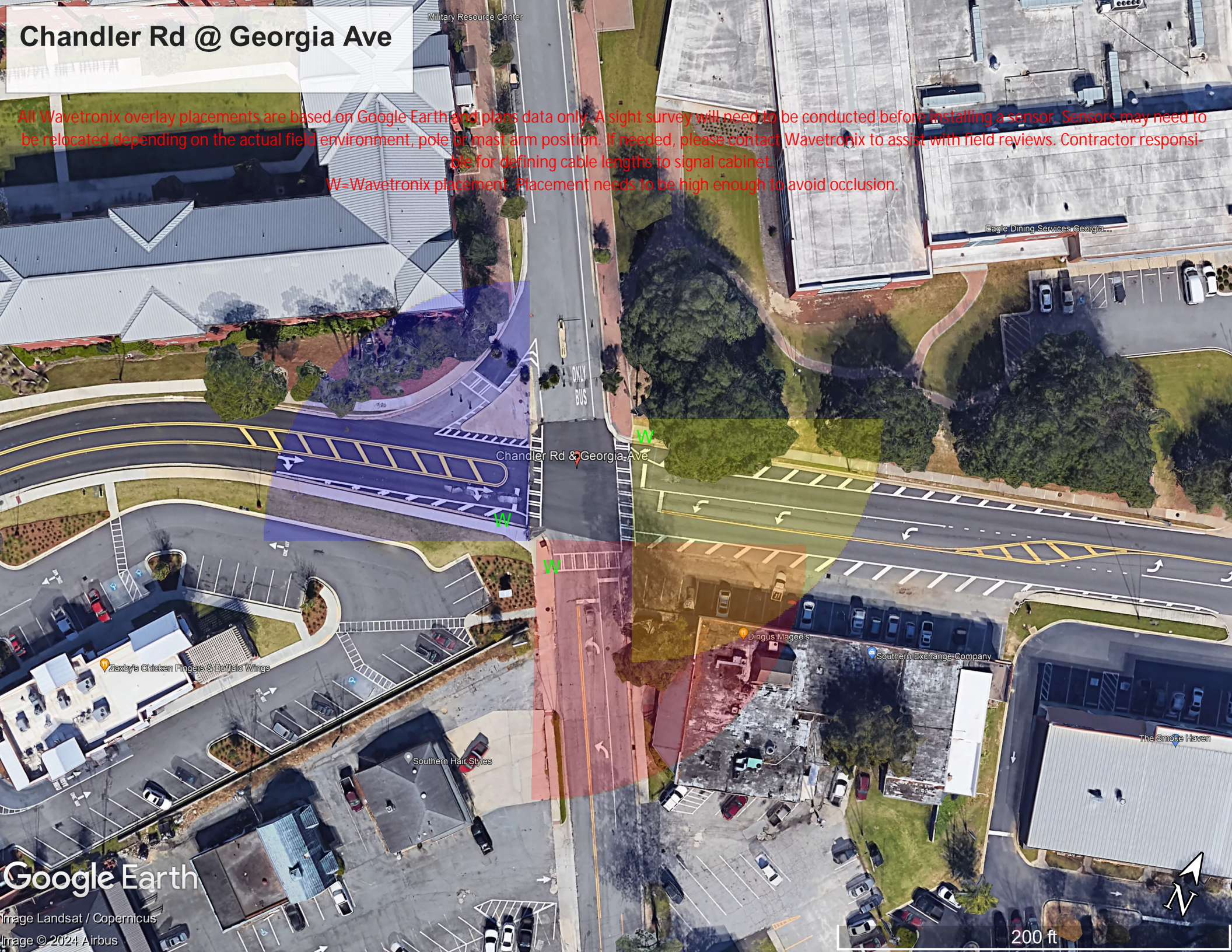
912 294-0677

A General Electrical Contractor, IMSA II

Chandler Rd @ Georgia Ave

All Wavetrnix overlay placements are based on Google Earth and plans data only. A sight survey will need to be conducted before installing a sensor. Sensors may need to be relocated depending on the actual field environment, pole or mast arm position. If needed, please contact Wavetrnix to assist with field reviews. Contractor responsible for defining cable lengths to signal cabinet.

W- Wavetrnix placement. Placement needs to be high enough to avoid occlusion.



