



CITY OF STATESBORO  
COUNCIL MINUTES  
APRIL 19, 2022

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

**1. Call to Order**

Mayor Jonathan McCollar called the meeting to order

**2. Invocation and Pledge**

Councilmember Phil Boyum gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Phil Boyum	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Venus Mack	Councilmember	Present	
John Riggs	Councilmember	Present Via Zoom	
Shari Barr	Mayor Pro Tem	Present	

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

**3. Recognitions/Public Presentations:**

**A) Presentation of a Certificate of Recognition to Mayor Pro Tem Shari Barr.**

Councilmember Phil Boyum, Chair for the GMA Training Board presented a Certificate of Recognition to Mayor Pro Tem Shari Barr for her completion of 42 hours of training.

**B) Proclamation for Georgia Cities Week**

Mayor Jonathan McCollar read a proclamation recognizing April 24 – 29 as Georgia Cities Week.

**4. Public Comments (Agenda Item):** Todd Macintosh and Andrew Levoie who signed up to speak regarding agenda item #10 deferred to share their comments during the public hearing of that item.

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

**A) Approval of Minutes**

**a) 04-05-2022 Council Minutes**

**b) 04-05-2022 Executive Session Minutes**

A motion was made to approve the consent agenda.

**RESULT:**

Approved (Unanimous)

**MOVER:**

Councilmember Paulette Chavers

**SECONDER:**

Councilmember Venus Mack

<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

**6. Second Reading and Consideration of a motion to approve Ordinance 2022-02: An Ordinance amending Chapter 2 of the Statesboro Code of Ordinances establishing the Greener Boro Commission.**

A Motion was made to approve **Ordinance 2022-02** amending Chapter 2 of the Statesboro Code of Ordinances establishing the Greener Boro Commission.

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

**7. Public Hearing and Consideration of a motion to approve Application RZ 22-03-01: Hermann Enterprises, LLC requests a Zoning Map Amendment on a 0.52 acre parcel from the R-15 (Single-family Residential) zoning district to the O (Office) zoning district in order to expand the commercial uses on the property located at 108 South Zetterower Avenue (Tax Parcel # S40 000006 000).**

A motion was made to open the public hearing.

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

Jessica Hermann spoke in favor of the request.  
No one spoke against the request.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Venus Mack

<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

A motion was made to approve **Application RZ 22-03-01**: approving a Zoning Map Amendment on a 0.52 acre parcel from the R-15 (Single-family Residential) zoning district to the O (Office) zoning district in order to expand the commercial uses on the property located at 108 South Zetterower Avenue (Tax Parcel # S40 000006 000).

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

- 8. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h):**  
**Stephen Bradley Clarke DBA Clark Beverages**  
**607 Brannen St**  
**Statesboro, Ga 30458**

A motion was made to open the public hearing.

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

Stephen Bradley Clarke spoke in favor of the request.  
 No one spoke against the request.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Phil Boyum

<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

A motion was made to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h) to:

Stephen Bradley Clarke DBA Clark Beverages  
607 Brannen St  
Statesboro, Ga 30458

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

**9. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h):**

FTJ Enterprises, LLC DBA S’Boro Liquors  
860 Buckhead Dr.  
Statesboro, GA 30458

A motion was made to open the public hearing.

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

Robert Baughn spoke in favor of the request.  
No one spoke against the request.

A motion was made to close the public hearing.

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

**ABSENT**

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A motion was made to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h) to:

FTJ Enterprises, LLC DBA S’Boro Liquors  
860 Buckhead Dr.  
Statesboro, GA 30458

**RESULT:**

Approved (Unanimous)
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**MOVER:**

Councilmember Phil Boyum
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**SECONDER:**

Councilmember Paulette Chavers
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**AYES:**

Boyum, Chavers, Mack, Riggs, Barr
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**ABSENT**

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**10. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h):**

**Lindsay Martin DBA L/C Package Sales  
2823 Northside Dr. W.  
Statesboro, GA 30458**

A motion was made to open the public hearing.

**RESULT:**

Approved (Unanimous)
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**MOVER:**

Mayor Pro Tem Shari Barr
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**SECONDER:**

Councilmember Venus Mack
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**AYES:**

Boyum, Chavers, Mack, Riggs, Barr
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**ABSENT**

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Chris Gohoagan an attorney with Taulbee Rushing in Statesboro spoke on behalf of Lindsay Martin in support of his location reservation application.

Andrew Lavoie a local attorney with Bruce Matthews & Lavoie spoke on behalf of an entity Corn Needs Water LLC who turned in an application on Friday (April 15) afternoon that is within 1000 yards of this location and requests that Council consider this application as well. The location on the application is for the old Boyd’s BBQ location on Northside Drive.

Todd Macintosh owner of the Boyds BBQ location stated he would like to hear what recommendations Mr. Penny has before he would ask Council to table Mr. Martin’s application so that both applications could be considered.

A motion was made to close the public hearing.

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

Councilmember John Riggs stated he does not see a problem with waiting on this for two weeks.

Councilmember Venus Mack asked Mr. Martin how he felt about tabling his application for two weeks.

Mr. Martin stated he does not feel that it should be tabled.

Mayor Pro Tem Shari Barr ask for staff input on the application process to see if it is appropriate to consider someone who came in two weeks later with an application to be considered along with one turned in earlier.

