



May 4, 2021 9:00 am

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Paulette Chavers
3. Recognitions/Public Presentations
 - A) Presentation of a proclamation for International Firefighters Day.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 04-20-2021 Work Session Minutes
 - b) 04-20-2021 Council Minutes
 - c) 04-20-2021 Executive Session Minutes
6. Public Hearing and Consideration of a Motion to Approve:
 - A) **APPLICATION RZ 21-03-05**: Stockyard Housing LLP, requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on 4.51 +/- acres of property in order to redevelop and construct a multi-tenant senior housing development at Stockyard & Donnie Simmons Road (Tax Parcel #MS38 000056 000).
 - B) **APPLICATION V 21-03-06**: Stockyard Housing LLP, requests a variance from Article XVI: Section 1600 of the Statesboro Zoning Ordinance regarding off-street parking for multiple-family use buildings for a proposed senior housing development at Stockyard & Donnie Simmons Road (Tax Parcel # MS38 000056 000).
7. Public Hearing and First Reading of **Ordinance 2021-02**: An Ordinance amending the Statesboro Code of Ordinances Chapter 6 Sections 6-5 (o) and 6-7 (e) extending eligibility for distances waivers to pubs and low volume licensees.
8. Consideration of a Motion to set the date for a Public Hearing for the proposed City of Statesboro Fiscal Year 2022 Budget for May 18, 2021, during the regular scheduled Council Meeting.
9. Consideration of a motion to award a contract to SAK Construction LLC in the amount of \$788,770.00 to rehabilitate sanitary sewer mains. This project is funded as part of the 2021 CIP Budget Item #WWD14-L with funds from the 2013 SPLOST.

10. Consideration of a motion to award a contract to McLendon Enterprises, Inc. in the amount of \$975,150.90 for the 2019 Community Development Block Grant (CDBG) infrastructure and drainage improvement project. The project is funded from CDBG (grant) funds, 2013 SPLOST funds, and utility enterprise funds.
11. Other Business from City Council
12. City Managers Comments
13. Public Comments (General)
14. 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)
15. Consideration of a Motion to Adjourn

**A PROCLAMATION BY THE MAYOR AND CITY OF
STATESBORO, GEORGIA**

**INTERNATION FIREFIIGHTERS' DAY PROCLAMATION
MAY 4TH, 2021**

- WHEREAS, International Firefighters' Day was established in 1999 to remember those Firefighters worldwide lost in the line of duty protecting the safety of us all; and
- WHEREAS, the role of a firefighter in today's society – be it urban, rural, natural environment, volunteer, career, industrial, defense force, aviation, motorsport or other, is one of dedication, commitment and sacrifice – no matter what country they reside and work in; and
- WHEREAS, International Firefighters' Day recognizes those firefighters who have served their communities for most of their lives, and those for who have served for just a few short years. They set themselves apart as model citizens, setting a fine example in their communities with their willingness and dedication; and
- WHEREAS, hailing from all walks of life, they are our mothers, fathers, brothers, sisters, aunts, uncles, grandparents, neighbors, and friends. They protect us without wanting of recognition or reward. In our time of need they are there with courage, compassion and loyalty. They are the essence of the true meaning of community.
- THEREFORE, I, Jonathan McCollar, Honorable Mayor of the City of Statesboro, Georgia, do hereby proclaim May 4th, 2021 as Firefighters' Day in the City of Statesboro, and therefore extend appreciation to the members of the Statesboro Fire Department for their dedicated work and efforts to protect life and property within our community, and encourage all citizens to recognize not only our local firefighters but those worldwide year round for their courage, selfless service, and sacrifice.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Seal of the City of Statesboro on this 4th day of May 2021.

Jonathan McCollar, Mayor



CITY OF STATESBORO
WORK SESSION MINUTES
APRIL 20 2021

Mayor & Council Work Session

50 East Main Street

4:00 PM

A Work Session of the Statesboro City Council was held on April 20, 2021 at 4:00 p.m. in City Hall Council Chambers, 50 East Main Street. Present was Mayor Jonathan McCollar; Council Members: Phil Boyum, Paulette Chavers, and Shari Barr. Also present was City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles and Public Information Officer Layne Phillips. Absent was Councilmember Venus Mack and John Riggs.

Mayor Jonathan McCollar called the meeting to order.

Police Department Staffing Study

Police Chief Mike Broadhead presented to mayor and council the results to the staffing study conducted last year by Deputy Chief Rob Bryan. The staffing determination methods include one officer per 1,000 residents, functional analysis and the International Association of Chiefs of Police (IACP) modified workload analysis. Of the three methods, the IACP modified workload analysis is considered the most reliable method in determining manpower needs. The IACP developed this method for determining patrol force needs based on actual complaints, incidents, and calls for service that number. This method determines the level of required patrol officer positions; it does not include administrators, supervisors, specialist, or support staff. The IACP formula shows the need for 59 patrol officers. The SPD currently has 32 patrol officers, which places a need for 28 additional patrol officers. We realize requesting 28 officers in one year is an impossible ask and would likely be impossible to fill with the current candidate pool. A preliminary physical training test was scheduled for 10 applicants, only five showed up. Four of the five passed and one was disqualified for another reason. In this instance, we yielded three potential officers. We need to ensure we are offering competitive wages to ensure we can recruit and retain employees. Starting pay for a new patrol officer is \$37,900 with some increase allowed for those with experience, college education or military experience.

Councilmember Paulette Chavers asked what would an attractive starting salary be.