CITY OF STATESBORO

COUNCIL

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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
Jason Boyles, Assistant City Manager

From: David Moyer, Assistant City Engineer – Public Works and Engineering

Date: April 7, 2025

RE: Right-of-Way (ROW) acquisition for West Main Streetscape Project, ENG-92

Policy Issue: Approval to Execute Purchase Agreement for Right of Way Acquisition

Recommendation:

Staff recommends approving payment to Sellers for acquisition of Right-of-Way (ROW) for on-going transportation project listed below the City pursuant to the City's Purchasing Policy.

Project:

The West Main Streetscape project aims to improve roadway, intersection, and sidewalks along with parking. This project will go from the Main & Main intersection to College Street. We have a negotiated purchase agreement for the following parcels.

West Main Street

Parcel # S18 000079 000: 45 West Main Street and Parcel # S18 000080 000: 6 North College Street
Clark & Shaw Monument \$325,000.000

Budget Impact:

Right-of-Way acquisition will be funded by 2018 TSPLOST funds.

Council Person and District:

District 2, Councilmember Paulette Chavers

Attachment:

Purchase Agreement

PURCHASE AGREEMENT

THIS PURCHASE SELL AGREEMENT (hereinafter "Agreement"), made and entered into this ____ day of _____ 2025, by and between THE MAYOR AND CITY COUNCIL OF STATESBORO Party of the First Part, hereinafter called Buyer, and Chuck Shaw, 45 West Main Street, Statesboro Ga 30458 party of the second part, hereinafter called Seller regarding property acquisition at 45 W. Main St., Statesboro, GA:

WITNESSETH:

ARTICLE I SUBJECT PROPERTY

Buyer desires to acquire the following property from Seller for purposes of City of Statesboro improvements:

All that tract or parcel of land lying and being in G.M.D 1209 in the City of Statesboro, Bulloch County Georgia and being more particularly described as follows:

45 West Main Street, Statesboro, GA – tax parcels S18000079 000 and S18000080 000

Containing within said bounds 18,218, more or less, square feet of land and a 560 square foot office building, being shown in Deed Book 390/Page 523 and Deed Book 438/Page 793 and Plat Book 40/Page 187 and Plat Book 63/Page 675 as found recorded in the Office of The Clerk of Bulloch Superior Court.

ARTICLE II TERMS

Seller shall convey Subject Property for consideration consisting of Three Hundred Twenty-Five Thousand (\$325,000.00) dollars and the execution of the proposed improvements to Subject Property performed by Buyer.

IN WITNESS WHEREOF, Buyer and Seller, by and through their authorized representatives, have hereunto executed, signed, and delivered this Agreement in duplicate the day, month, and year first above written, each of the said parties keeping one of the copies hereof.


MAYOR AND CITY COUNCIL OF STATESBORO

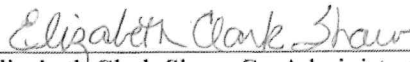
By: _____
JONATHAN MCCOLLAR, CITY MAYOR

Attest: _____
LEAH HARDEN, CITY CLERK

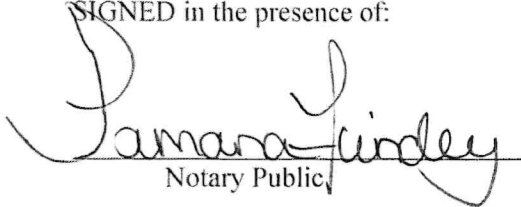
(Seal)

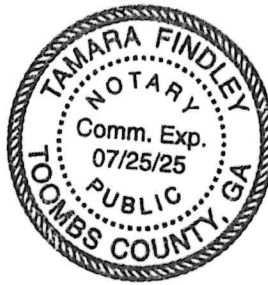
The Estate of William N. Clark, Sr.

By: 
William Clark, Jr., Co-Administrator

By: 
Elizabeth Clark Shaw, Co-Administrator

SIGNED in the presence of:


Notary Public



CITY OF STATESBORO

COUNCIL

Tangie Johnson, 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
Jason Boyles, Assistant City Manager

From: David Moyer, Assistant City Engineer – Public Works and Engineering

Date: April 7, 2025

RE: Right-of-Way (ROW) acquisition for North Zetterower Sidewalk Project, ENG-122J

Policy Issue: Approval to Execute Purchase Agreement for Right of Way Acquisition

Recommendation:

Staff recommends approving payment to Sellers for acquisition of Easements and/or Right-of-Way (ROW) for on-going transportation project listed below the City pursuant to the City's Purchasing Policy.