Mayor Jonathan McCollar stated that the application was turned in but the process is not complete so this is not a conflict.

Mr. Martin’s application is complete and ready to go, it would not be fair to Mr. Martin for us to table his application.

Councilmember Paulette Chavers asked Mr. Macintosh if he was aware of the initial date applications could be turned in.

Mr. Macintosh stated that yes he was aware but was told that first come first serve was not going to happen.

City Manager Charles Penny stated that in preparation for today’s meeting this completed application reservation did not have a conflict with any other location.

A motion was made to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h) to:

Lindsay Martin DBA L/C Package Sales  
 2823 Northside Dr. W.  
 Statesboro, GA 30458

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

**11. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h):**

- a. **3 Brothers 2021 LLC DBA Two Guys Beverage**  
 520 Fair Road Ste. 410  
 Statesboro, Ga 30458
- b. **Blue Mile Wine & Spirits LLC DBA Blue Mile Wine & Spirits**  
 12 Brannen St.

**Statesboro, GA 30458**

A motion was made to open the public hearing.

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

Jeffery Johnson assistant manager for Two Guys Beverage spoke in favor of the location reservation for Two Guys Beverage. He stated they have been in business for roughly eight years and strive to be good members of the community. Michelle Huffman manager for Two Guys Beverage spoke in favor of the location reservation for Two Guys Beverage.

Chris Gohagan representing Blue Mile Wine & Spirits spoke on behalf of the owners. He stated the applicants are industry leaders in the local food and beverage scene. This property is the former Midtown Bar and Grill situated in the center of the Blue Mile. This is an opportunity to change the way that property affects our community. Mr. Gohagan stated that the site had ample parking and showed a rendering of what the applicants want the property to look like with a renovation to the entire site. This is an opportunity to take a blighted vacant site and turn it into a showcase piece for the Blue Mile.

Al Chapman owner of Blue Mile Wine & Spirits spoke in favor of their location reservation stating that they have done a lot of remodels and we can really do something good and make the this property come to life again.

No one spoke against either location reservation request.

A motion was made to close the public hearing.

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

City Charles Penny stated a conflict does exist between these two locations as they are within 1000 yards of each other. The City chose to increase the distance between stores to 1000 yard an increase from the 500 yard requirement by the state. Staff does not recommend resolving to allow stores to go inside that thousand yards as it was put there to control the number of package stores within the city. Both location are viable for operating a package store and both applicants have met the requirements to be awarded a location reservation by the city. But based on the following factors, general impact on surrounding areas, minimal traffic impact, contributions to the long-range viability of the city, redevelopment of a property that has been vacant for a number of years and has had some history that wasn't always good, available parking, contribution to tax increment to South Main TAD and a location within the DSDA area, I would recommend awarding the location reservation to Blue Mile Wine & Spirits.

After some council discussion Mayor Pro Tem Shari Barr made a motion to accept City Manager Charles Penny's recommendation. The motion failed due to the lack of a second.

Councilmember John Riggs made a motion to table the item. The motion failed due to lack of a second.

Council had further discussion, regarding both locations and the benefits the businesses have on the TAD, and what is best for the city overall.

A motion was made to accept City Manager Charles Penny's recommendation awarding a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h) to:

Blue Mile Wine & Spirits LLC DBA Blue Mile Wine & Spirits  
12 Brannen St.  
Statesboro, GA 30458

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

**12. Consideration of a motion to approve an employment agreement with W. Keith Barber to serve as the Municipal Court Judge.**

A motion was made to approve an employment agreement with W. Keith Barber to serve as the Municipal Court Judge.

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

**13. Consideration of a motion to approve a lease agreement with ADOM Enterprises, LLC in the amount of \$42,000.00 for twelve months for the employee health clinic.**

A motion was made to approve a lease agreement with ADOM Enterprises, LLC in the amount of \$42,000.00 for twelve months for the employee health clinic.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Venus Mack
<b>SECONDER:</b>	Councilmember Paulette Chavers



<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

**14. Other Business from City Council:**

Mayor Pro Tem Shari Barr announced that the Bulloch County Recreation will be putting on an Arts Fest at Sweetheart Circle this Saturday April 23.

Mayor Jonathan McCollar gave kudos to the County Commission for their partnership in the efforts to revitalize the City parks. He stated that now they are working to renovate Fletcher Park. They are a great community partner and improving the quality of life for our city.

**15. City Managers Comments**

City Manager Charles Penny stated that an item needed to be added to the agenda. The item came from the Board of Education regarding the transfer of real property located at the old Julia P Bryant School to the city. It is also recommended to enter into a long term lease with a potential developer Bill Gross so he can resubmit an application to DCA for tax credits.

A motion was made to enter into an Intergovernmental Agreement with the Bulloch County Board of Education to accept real property located on Stockyard Road in order to enter into a ground lease with developer for the construction and operation of housing facilities for the elderly.

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

Mr. Penny stated that Bulloch County Recreation is using the Love Cultural Center for programming for Pre-K to fifth grade. In addition as of April 13 we have received 27 applications for housing rehabilitation. Eleven of those are from the Johnson Street neighborhood. There will be a public meeting at the City of David Church on April 26<sup>th</sup> to answer any questions about Housing Rehabilitation and to receive applications.

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

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

No Executive Session was held.

### 18. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 6:45 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk