



**May 18, 2021 5:30 pm**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Venus Mack
3. Recognitions/Public Presentations
  - a) Presentation of a Proclamation recognizing May 16-22, 2020 as National Public Works Week.
  - b) Presentation of a Proclamation recognizing May 12-18, 2021 as National Police Week.
  - c) Presentation of a Proclamation recognizing May 18, 2021 as CASA Volunteer Day.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 04-27-2021 Budget Work Session Minutes
    - b) 05-04-2021 Council minutes
    - c) 05-04-2021 Executive Session Minutes
6. Public Hearing to solicit input on the proposed FY 2022 Budget for the City of Statesboro.
7. Second reading and consideration of a motion to approve **Ordinance 2021-02**: an ordinance amending the Statesboro Code of Ordinances Chapter 6, Sections 6-5(0) and 6-7(e) extending eligibility for distance waiver permits to pubs and low volume licensees.
8. Public Hearing & Consideration of a Motion to approve application for an alcohol license Sec. 6-5:

Sai 218 Inc DBA Sym Food Store  
218 N Main St  
Statesboro, Ga 30458  
Owner: Radhika Amin
9. Public Hearing and Consideration of a Motion to Approve: **Application RZ 21-03-04**: Valnoc, LLC & PDC Statesboro LLC requests a zoning map amendment from the R-4 (High-Density Residential) zoning district to the PUD (Planned Unit Development) zoning district on 64.93 acres of undeveloped property in order to construct 209 attached single-family dwellings and 30 detached single-family dwellings on Cawana Road.

10. Public Hearing and Consideration of a Motion to Approve: **Application RZ 21-04-01:** Southern Coastal Investment Properties, LLC requests a zoning map amendment from the R-20 (Single-Family Residential) zoning district to the R-4 (High Density Residential) zoning district, in order to construct 18 single story townhomes at 10 Briarwood Court.
11. Public Hearing and Consideration of a Motion to Approve: **Application RZ 21-04-02:** Jessica Hermmann requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the O (Office) zoning district, in order to open a real estate office on the site located at 110 South Zetterower Avenue.
12. Public Hearing and Consideration of a Motion to Approve: **Application SE 21-04-03:** Jamie Lynn Stowbridge requests a special exception to locate a trailer on a 0.3 acre property located in the R-10 (Single-Family Residential) zoning district on a property located on Lewis Street.
13. Public Hearing and Consideration of a Motion to Approve:
  - A) **Application AN 21-04-04:** Adams Property Group requests an Annexation by the 100% method of 8.72 acres of vacant land for the purposes of constructing a self-storage mini warehouse facility on Veterans Memorial Parkway.
  - B) **Application RZ 21-04-05:** Adams Property Group, LLC requests a zoning map amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district to allow for the construction of a self-storage mini warehouse facility on Veterans Memorial Parkway.
14. Consideration of a Motion to approve **Resolution 2021-019:** A Resolution amending the job position classification and compensation plan to reclassify one Code Compliance Officer Position to Senior Code Compliance Officer.
15. Consideration of a motion to approve change orders #7, 8, 10, 11, 13, 14, and 15 with John Lavender & Associates, Inc. in the not to exceed amount of \$107,136.00 for the Luetta Moore Park and Grady Street Park improvements project and authorize the Mayor to execute contract document amendments.
16. Consideration of a motion to purchase a new mini skid steer with attachments for the Public Works and Engineering Department in the amount of \$39,431.00 from Vermeer Southeast using Sourcewell Member #33094, Contract #062117-VRM.
17. Consideration of a motion to approve a joint resolution with Bulloch County to authorize payment of proceeds from 2019 SPLOST to the City of Statesboro in the amount of 480,331.73.

18. Consideration of a motion to approve a Memorandum of Agreement with GDOT for roadway and pedestrian crosswalk maintenance on State Route 73 (South Main Street) between Tillman Road and State Route 67 (Fair Road) for the Blue Mile Streetscape project.

19. Other Business from City Council

20. City Managers Comments

21. Public Comments (General)

A) Annie Bellinger to address conflicts on the Westside.

22. 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)

23. Consideration of a Motion to Adjourn

# A PROCLAMATION BY THE MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

## NATIONAL PUBLIC WORKS WEEK PROCLAMATION May 17 – 23, 2020

### “Stronger Together”

- WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the City of Statesboro; and,
- WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,
- WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Statesboro to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and,
- WHEREAS, the year 2021 marks the 61<sup>st</sup> annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,
- RESOLVED, I, Jonathan McCollar, Mayor of the City of Statesboro, do hereby designate the week May 16 – 22, 2021 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Statesboro on this 18th day of May, 2021.