Chief Broadhead stated a win would be \$45,000.00. In addition, Garden City just advertised they are going to pay \$45,000.00 starting July 1st and we can't get left behind. We are currently working with the City Manager and HR Director to gather comparable data to ensure we are offering competitive wages.

Councilmember Chavers asked what is the number that you are looking at.

Chief Broadhead stated 6 officers a year over the next 4 years gets us close.

Mayor Jonathan McCollar thanked Chief Broadhead and the men and women who serve under him who protect us and to make sure we have a safe community.

Councilmember Shari Barr stated it is top management that sets the standard and the tone of what is acceptable, so I commend you Chief Broadhead and all your folks in being good ambassadors for the City of Statesboro.

Transit System Bus Wrap

Kiara Ahmed, Civil Engineer with the Engineering Department presented the Transit System Logo selection process. City staff has been working with Action Signs/Davis Marketing to develop logos for the new transit vehicles. They have prepared several concept proofs for consideration; staff selected and recommends the Boro

Connect logo. The Transit vehicles are expected to arrive in summer 2021. The first set of proofs presented include SAT (Statesboro Area Transit), STARS (Statesboro Transit Area Routing System), StatesboroMoves (Mobile Opportunity Vehicle Express in Statesboro or Mobile Opportunity Via Express), Moves (Making Opportunities & Valuing Everyone in Statesboro), Blu (Boro Lift Unit), and GO (Greater Opportunity) Boro. After reviewing the first set of proofs staff got with Davis Marketing with their suggestions. The second set of proof include The Boro Xpress, a second rendition of GoBoro, City Connect, and Boro Connect.

City Manager Charles Penny stated this is the first time you have seen these proofs, we do not have to have a decision today. We are interested in reaction from council. The buses need to be recognizable so that people who are out and about looking for transportation can see when the bus is coming. It does make a statement; these busses represent the City so if you see something you do not like staff needs to know. An answer does not have to be today we have some time.

Councilmember Barr stated she liked the first logo Statesboro Area Transit. It's easy to read as it's going by and it's recognizable. The MOVES logo with its busy colors and the meaning is why we are putting in City Transit to make opportunities and to value everyone.

Councilmember Phil Boyum stated it needs to have the word Transit in there somewhere. The Boro Connect looks like an ad for a networking group it does not look like our buses. I wouldn't mind seeing different color combinations work with the Statesboro Area Transit, but I think transit is a key word to have in this.

Mayor Jonathan McCollar stated we need to expedite the process. Let staff figure out what is the best way for us to do it in a transparent and quick way, but if we have to come back for a meeting, we will come back for a meeting.

Mr. Penny stated staff can narrow some things from this conversation down to give you some options to look at.

Mayor McCollar stated when we come up with the final three designs, then do a City wide competition and let the citizen's vote on what they would like to see. It gets the community an opportunity to participate and buy in.

3rd Quarter Financial Report

Director of Finance Cindy West presented the third quarter financial report of Fiscal Year 2021, reviewing the revenues and expenditures in the General Fund, Fire Service Fund, Water/Sewer Fund, Stormwater Fund, Natural Gas Fund, Solid Waste Collection Fund and the Solid Waste Disposal Fund. Ms. West also reviewed the SPLOST, TSPLOST and Hotel/Motel funds from 2019 to 2020.

Presentation of the City's Annual Audit

Richard Deal with Lanier, Proctor and Deal presented the Financial Audit findings for Fiscal Year 2020 ending June 30, 2020 for the City of Statesboro. Mr. Deal showed the City had a total asset increase of six percent, total liability decrease of seven percent from the previous year. The General Fund balance represents forty-five percent of our annual expenditures and transfers out. Having a high fund balance percentage allows for a higher credit rating and allows the City to borrow at a lower interest rate. He also reviewed the net position of SPLOST, TSPLOST, Proprietary Funds, Enterprise Funds, and Internal Service Funds. The bottom line, the City is in a good financial position.

Mayor Jonathan McCollar presented the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting to the Finance Department for the 2019 Comprehensive Annual Financial Report.

Proximity Requirements for By the Drink Alcohol License

City Attorney Cain Smith discussed with Mayor and City Council the Proximity requirements found in Section 6-7 (e) of the Statesboro Code of Ordinances regulating where on premise consumption alcohol sales can occur. The proximity requirements written into our ordinance states an on premise consumption alcohol sales

cannot be within 100 yards of any church building, school building, educational building, school grounds, college building, or college campus. That makes it obvious that most of downtown would be in violation of proximity requirements. However, Section 6-5 (o) allows distance waivers to be issued for restaurants. So restaurants are allowed to receive a proximity waiver so they can operate within 100 yards of those prohibited establishments that are set out in Section 6-7. These two cited subsections were enacted in 2016 and in 2019, the City amended license classifications for on premise alcohol license to include restaurants, pubs, and bars essentially a multi-tier system. Establishments that would have previously qualified as restaurants a lot of them are qualified and required to get pub licenses. The pub licenses are not eligible for proximity waivers. Another class created was low volume and that license is also prohibited from receiving a proximity waiver. The question to you is would you like to amend the ordinance as necessary to allow for pubs, low volume establishments and/or to even allow to bars to receive a proximity waivers. Direction was given to present an ordinance amendment for first reading to allow eligibility for pubs, low volume, and bars to receive proximity waivers.

Diversity and Inclusion Presentation

City Manager Charles Penny introduced Deborah J. Walker and Thomas S. Griggs with Visions, Inc. Thomas Griggs began by introducing Mayor and City Council to Visions, Inc. stating it is a women and people of colored nonprofit organization formed in Rocky Mount, NC in 1984. Visions Inc. provides consulting services, organizational assessments, technical assistance, transition management, team and leadership capacity building, coaching and training on diversity, equity, and inclusion from a multicultural perspective.