Project:

The North Zetterower Sidewalk Project #ENG-122J aims to improve safety and traffic control at the sidewalks from Hill Street to Northside Drive. The City's right of way consultant, Atlas, has identified and negotiated the purchase of right of way along North Zetterower Ave fronting Statesboro Tire & Break and the adjacent Colonial fuel port for the construction of a sidewalk. Additionally, Atlas has also negotiated a drainage easement along the drainage-way from North Zetterower Ave to Northside Drive East along N & B Family Properties LLC. This ditch drains runoff North Main Street to Northside Drive East.

Northside Drive East

Parcel # S38 000042 000: 1791 Northside Drive East N & B Family Properties LLC \$64,600.00

Budget Impact:

Right-of-Way acquisition will be funded by 2018 TSPLOST funds.

Council Person and District:

District 1, Councilmember Tangie Johnson

Attachment:

Purchase Agreement

PURCHASE AGREEMENT

THIS PURCHASE SELL AGREEMENT (hereinafter "Agreement"), made and entered into this 6th day of March 2025, by and between THE MAYOR AND CITY COUNCIL OF STATESBORO Party of the First Part, hereinafter called Buyer, and N&B FAMILY PROPERTIES, LLC, 12854 Waycross Hwy, Screven, GA 31560 party of the second part, hereinafter called Seller regarding right of way acquisition at 1791 Northside Dr;

W I T N E S S E T H:

ARTICLE I

SUBJECT PROPERTY

Buyer desires to acquire the following property from Seller for purposes of street improvements:

Right of Way

All that tract or parcel of land located in the 1209th Georgia Militia District, City of Statesboro, Bulloch County, Georgia, and being more particularly described as follows:

Commence at a point at the intersection of the northeasterly right of way line of North Zetterower Avenue, and the Southern right of way line of East Olliff Street; being known as the POINT OF BEGINNING; thence following the right of way for East Olliff Street

N 84°17'14" E a distance of 5.07 feet; thence leaving right of way for East Olliff Street and proceeding S 03°43'14" E a distance of 541.25 to the centerline of the ditch; thence S 57°35'14" W a distance of 6.19 feet to the old northern right of way of North Zetterower Avenue; thence following the old right of way for North Zetterower Avenue N 03°43'14" E a distance of 568.83 feet to the POINT OF BEGINNING; said right of way having an area of 2,837 square feet, or 0.07 acre, more or less.

Permanent Drainage Easement

All that tract or parcel of land located in the 1209th Georgia Militia District, City of Statesboro, Bulloch County, Georgia, and being more particularly described as follows:

Commence at a point at the intersection of the northeasterly right of way line of North Zetterower Avenue, and the Southern right of way line of East Olliff Street; being known as being known as the POINT OF COMMENCEMENT; thence following the right of way for North Zetterower Avenue, S 03°43'14" W a distance of 568.83 feet to a point, thence leaving right of way for North Zetterower Avenue and proceeding along the centerline of the ditch

N 57°35'14" E a distance of 6.19 the POINT OF BEGINNING; thence following ditch also know as the property line N 57°35'14" E a distance of 92.00 fence; thence continuing to follow the centerline of the ditch which is the property line N 58°52'48" E a distance of 101.60 feet to a point, thence continuing to follow the centerline of the ditch N 56°35'03" E a distance of 130.94 feet; thence continuing to follow the centerline of the ditch N 50°24'34" E a distance of 31.19 feet; thence continuing to follow the centerline of the ditch N 56°58'10" E a distance of 120.93 feet; thence continuing to follow the centerline of the ditch which is the property line N 57°35'14" E a distance of 152.35 feet to the western right of way line of US Highway 80 (aka Northside Drive); thence following the right of way of US Highway 80 along a curve with a radius of 1223.36'; an arc length of 32.41' chord bearing of N 37°46'43" E a distance of 32.40 feet. thence leaving the right of way of US highway 80 proceeding S 57°53'25" E a distance of 57.61 feet; thence S 40°26'55" E a distance of 6.09 feet to stay 5' off existing building; thence proceeding S 49°42'24" W a distance of 59.96 feet, thence proceeding N 40°34'21" W a distance of 13.70 feet; thence

proceeding N 57°18'59" W a distance of 173.02 feet; thence proceeding S 56°38'52" W a distance of 116.81 feet; thence proceeding Along the new right of way S 03°43'14" W a distance of 47.41 feet to the POINT OF BEGINNING; said Permanent Drainage Easement having an area of 22,946 square feet, or 0.530 acre, more or less.