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Jonathan McCollar, Mayor



# A PROCLAMATION BY THE MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

## 2021 NATIONAL POLICE WEEK

**WHEREAS,** in 1962, President John F. Kennedy signed a proclamation which designated May 15<sup>th</sup> as Peace Officer's Memorial Day and the week in which that date falls as Police Week; and

**WHEREAS,** the officers and staff of the Statesboro Police Department play an essential role in protecting the freedoms and safeguarding the rights of the citizens of our community; and

**WHEREAS,** there are nearly 60,000 assaults on law enforcement officers across the United States each year, resulting in approximately 16,000 injuries; and

**WHEREAS,** more than 20,000 law enforcement officers in the United States have died in the line of duty since the first recorded death in 1791; and

**WHEREAS,** the names of 362 officers who died in the line of duty in 2020 are being added to the National Law Enforcement Officer's memorial this spring; and

**WHEREAS,** it is important to recognize the partnership that exists between the police and their community in order to ensure a high quality of life for all citizens,

**NOW THEREFORE,** I Jonathan McCollar, Honorable Mayor of Statesboro, Georgia, do hereby proclaim the week of May 12 through May 18, 2021 as Police Week in the City of Statesboro, and therefore extend appreciation to the members of the Statesboro Police Department for their dedicated work alongside our community, and call upon all citizens to take a moment to consider the responsibilities we place upon the shoulders of our law enforcement officers, and to reflect on those officers in our nation who have died in the line of duty.

**IN WITNESS THEREOF,** I, Jonathan McCollar, Honorable Mayor of the City of Statesboro, Georgia, hereunto set my hand and caused the seal of the City of Statesboro to be affixed this 18<sup>th</sup> day of May, 2021.

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Jonathan McCollar, Mayor

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

## **CASA VOLUNTEER DAY**

**WHEREAS,** the City of Statesboro recognizes the problem of child abuse and neglected and is committed to helping its victims; and

**WHEREAS,** Court Appointed Special Advocates (CASA) Ogeechee recruits, trains, supports and supervises community volunteers as advocates for children who have been removed from their home due to neglect or abuse in the counties of Bulloch, Screven, Jenkins and Effingham; and

**WHEREAS,** CASA Volunteers ensure children's best interest remain the priority while working toward establishing a safe, stable and permanent home for each child served, and

**WHEREAS,** CASA has a record of public service protecting the safety and well-being of Ogeechee Judicial Circuit's foster children, defending them from harm and ensuring they are provided with the court-order services they need; and

**WHEREAS,** CASA establishes and maintains effective relationships with the Juvenile court, Department of Child and Family Services (DFCS) and other child serving agencies/institutions in order to create a cooperative environment in which to best meet the needs of children,

**WHEREAS,** National CASA/GAL Association and FosterStrong are working with members of Congress to recognize CASA Volunteer Day nationwide.

**NOW THEREFORE,** I Jonathan McCollar, Mayor of the City of Statesboro do hereby proclaim

**May 18, 2021 as CASA Volunteer Day**

in Statesboro and urge all residents to become aware of the work and mission of CASA Ogeechee. Let it be known that the City of Statesboro supports the education efforts to raise awareness of the CASA program at the local level and the need for community members to provide a voice for the children in foster care.

**IN WITNESS THEREOF,** I have here unto set my hand this 18<sup>th</sup> day of May in the year 2021.

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Jonathan McCollar, Mayor



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**CITY OF STATESBORO  
CITY COUNCIL WORK SESSION MINUTES  
April 27, 2021**

A work session of the Statesboro City Council was held on April 27, 2021 at 2:00 p.m. in the Council Chambers at City Hall. Present were Mayor Jonathan McCollar, Council Members: Phil Boyum, Paulette Chavers, John Riggs, and Shari Barr. Also present was City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles, Finance Director Cindy West and Public Information Officer Layne Phillips. Councilmember Venus Mack was absent.

Mayor Jonathan McCollar called the meeting to order.

**Review of the Proposed City of Statesboro Fiscal Year 2022 Operating Budget.**

City Manager Charles Penny presented the proposed FY 2022 annual operating budget. He reviewed budget objectives, which includes tax base growth, emphasis on redevelopment and clean up, and retaining and recruiting talented employees. The challenges and unknowns include the American Rescue Pan and that 4% of the property in the City limits is non-taxable, which makes up 23% of the assessed value for real and personal property. The Fiscal Year 2022 proposed budget highlights include a 1.05% increase from FY 2021 amended budget and a 3.49% increase in the General Fund. Another highlight is no proposed rate increases, and no proposed property tax increases.

Mr. Penny continued with the compensation and benefits review, which includes a 3% pay plan adjustment, pay for performance, and a proposal of no increase in employee premiums. Items not funded for FY 2022 are eight new police officers and equipment. We would have to increase millage rate to fund these new positions and right now, it is hard to find eligible employees to be police officers. However, Chief Broadhead has authorization to hire three more officers if all vacant positions are filled and he has a full staff of the approved 77.

Mr. Penny reviewed the proposed appropriation levels on operating funds that shows a 2.6% increase. A review FY 2022 proposed property tax rates between the Board of Education, Bulloch County and the City of Statesboro and of the three, the City has the lowest rate.

Mr. Penny reviewed revenue trends and current and future challenges such as promoting regional identity, keeping the pay plan up to date, advancing a creative, inclusive, professional culture and growing our Central City. Mr. Penny stated to balance our budget for this fiscal year we will continue the conditional hiring freeze for non-public safety positions, “hold line” on operating cost and keeping capital outlay/CIP within planned limits.

The General fund highlights review includes neighborhood revitalization, Public Safety, Statesboro Fire Service fund, General Capital Fund, Water & Sewer Fund, Storm Water Fund, Natural Gas Fund, Solid Waste Collection Fund, Solid Waste Disposal Fund, and Fleet Maintenance Fund.

There was a ten-minute recess at 3:39 pm.

The work session reconvened at 3:49 pm.

Assistant City Manager Jason Boyles reviewed with Mayor and City Council the proposed FY 2022 revenues and expenditures of the General Fund. He also went over the FY 2022 budget assumptions.

No action taken.

The meeting was adjourned at 4:39 pm

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk



CITY OF STATESBORO  
COUNCIL MINUTES  
MAY 4, 2021

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

**1. Call to Order**

Mayor Jonathan McCollar called the meeting to order

**2. Invocation and Pledge**

Mayor Pro Tem Paulette Chavers 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	Mayor Pro Tem	Present	
Venus Mack	Councilmember	Present	
John Riggs	Councilmember	Present	
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

**3. Recognitions/Public Presentations:**

**A) Presentation of a Proclamation for International Firefighters Day.**

Mayor Jonathan McCollar read and presented a proclamation to Fire Chief Tim Grams of the Statesboro Fire Department for International Firefighters Day.

Mayor McCollar stated there is an addition to the agenda for another Proclamation for Municipal Clerks Week. Mayor McCollar read the proclamation and presented it to City Clerk Leah Harden.

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

**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**

A motion was made to approve the consent agenda.

**RESULT:**

Approved (Unanimous)

**MOVER:**

Councilmember John Riggs

<b>SECONDER:</b>	Mayor Pro Tem Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

**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).

A Motion was made to open the Public Hearing.

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

A Motion was made to close the Public Hearing.

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

Councilmember Phil Boyum stated this will put lots of traffic on Donnie Simmons Way and wanted to make sure Paulette Chavers was ok with this since it is in her district.

Mayor Pro Tem Paulette Chavers thanked Phil for his question and stated it may be a small challenge but it's worth it to have more senior housing in Statesboro.

Councilmember Shari Barr stated she agrees with Mayor Pro Tem Chavers about the need for this kind of housing.

A Motion was made to approve **Application RZ 21-06-05** and **Application V 21-03-06**.

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

**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 distance waivers to pubs and low volume licensees.**

A motion was made to open the Public Hearing.

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

City Attorney Cain Smith explained that currently we do allow for proximity waivers for restaurants. Which is proximity from certain businesses set out in Section 6-7 (e). The proposed amendment would extend eligibility for distance waivers to pubs and low volume licensees.

Marcus Toole 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 Shari Barr
<b>SECONDER:</b>	Mayor Pro Tem Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

Councilmember Shari Barr asked if in the process of obtaining a waiver permit would a sign be posted on the business so people around them would know.