City Manager Charles Penny stated the process for the training will begin with the leadership team and it takes time. We need this training in our organization. At this time, training staff with Visions Inc. are not allowed to travel until August. The recommendation is to wait until they can travel and be here in person for training for Mayor and Council. After that, we would come back with a proposal to begin training with our leadership team.

Response to Disasters

City Manager Charles Penny stated this item would be addressed at the Council Meeting under City Manager comments.

The meeting was adjourned at 5:26 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk



CITY OF STATESBORO
COUNCIL MINUTES
APRIL 20, 2021

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

Call to Order

Mayor Jonathan McCollar called the meeting to order

Invocation and Pledge

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

ATTENDENCE

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

Recognitions/Public Presentations

A) Presentation by Richard Deal with Lanier, Deal, and Proctor on how the City financially ended Fiscal Year 2020.

Richard Deal with Lanier, Deal, and Proctor presented to Mayor and Council how the City financially ended Fiscal Year 2020.

B) Presentation to the Finance Department for receiving the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for the 2019 Comprehensive Annual Financial Report.

Mayor Jonathan McCollar presented to the City's Finance Department the Certificate of Achievement for Excellence in Financial Reporting for the 2019 Comprehensive Annual Financial Report. This Certificate is awarded through the Government Finance Officers Association.

Public Comments (Agenda Item): None

Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

- a) 04-06-2021 Council Minutes
- b) 03-16-2021 Executive Session Minutes
- c) 04-06-2021 Executive Session Minutes

B) Consideration of a Motion for approval of the surplus of nine (9) vehicles in the Statesboro Police Department.

A motion was made to approve the consent agenda.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Public Hearing and Consideration of a motion to approve Application RZ 21-03-01: Lindsay Martin requests a zoning map amendment from the R-15 (Single Family Residential) zoning district to the HOC (Highway Oriented Commercial) zoning district, on 2 acres of property in order to construct a multi-tenant commercial building at 141 Williams Road (Tax Parcel MS49000004 001).

A Motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Planning Director Kathy Field presented the zoning map amendment stating staff recommends approval of the amendment with conditions.

No one spoke for or against the request.

A Motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Paulette Chavers
SECONDER:	Councilmember Shari Barr
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

A Motion was made to approve **Application RZ 21-03-01** with staff conditions.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Public Hearing and Consideration of a motion to approve Application V 21-03-02: Mohamed F Alshuaibi requests a variance from Article XV, Section 1509 (table 4) of the Statesboro Zoning Ordinance in order to construct a building sign exceeding the allowed square footage on a 4.03 acre property located at 1825 Northside Drive East (Tax Parcel S38 000042 000).

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Planning Director Kathy Field presented the variance request stating staff recommends denial of the request. At the regularly scheduled meeting of the Planning Commission on April 6, 2021, the Commission recommended denial of this variance request. The position of staff is that the sign is just too big for the area.

No one spoke for or against the request.

A Motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Councilmember Paulette Chavers asked so the only reason for the recommended denial is the size of the sign, it's not in support of the standard size of signs that goes in that particular area.

Planning Director Kathy Field stated yes for that zone the size of the sign is 60 square feet or 5 percent of the wall area. The requested variance is for 120 square feet in size for the sign. The other businesses in the shopping center have followed the 60 square feet in size signs.

Councilmember Shari Barr asked about the Sherwin Williams sign was it grandfathered in before variance requirement.

Kathy Field stated that is what staff believes as it was in existence way back before the rules came in for the size of signs.

Councilmember Phil Boyum stated we have given approval for expanded signs to various businesses throughout the City. If we can do it for the big corporations, why can't we do it for local business?

After further discussion, a motion was made to approve **Application V 21-03-02**: approving a variance from Article XV, Section 1509 (Table 4) of the Statesboro Zoning Ordinance to construct a building sign exceeding the allowed square footage on property located at 1825 Northside Drive East.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Paulette Chavers
SECONDER:	Councilmember Phil Boyum
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Consideration of a motion to approve Resolution 2021-18: A Resolution authorizing the destruction of certain Municipal Records.

A motion was made to approve **Resolution 2021-18** authorizing the destruction of certain Municipal Records.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Consideration of a motion to approve the proposed Statesboro Youth Connect Program and the authorization of an expenditure of \$25,000.00 to be used as stipends for the participants.

A motion was made to approve the proposed Statesboro Youth Connect Program and the authorization of an expenditure of \$25,000.00 to be used as stipends for the participants.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Phil Boyum
SECONDER:	Mayor Pro Tem Paulette Chavers

AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Consideration of a motion to approve the purchase of 40 Scott Self-Contained Breathing Apparatus (SCBA) Cylinders from Hydro-Stat, Inc. in the amount of \$34,886.40.

A motion was made to approve the purchase of 40 Scott Self-Contained Breathing Apparatus (SCBA) Cylinders from Hydro-Stat, Inc. in the amount of \$34,886.40.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Paulette Chavers
SECONDER:	Councilmember Shari Barr
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Consideration of a motion to approve the purchase of 20 Scott X3 Pro SCBA’s and 20 SCBA Mask under the Georgia State Contract #9999-SPD-SPD0000156 to Fisher Scientific in the amount of \$177,149.00.