Parcel 42

ARTICLE II TERMS

Seller shall convey Subject Property for consideration consisting of Sixty-Four Thousand Six Hundred (\$64,600.00) dollars and the execution of the proposed improvements to Subject Property performed by Buyer.

IN WITNESS WHEREOF, Buyer and Seller, by and through their authorized representatives, have hereunto executed, signed, and delivered this Agreement in duplicate the day, month, and year first above written, each of the said parties keeping one of the copies hereof.

N&B Family Properties, LLC

By:

Nancy Thomas
Nancy Thomas, President
(title)

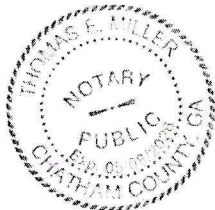
By: _____

SIGNED in the presence of:

Thomas E. Miller

Notary Public
(Seal)

Mar. 6, 2025



MAYOR AND CITY COUNCIL OF STATESBORO

By:

JONATHAN MCCOLLAR, CITY MAYOR

Attest:

LEAH HARDEN, CITY CLERK

(Seal)

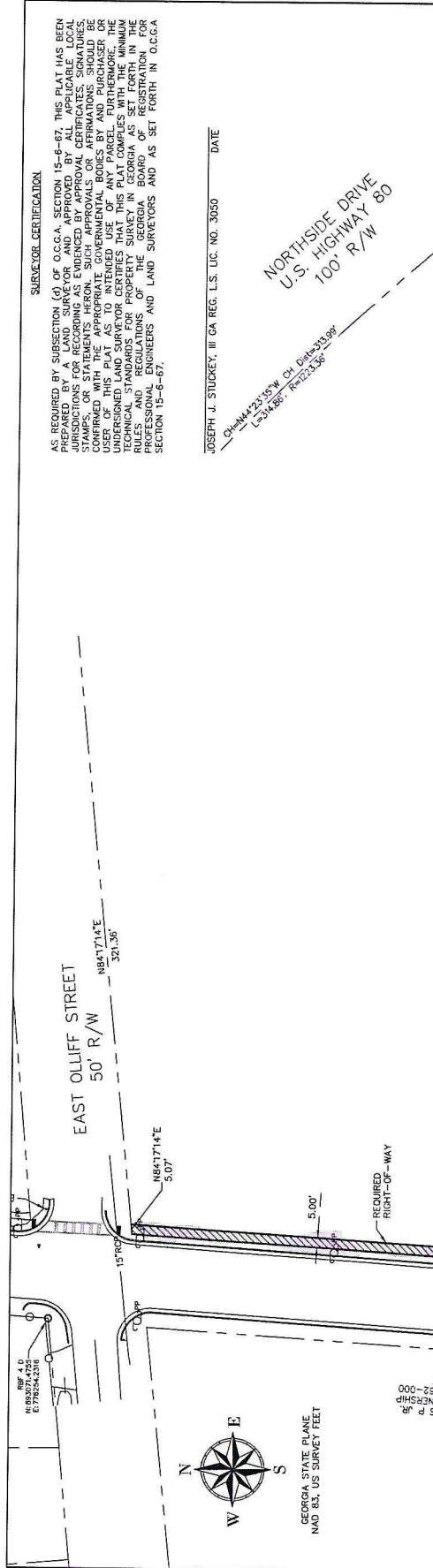
THIS BLOCK IS RESERVED FOR THE OFFICE OF THE CLERK OF SUPERIOR COURT

VICINITY MAP N.T.S.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MAXIMUM OF 1/4" PER FOOT IN 3000 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS OBTAINED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4000+ FEET.

EQUIPMENT: 1" TOPCON AUTOMATIC LEVEL & RANGER DATA COLLECTOR



AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATIONS, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE GOVERNMENTAL BODIES BY AND PURCHASER OR USER OF THIS PLAT. THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITHIN THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN THE PROFESSIONAL REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOSEPH J. STUDEY, III GA REG. L.S. NO. 3050

DATE _____

RIGHT-OF-WAY ACQUISITION AND DRAINAGE EASEMENT PLAT FOR CITY OF STATESBORO

NOTE: THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

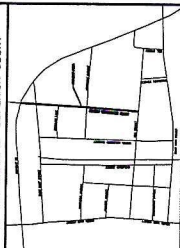
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13176C02250), THIS PROPERTY IS IN A FLOOD ZONE "X".