City Attorney Cain Smith stated no, there would be no public posting of the request for a distance waiver. It would solely be brought before Mayor and Council after investigation by City Staff.

Councilmember John Riggs asked if the distance waiver includes churches.

City Attorney Cain Smith stated all forbidden businesses are listed in Section 6-7 (e) (1) and churches are part of that as well.

Councilmember Phil Boyum stated this gives flexibility and opportunities for business to approach us as well as the folks who may be affected by those businesses.

A Motion was made to approve the first reading of **Ordinance 2021-02**.

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

**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.**

A motion was made 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.

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

**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.**

A motion was made to award a contract to SAK Construction LLC in the amount of \$788,770.00 to rehabilitate sanitary sewer mains.

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



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

**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.**

A motion was made 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.

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

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

Mayor Pro Tem Paulette Chaves stated that last September Council passed the Non Discrimination ordinance and that it has come to her attention a lot of individuals do not know the process of how to file a complaint. Mayor Pro Tem Chavers explained the process of how to file a complaint. You go to [www.statesboroga.gov/boards-commissions](http://www.statesboroga.gov/boards-commissions), and scroll down to the non-discrimination complaint form, print the form, fill it out and turn it into the City Clerk's office at City Hall, by hand delivery, mail, fax, or email. If you do not know how to complete the form, Statesboro City Clerk Leah Harden is available to assist with the completion of the form.

Councilmember John Riggs announced that after much consideration he has decided not to run for a fourth term as representative for District 4 on Statesboro City Council. He stated it has been my privilege and honor to serve.

Mayor McCollar stated John we are going to miss you. Thank you for everything you've done, thank you for having such a gentle heart.

Mayor McCollar deferred to City Manager Charles Penny. Mr. Penny stated he was going to introduce the developer of the Senior Housing Project Bill Gross to Mayor and Council; however, he was unable to make it today. Mr. Gross did say he could come to the next meeting to meet with Mayor and Council.

Mayor McCollar stated that staff has been remarkable with not only this project but also the entire housing initiative.

**12. City Managers Comments**

City Manager Charles Penny stated the Youth Connect applications are flowing in and today is the deadline. We will start the process for choosing twenty young people who will work with the City and other entities for the next five weeks beginning on June 7th.

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

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

At 9:41 am a motion was made to enter into Executive Session to discuss “Personnel Matter” Real Estate” and “Potential Litigation in accordance with O.C.G.A. 50-14-3(b)

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

At 10:03 am a motion was made to exit Executive Session.

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

Mayor Jonathan McCollar called the regular meeting back to order. In Executive Session Council made the decision to appoint Sam DeRocco as the Assistant Prosecuting Attorney for the City of Statesboro.

A motion was made to appoint Sam DeRocco as the Assistant Prosecuting Attorney for the City of Statesboro.

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

### 15. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 10:04 am.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk

# 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:** May 5 2021

**RE:** May 18, 2021 City Council Agenda Items

**Policy Issue:** *Second reading and consideration of proposed amendment to the Statesboro Code of Ordinances Chapter 6, Sections 6-5(0) and 6-7(e) extending eligibility for distance waiver permits 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. First reading was held May 4, 2021 where Council voted 5-0 to advance to second reading.

**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).

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum, District 1  
Paulette Chavers, District 2  
Venus Mack, 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:** Tax Department

**Date:** 5/10/2021

**RE:** Sai 2018 Inc, DBA Sym Food Store

**Policy Issue:** Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (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 & Development, Fire Department, Police Department, and Legal recommended approval

**Budget Impact:** None

**Council Person & District:** Phillip Boyum, District 1

**Attachments:** Application & Department Approvals

**Sym Food Store**  
**218 N Main St**  
**Statesboro, Ga 30458**

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

**Alcohol License Review**

**Department                      Full Name      Recommendation                      Comments**

<b>Planning &amp; Development</b>	Elizabeth Burns	Approve	
<b>Fire Department</b>	Fallon Brown	Apporve	
<b>Police Department</b>	Jared Akins	Approve	
<b>Legal</b>	Cain Smith	Approve	



*City of Statesboro*  
*Department of Planning and Development Memorandum*

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50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