A motion was made to approve the purchase of 20 Scott X3 Pro SCBA’s and 20 SCBA Mask under the Georgia State Contract 9999-SPD-SPD0000156 to Fisher Scientific in the amount of \$177,149.00.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Paulette Chavers
SECONDER:	Councilmember Shari Barr
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Consideration of a motion to approve change orders # 1-6 with John Lavender & Associates for the Luetta Moore Park and Grady Street Park project in an amount not to exceed \$349,808.70 and to authorize the Mayor to execute contract document amendments to proceed with construction of services and products.

A motion was made to approve change orders # 1-6 with John Lavender & Associates for the Luetta Moore Park and Grady Street Park Project in an amount not to exceed \$349,808.70 and to authorize the Mayor to execute contract document amendment to proceed with construction of services and products.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Paulette Chavers

SECONDER:	Councilmember Phil Boyum
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Consideration of a motion to award a contract to Xylm Dewatering Solutions, Inc. in the amount of \$46,260.22 for installation of one lift station pump.

A Motion was made to award a contract to Xylm Dewatering Solutions, Inc. in the amount of \$46,260.22 for installation of one lift station pump.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Paulette Chavers
SECONDER:	Councilmember Shari Barr
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Consideration of a motion to award a contract to Y-Delta, Inc. in the amount of \$32,820.00 to replace windows at the Wastewater Treatment Plant.

A Motion was made to award a contract to Y-Delta, Inc. in the amount of \$32,820.00 to replace windows at the Wastewater Treatment Plant.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Other Business from City Council:

Councilmember Shari Barr commends John Washington and Amanda Clements and KSBB on some upcoming events. This Saturday KSBB is hosting a shred day. You can bring up to three boxes of paper you want shredded. This event will be from 9am – 12pm at the Statesboro Convention and Visitors Center. The other thing this week is Earth Day on Thursday April 22 and KSBB will be cleaning up the Creek between the Honey Bowen Building and Wendy’s.

City Managers Comments

City Manager Charles Penny shared with Mayor and Council that last week a need arose for an emergency purchase in the amount of \$48,482.00 for a rotary screen repair at the WWTP. This was a sole source purchase for that piece of equipment.

Mr. Penny stated a budget work session is scheduled for next Tuesday April 27, 2021 from 2:00 pm - 6:00 pm in the Council Chambers.

Mr. Penny also shared that the second employee newsletter was sent out last week. He thanked Layne Phillips the City's Public Information Officer and the Statesboro Herald for getting it out.

Public Comments (General): None

Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" in accordance with O.C.G.A. 50-14-3(b).

At 6:14 pm a motion was made to enter into executive session.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

At 6:20 pm a motion was made to exit Executive Session.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

Mayor Jonathan McCollar called the meeting back to order with no action taken in Executive Session.

Consideration of a Motion to Adjourn

A motion was made to adjourn.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Paulette Chavers
SECONDER:	Councilmember Shari Barr
AYES:	Boyum, Chavers, Barr
ABSENT	Councilmembers Venus Mack and John Riggs

The meeting was adjourned at 6:20 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan M. 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 and Leah Harden, City Clerk

From: Justin Williams, City Planner II

Date: April 26, 2021

RE: May 4, 2021 City Council Agenda Items

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

Recommendation: Staff recommends approval of the Zoning Map Amendment requested by RZ **21-03-05** with conditions.

Background: Stockyard Housing LLP, requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on 4.51 +/- acres of property in order to redevelop and construct a multi-tenant senior housing development at Stockyard & Donnie Simmons Road (Tax Parcel #MS38 000056 000).

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report (RZ 21-03-05)

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan M. 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 and Leah Harden, City Clerk

From: Justin Williams, City Planner II

Date: April 26, 2021

RE: May 4, 2021 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Variance Request*

Recommendation: Staff recommends approval of the Variance requested by **V 21-03-06** with conditions.

Background: Stockyard Housing LLP, requests a variance from Article XVI: Section 1600 of the Statesboro Zoning Ordinance regarding off-street parking for multiple-family use buildings for a proposed senior housing development at Stockyard & Donnie Simmons Road (Tax Parcel # MS38 000056 000).

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report (V 21-03-06)



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 21-03-05 & V 21-03-06
 ZONING MAP AMENDMENT
 Stockyard Road**

LOCATION:	Stockyard Road
EXISTING ZONING:	R-15 (Single-Family Residential)
ACRES:	4.51 Acres
PARCEL TAX MAP #:	MS38000056 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant School Building
PROPOSED USE:	Senior Housing Development



PETITIONER Stockyard Housing, LP
ADDRESS 1209 East King Avenue, Kingsland, GA 31548

REPRESENTATIVE William H. Gross
ADDRESS Same As Above

PROPOSAL

The applicant requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the R-4 (High Density Residential) zoning district, in order to construct a senior housing development on the site. The applicant is also requesting a variance from Article XVI, Section 1600 of the Statesboro Zoning Ordinance to reduce the required parking on the site.