T. R. Long Engineering, P.C.
114 North Cummins Street
Hinesville, Georgia 31133
(912) 368-5664
(912) 368-7306 Fax
LSR001309

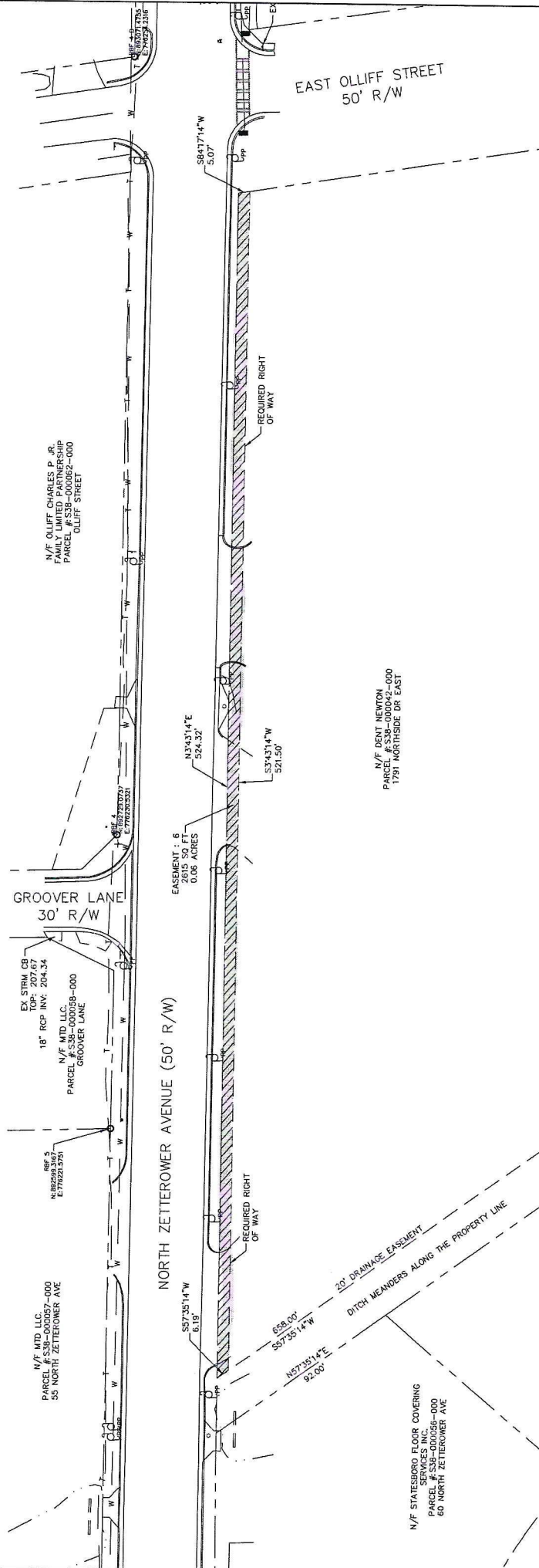


GEORGIA STATE PLANE
EAST ZONE
NAD 83, US SURVEY FEET

THIS BLOCK IS RESERVED FOR THE OFFICE
OF THE CLERK OF SUPERIOR COURT



VICINITY MAP N.T.S.



SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR REMITTANCE TO THE CLERK OF SUPERIOR COURT. THE SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS APPROVALS OF CERTIFICATES OF CONFORMANCE WITH THE APPROPRIATE GOVERNMENTAL BODIES BY AND PURCHASER OR USER OF THIS PLAT, AS TO INTENDED USE OF ANY PARCEL, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOSEPH J. STUCKEY, III GA REG. L.S. LIC. NO. 3050 DATE

LEGEND:

IRF IRON ROD FOUND
RES REBAR SET

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & HANGER DATA COLLECTOR

NOTE: THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS NAMED IN THE TITLE. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BULLOCH COUNTY (MAP NUMBER 130031C0 2000) THIS PROPERTY IS IN A FLOOD ZONE "X", 0.22% AND AE".

T. R. Long Engineering, P.C.
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664
(912) 368-7206 Fax
LSF 001309

**CONSTRUCTION
EASEMENT PLAT
FOR
CITY OF STATESBORO**

2615 SF CONSTRUCTION EASEMENT
LOCATED ON 4.03 ACRES LOT LOCATED IN
SECTION 15-6-67, BULLOCH COUNTY, GEORGIA
TAX PARCEL: S38-000042-000
PLAT DATE: 13 SEPTEMBER 2023
C.G.A. SECTION 15-6-67
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