**DATE:** March 30, 2021

**TO:** Tax Department

**SUBJECT: ALCOHOLIC BEVERAGE APPLICATION (218 North Main Street, Sym Food Store)**

The Department of Planning and Development has reviewed the alcoholic beverage application submitted by Sym Food Store for 218 North Main Street. The applicant is proposing retail package sales of malt beverages and wine for a “convenience store” at the location. The proposed sale of alcoholic beverages is permitted at the location and **the application may be APPROVED**. Staff’s recommendation is based on the following:

**1) Zoning District:** 218 North Main Street is located in the HOC (Highway Oriented Commercial) district.  
**2) Zoning Use Classification:** Per Article XI, by reference to Article VIII, a “convenience store” may be classified in the HOC (Highway Oriented Commercial) district as:

- Retail or wholesale establishments

**3) Alcohol Beverages Proximity Restrictions:** The Department of Planning & Development has reviewed the subject property for consistency with the proximity restrictions of Chapter 6, Section 6-7 (d) of *Statesboro Codes and Ordinances*. The proposed location is required to adhere to the regulations set forth by O.C.G.A. § 3-3-21. As per Chapter 6-7, Class B and C licenses shall be issued for a location only if the location complies with the proximity requirements provided by O.C.G.A. § 3-3-21 as measured by the rules and regulations promulgated by the Georgia Department of Revenue. The proposed location is required to adhere to the proximity requirements and package sales for off-premises consumption governed by O.C.G.A. § 3-3-21.

The Department of Planning and Development recommendation of **approval** is based on the information provided within the business occupational tax application submitted for our review. This approval does not confer rights to open or operate the proposed business until all dimensional requirements of the *Statesboro Zoning Ordinance*, or applicable requirements of any other chapter of City Code have been met.

The Department of Planning & Development encourages all applicants to access the *Statesboro Zoning Ordinance* online at <http://www.statesboroga.gov/>. The applicant is also encouraged to consult directly with representatives of the Engineering, Fire, and other permitting departments if any work on the building or site is occurring to determine whether or not building or site plans associated with the proposed use are necessary.

Respectfully,

Elizabeth Burns  
City Planner I



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

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

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

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

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

1. Business Trade Name: SYM FOOD STORE  
D/B/A Name: \_\_\_\_\_

2. Applicant's Name: SAI 218 INC  
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 218 ~~N~~ MAIN STREET STATESBORO, GA 30458

4. Business mailing address: 218 E MAIN STREET STATESBORO, GA 30458

5. Local business phone number: 635-122-4998

Corporate office phone number: \_\_\_\_\_

6. Name of Manager: RADHIKA MAITRAYE AMIN  
Person responsible for day-to-day management of business

10. Purpose of application is:

New Business \_\_\_\_\_ New Owner X

Previous owner's name: JYOTI PATEL

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

  X   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   X   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: \_\_\_\_\_

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

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

**15. Members of LLC and/or partners:**

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

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

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

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

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

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

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

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

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

Name of Corporation: SAI 218 INC

Home Office address: 218 E MAIN STREET STATESBORO GA 30458  
\_\_\_\_\_

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

Date & Place of incorporation: 01/28/2021 GA

Do you have a shareholders agreement?: NO

If not, what documents establish the ownership rights of the shareholders? GA SOS INCORPORATION  
CERTIFICATE

17. Officers:

Full Legal Name: RADHIKA MAITRAYE AMIN Phone #: 635-122-4998

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

Percentage of stock owned: 100 / Office held: STATESBORO

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:

AB McDONALD JR ESTATE

PO BOX 563, STATESBORO, GA 30459

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

LEASED

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

AB McDONALD JR ESTATE

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

RADHIKA MAITRAYE AMIN

Print full name as signed below

Rm

Signature of applicant

OWNER

Title

02/16/2021

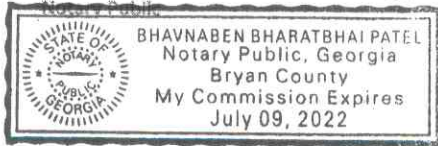
Date

Sworn and subscribed before me this 16 day of 02, 2021.