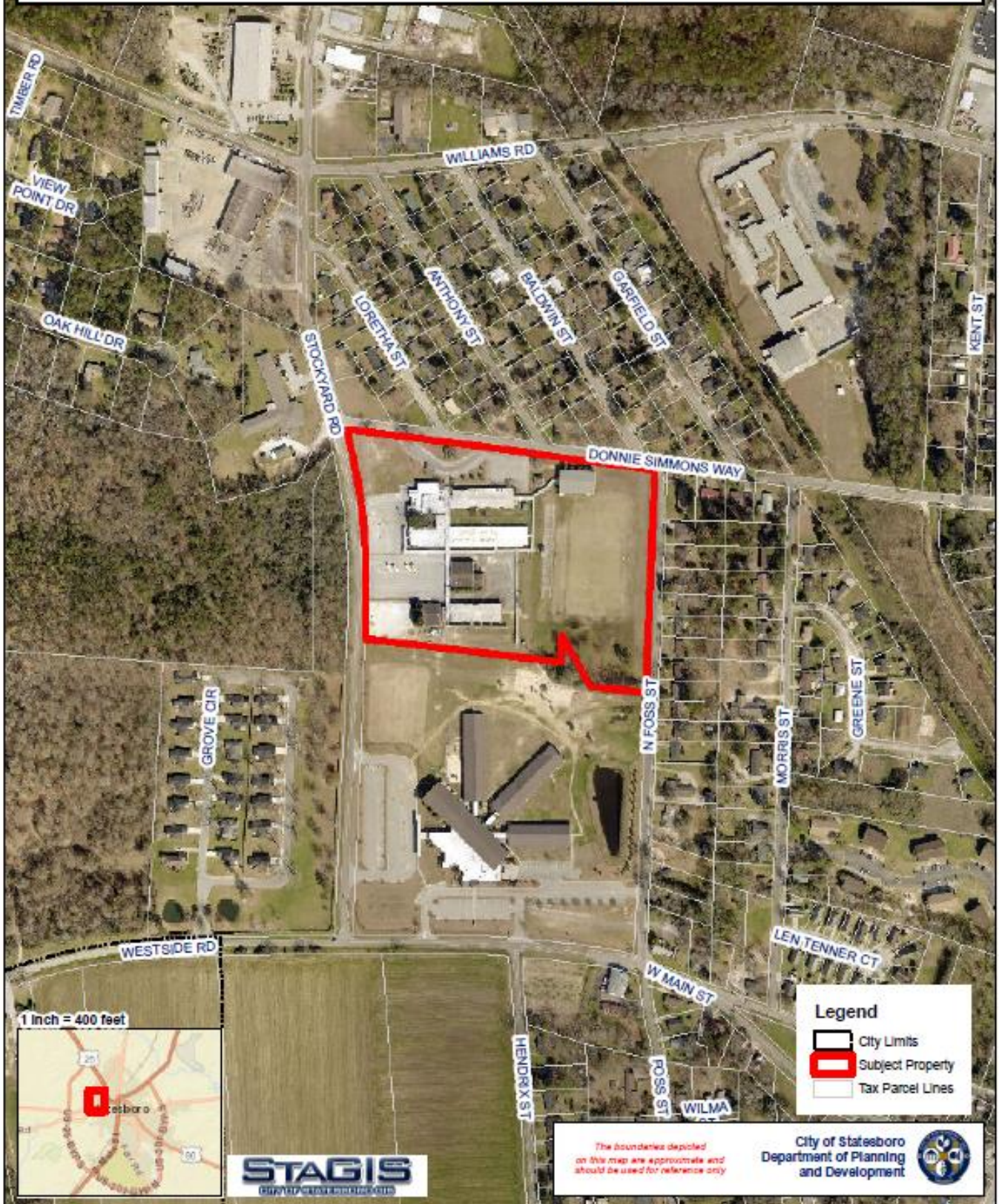
STAFF RECOMMENDATION

RZ 21-03-05 & V 21-03-06

Case # RZ 21-03-05 & V 21-03-06

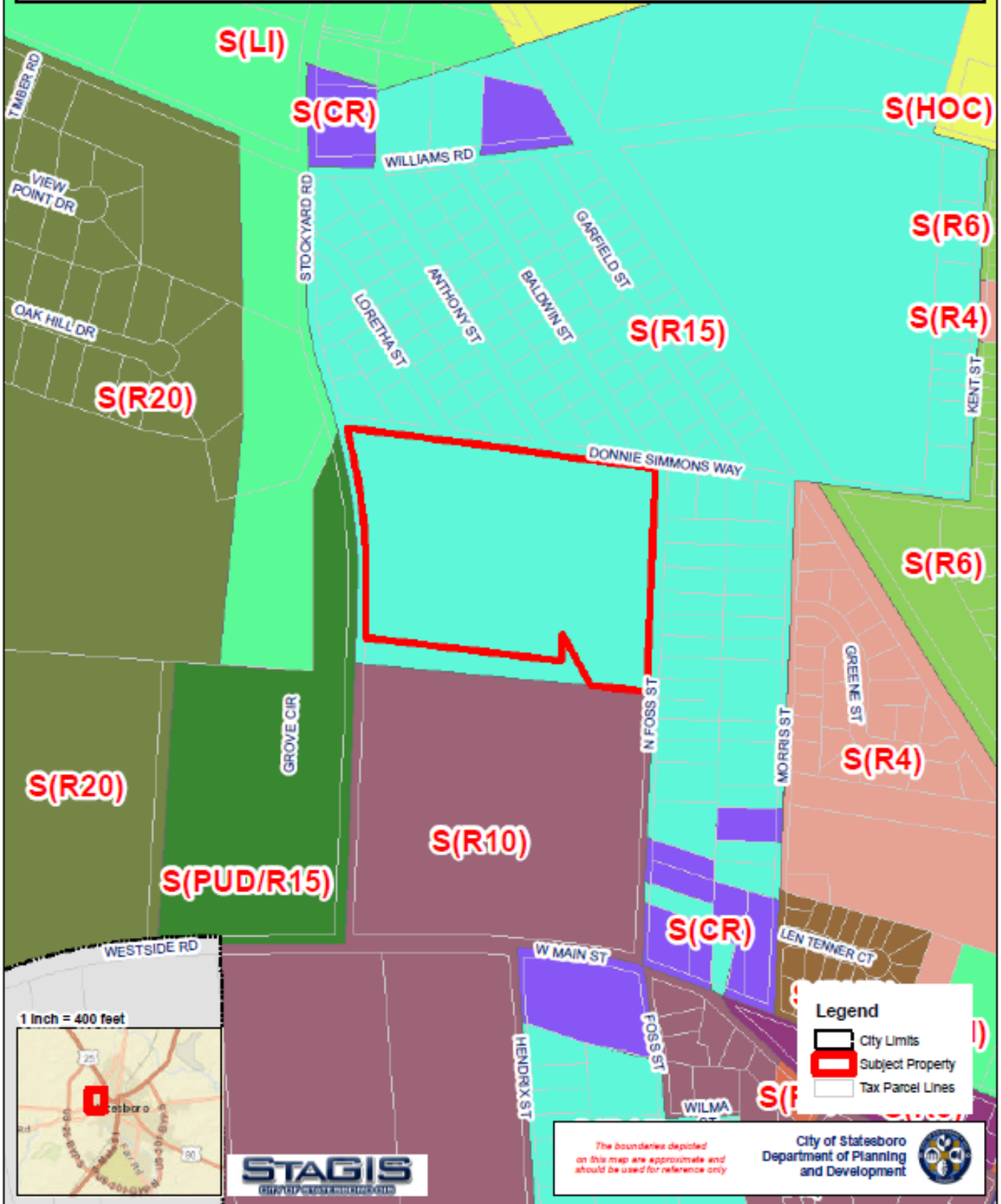
Stockyard Rd
Parcel: MS38000056 000

Location Map



Case # RZ 21-03-05 & V 21-03-06
Stockyard Rd
Parcel: MS38000056 000

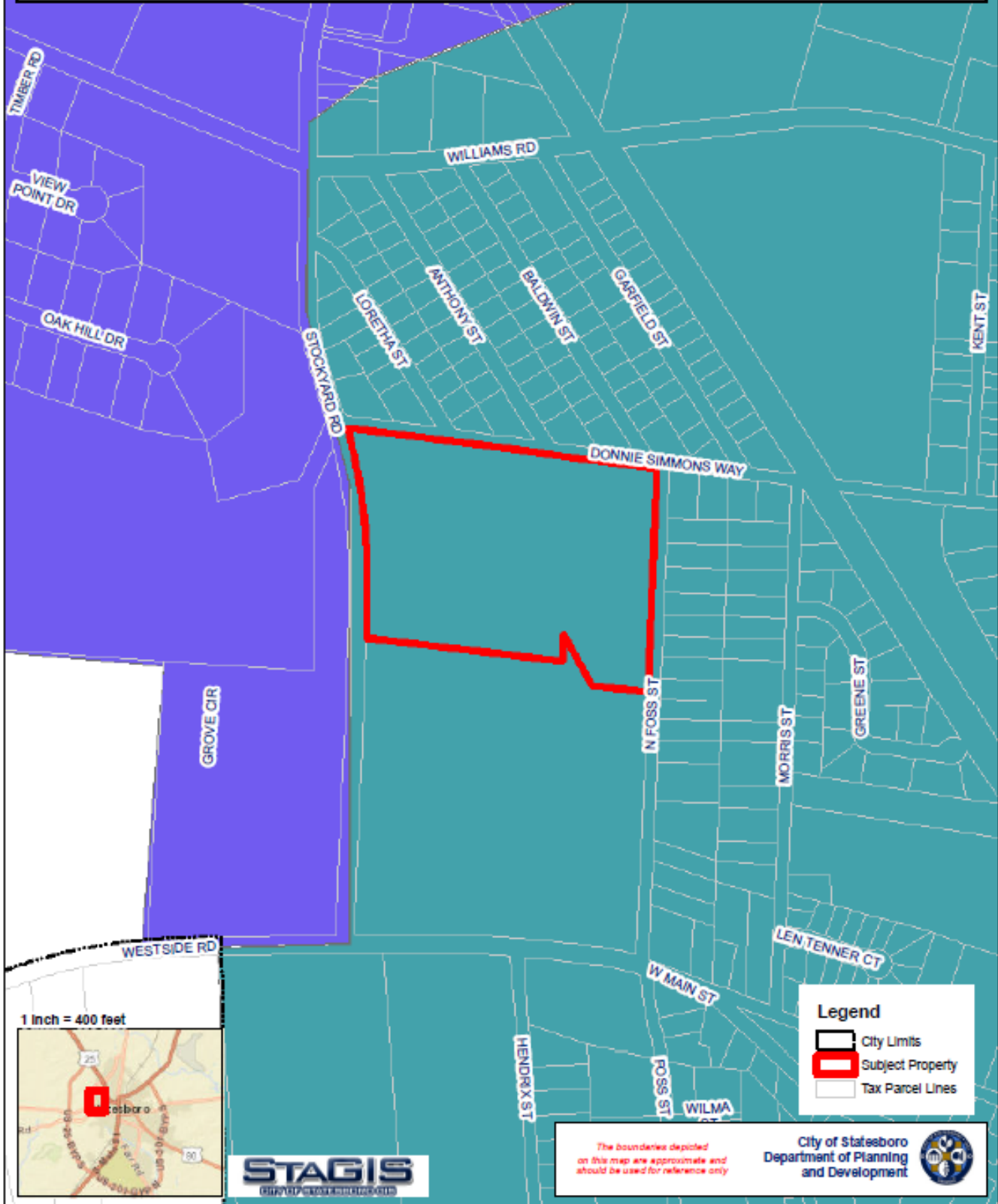
Zoning Map

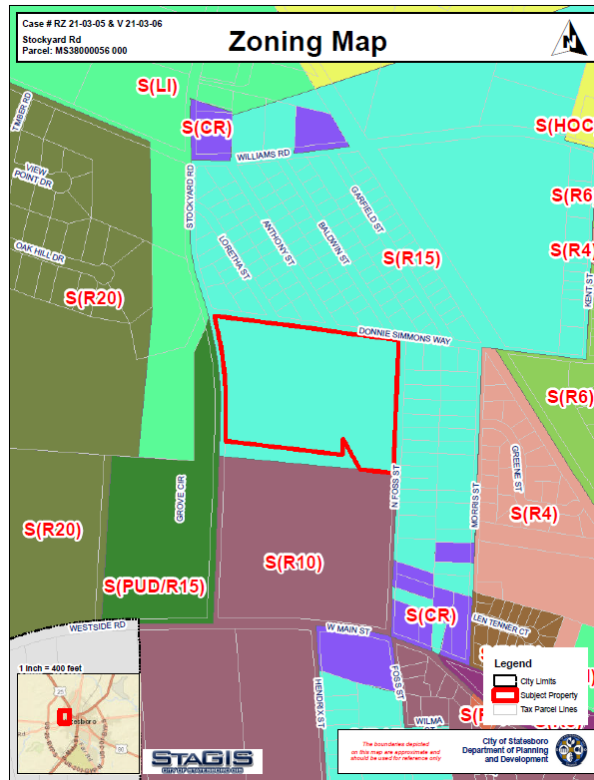


Case # RZ 21-03-05 & V 21-03-06

Stockyard Rd
Parcel: MS38000056 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-15 (Single-Family Residential)	Single Family Dwelling
Northeast	Location Area #2: R-15 (Single-Family Residential)	Educational Complex
East	Location Area #3: R-15 (Single-Family Residential)	Single Family Dwelling
North West	Location Area #4: R20/LI (Single-Family Residential/Light Industrial)	Nursing Home
Southeast	Location Area #5: R-15 (Single-Family Residential)	Single Family Dwelling
South	Location Area #7: R-10/R-15 (Single-Family Residential)	School
Southwest	Location Area #8: PUD/R-15 (Planned Unit Development/Single-Family Residential)	Neighborhood
West	Location Area #9: R20/LI (Single-Family Residential/Light Industrial)	Undeveloped Land

SUBJECT SITE

The subject site consists of one parcel containing 4.51 acres. Currently the parcel contains multiple buildings that made up a former school. The site consists of some vacant buildings while a food bank, café, and outreach program are run out of two of the buildings. The applicant seeks to construct a senior housing development on a portion of the site. The site is currently zoned R15 (Single-Family Residential), and under the current designation, would only be suitable for the construction of single-family homes with subdivided land on 15,000 square foot lots.

The applicant is additionally requesting a reduction in the amount of parking required on the site. As per Article XVI, Section 1600 of the ordinance, developments of this type would generally require a parking space for each bedroom, plus one additional space for each additional ten dwelling units. Overall, this development would require 82 spaces for the proposed 51 units. The applicant is requesting that they add a total of 68 parking spaces, which equals roughly 1.3 parking spaces per unit. The applicant suggests that this amount would be sufficient due to the nature of the development, and past developments of a similar nature.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” character area, which is generally intended for small-lot single-family residential and neighborhood scale retail and commercial development.

ENVIRONMENTAL SITE ANALYSIS

The property does contain a small area of wetlands on the southwest end of the property. There are no flood zones being projected on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. The construction of residential buildings on the site would increase traffic on Stockyard Road, but the development will have access to Donnie Simmons Road as a secondary outlet.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* 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.”

Article XX, Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment request, in **“balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.”** Those standards are as follows:

1. Existing uses and zoning or [of] property nearby.

- The surrounding area is made up of a variety of uses. These include residential, light industrial, a planned development, a nursing home, an elementary school, and undeveloped land.

- 2. The extent to which property values are diminished by the particular zoning restrictions**
 - It is Staff's opinion that the property value would increase with the zoning change.
- 3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
 - This development would provide additional housing units, which would provide new housing in an area identified by the Statesboro Housing and Revitalization Commission (Statesboro GICH Team) as the MLK Neighborhood.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The property is currently underutilized and would result in a significant improvement of usage if redeveloped.
- 5. The suitability of the subject property for the zoned purposes.**
 - There is nearby residential uses of a lower intensity, but this area has a variety of uses. Locations on the North side of Stockyard Road are generally residential uses (single-family and a nursing home) while those on the South are a mix of apartments, neighborhoods, light commercial, and a school.
- 6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
 - The property has been underutilized as residential property, and has served as a food bank, outreach program and small café. Other buildings on the property have been vacant since construction of the new Julia P. Bryant School in 2010.
- 7. The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in the adjacent areas; and**
 - The proposed change would increase the density in the area, by adding higher density housing units. This development is likely to increase congestion in the area.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
 - The proposed use is consistent with the subject site's character area ("Established Residential Neighborhood") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use is consistent with the current standing development of the area which precludes the passage of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends approval of **RZ 21-03-05 & V 21-03-06**. 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 & Variance does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) The site must be developed to accommodate senior housing, and cannot be developed for another use without explicit approval from City Council.

At the special called meeting of the Planning Commission on April 15, 2021, the Commission voted to approve the Zoning Map Amendment and Variance with staff conditions by a 4-0 vote.