Bharnaben Bharatbhai Patel

07/09/2022

My commission expires





Calculation of Basic License Fee

For Calendar Year: \_\_\_\_\_

Classification:	Mark all that apply	License Fee
1. Package Sales	<input checked="" type="checkbox"/>	\$1750
2. On Premise License Types		
A. Bar	<input 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 checked="" type="checkbox"/>	\$300
9. In Room Service Permit	<input type="checkbox"/>	\$150

Total Due: \$ 2050



Issued 03-09-2021

INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

AGENCY BRINSON WILLIAMS & GROOMES INSURANCE  
18-0424-00 DB MKT TERR 087 (912) 764-3335

INSURED SAI 218 INC

ADDRESS 218 N MAIN ST

STATESBORO GA 30458-4500

**BUSINESSOWNERS POLICY DECLARATIONS**

Endorsement Effective 02-25-2021

**POLICY NUMBER 50-271-244-00**

Company Use 80-57-GA-1502

Company  
Bill

**POLICY TERM**

12:01 a.m. 12:01 a.m.  
02-17-2021 to 02-17-2022

This policy is amended in consideration of the additional or return premium shown below. This Declarations voids and replaces all previously issued Declarations bearing the same policy number and premium term.

54643 (01-90)

## THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR WINDSTORM OR HAIL LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

### WINDSTORM OR HAIL DEDUCTIBLE

IN ANY ONE OCCURRENCE OF WINDSTORM OR HAIL, THE TOTAL DEDUCTIBLE FOR ALL COVERED WINDSTORM OR HAIL LOSSES WILL BE A MINIMUM OF \$ 1,000. PLEASE SEE ATTACHED FORM FOR ADDITIONAL DEDUCTIBLE INFORMATION.

Entity: Corporation

**PROPERTY COVERAGES - ALL DESCRIBED LOCATIONS**

COVERAGE	DEDUCTIBLE	LIMIT	PREMIUM	CHANGE
SPECIAL COVERAGE FORM TERRORISM - CERTIFIED ACTS			\$11.56	

**BUSINESS LIABILITY PROTECTION**

COVERAGE	LIMIT	PREMIUM	CHANGE
AGGREGATE LIMIT (Other than Products - Completed Operations)	\$2,000,000	\$369.33	
LIABILITY AND MEDICAL EXPENSE	\$1,000,000	Included	
Personal Injury	Included	Included	
TERRORISM - CERTIFIED ACTS		\$6.88	
<b>BUSINESSOWNERS LIABILITY PLUS</b>		\$104.95	
Fire, Lightning, Explosion, Smoke, And Water Damage Legal Liability	\$300,000	Included	
Medical Expenses - Per Person	\$10,000	Included	
Products - Completed Operations Aggregate	\$2,000,000	Included	
Blanket Additional Insured - Lessor of Leased Equipment	Included	Included	
Blanket Additional Insured - Managers or Lessors of Premises	Included	Included	
Blanket Waiver of Subrogation	Included	Included	
Broadened Knowledge of Occurrence	Included	Included	

# 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:** May 10, 2021

**RE:** May 18, 2021 City Council Agenda Items

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

**Recommendation:** The Planning Commission recommends approval of the Zoning Map Amendment requested by **RZ 21-03-04**.

**Background:** Valnoc, LLC & PDC Statesboro LLC requests a zoning map amendment from the R-4 (High-Density Residential) zoning district to the PUD (Planned Unit Development) zoning district on 64.93 acres of undeveloped property in order to construct 209 attached single-family dwellings and 30 detached single-family dwellings on Cawana Road (Tax Parcel # 092 000012 001). **Staff recommended denial of the Zoning Map Amendment due to lack of consistency with the annexation conditions of AN 12-09-01.**

**Budget Impact:** None

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

**Attachments:** Development Services Report (RZ 21-03-04)




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)

<b>RZ 21-03-04 ZONING MAP AMENDMENT REQUEST CAWANA ROAD</b>	
<b>LOCATION:</b>	Cawana Road
<b>EXISTING ZONING:</b>	R-4 (High Density Residential)
<b>ACRES:</b>	64.93 acres
<b>PARCEL TAX MAP #:</b>	092 000012 001
<b>COUNCIL DISTRICT:</b>	District 5
<b>EXISTING USE:</b>	Open Land
<b>PROPOSED USE:</b>	Planned Development



**PETITIONER** Valnoc, LLC and PDC Statesboro, LLC  
**ADDRESS** P.O. Box #3070, Statesboro, GA 30459

**REPRESENTATIVE** Joey Maxwell  
**ADDRESS** 40 Joe Kennedy Boulevard, Statesboro, GA 30458

<b>PROPOSAL</b>
The applicant requests a zoning map amendment from the R-4 (High Density Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to allow for the construction of 209 attached single family dwellings (townhomes) and 30 detached single family homes. Historically, the property has been open, undeveloped land. The applicant also requests changes to the conditions of the annexation (AN 12-09-01) which was granted January 15, 2013. Specifically, they request that condition I be removed, and conditions II and III be amended, as they seek relief from the 80' right of way requirement and associated improvements, as per the letter in the back of the report dated April 27, 2021, and associated site plan.
<b>STAFF RECOMMENDATION</b>
<b>RZ 21-03-04 DENIAL</b>