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



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: Cain Smith, City Attorney

Date: April 28, 2021

RE: May 4, 2021 City Council Agenda Items

Policy Issue: *First reading of proposed amendment to the Statesboro Code of Ordinances Chapter 6 Sections 6-5(0) and 6-7(e) extending eligibility for distance waivers to pubs and low volume licensees.*

Recommendation: N/A

Background: O.C.G.A. § 3-3-21(b)(3) allows local jurisdictions to regulate distance requirements for on premises alcohol sales. Currently distance waiver permits may only be applied for by licensees operating as restaurants. Mayor and Council directed drafting of revision at April 20, 2021 work session for first reading at next regular meeting.

Budget Impact: None

Council Person and District: All

Attachments: Proposed redlined amended versions of Section 6-5(o) and 6-7(e)

Ordinance 2021-02:

Section 6-5(o)

Application for distance waiver permit ~~for a restaurant~~. The mayor and city council, following application for a distance waiver permit ~~for a restaurant~~, notice and hearing, may in its discretion grant a distance waiver permit ~~for a restaurant~~ authorizing the issuance of an On Premises license to a licensee of a restaurant, **pub, or low volume** notwithstanding the distance requirements in subsection 6-7(e) from school buildings, alcohol treatment centers, educational buildings on college campus, churches and/or property lines of a private dwelling located in single-family residential zoning district for locations that sell alcohol for consumption on the premises only. The application for a distance waiver permit shall be obtained as provided in the rules and regulations of the administration of this chapter.

Section 6-7(e)

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

(1)

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

(2)

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

(3)

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

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

To: Mr. Charles Penny, City Manager

From: Cindy S. West, Finance Director *CSW*

Date: April 28, 2021

RE: Setting the date for the Public Hearing for Fiscal Year 2022 Budget

Background: The State of Georgia requires a public hearing on the proposed budget, at which time any person wishing to be heard on the budget may appear. The public hearing must be held at least one week prior to the meeting of the governing authority at which adoption of the budget resolution will be considered. Notification of the public hearing must be at least one week prior to the meeting.

Recommendation: Set the Public Hearing for May 18, 2021, during the regular scheduled Council Meeting.

Budget Impact: N/A

Council Person and District: All

Attachments: None

CITY OF STATESBORO

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

To: Jason Boyles
Assistant City Manager

From: Steve Hotchkiss
Public Utilities Director

Date: 4-26-21

RE: Edgewood Sewer Lining Project

Policy Issue: Purchasing - City Council Approval

Recommendation:

Consideration of a motion to award a contract to SAK Construction LLC in the amount of \$788,770.00 to rehabilitate approximately 5800' of 30" sewer main. This project was funded as part of the 2021 CIP Budget Item #WWD14-L with funds from the 2013 SPLOST.

Background: As part of the City's ongoing efforts to reduce ground water infiltration into its sanitary sewer system we are proposing to line approximately 5800' of 30" sanitary sewer main with Cured In Place liners. Our Wastewater Treatment Plant experiences extremely high flows during rain events and period of wet weather. Reducing this flow will extend the life of the plant and free up capacity for other uses while reducing operational costs.

Competitive bids were obtained from seven qualified installers and were reviewed by our consultants at Hussy Gay Bell Engineering. A low bid of \$788,770.00 was submitted by SAK Construction LLC; well below our estimate of \$1,100,000.00. SAK is very experienced and is considered to be well qualified to perform this work.

Budget Impact:

Funds were approved as part of the 2021 CIP Budget with funds coming from the 2013 SPLOST.

Council Person and District: John Riggs, District 4 and Shari Barr, District 5

Attachments: HGB Bid abstract and recommendation letter.

CITY OF STATESBORO



COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5

Jonathan McCollar, Mayor
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I. Cain Smith, City Attorney

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

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

From: John Washington, P.E., P.L.S., Director of Public Works and Engineering
Marcos Trejo, P.E., Stormwater Manager

Date: April 26, 2021

RE: Recommendation of Low Bidder, 2019 Community Development Block Grant (CDBG)
Infrastructure and Drainage Improvements

Policy Issue: Purchasing

Recommendation:

Staff recommends award of the 2019 Community Development Block Grant (CDBG) infrastructure and drainage improvement project contract to McLendon Enterprises, Inc. in the amount of \$975,150.90. The low bid received from McLendon Enterprises, Inc. meets the requirements of the bid package and an acceptable bid bond was submitted. McLendon Enterprises, Inc. meets all requirements of the bid package and has successfully worked with the City on previous projects, including most recently the East Main Street and Packinghouse Road Sidewalk project.

The results of the bid tabulation are shown below:

	Base Bid	Alternate Bid	Total Bid
Mill Creek Construction	\$832,718.75	\$167,127.00	\$999,845.75
Y-Delta	\$818,229.47	\$225,725.89	\$1,043,955.36
McClendon Enterprises	\$799,111.90	\$176,039.00	\$975,150.90

Background:

The City was awarded a Community Development Block Grant (CDBG) in 2019 to improve the public infrastructure for the area of Carver Street, Floyd Street, James Street and Roundtree Street (MLK Drainage Basin). One of the components of this project consisted of a flood prevention basin to be constructed along the Little Lott's Creek Tributary that crosses Donnie Simmons Drive in the same area. This basin was designed to store flood waters during heavy rain events and keep them from flooding the area downstream including West Main Street, Proctor Street, and Martin Luther King Drive.

Budget Impact: Paid by 2019 CDBG (grant), 2013 SPLOST, and Public Utilities enterprise funds.

Council Person and District: District 2, Councilmember Paulette Chavers

Attachments: Bid Tabulation