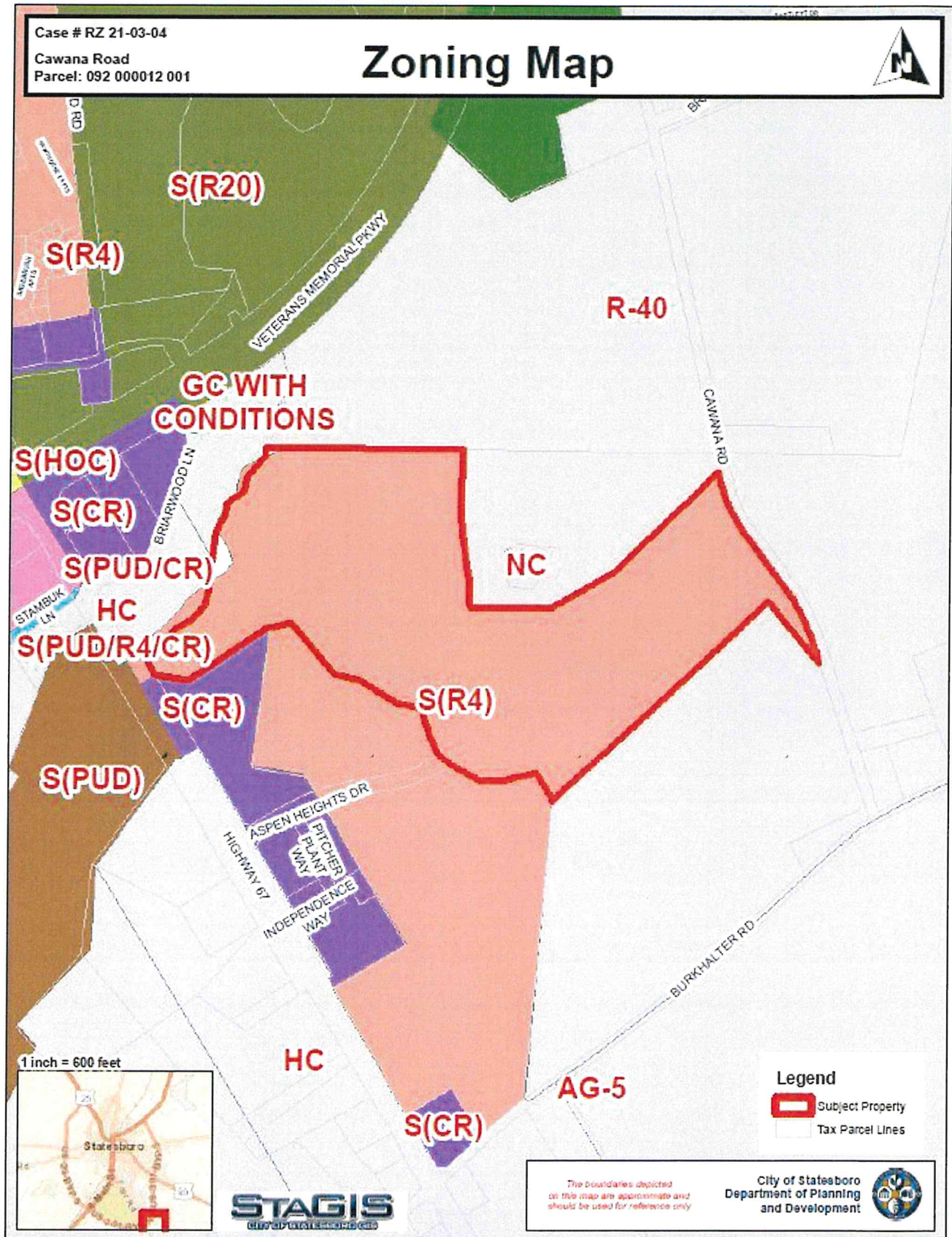


Case # RZ 21-03-04  
Cawana Road  
Parcel: 092 000012 001

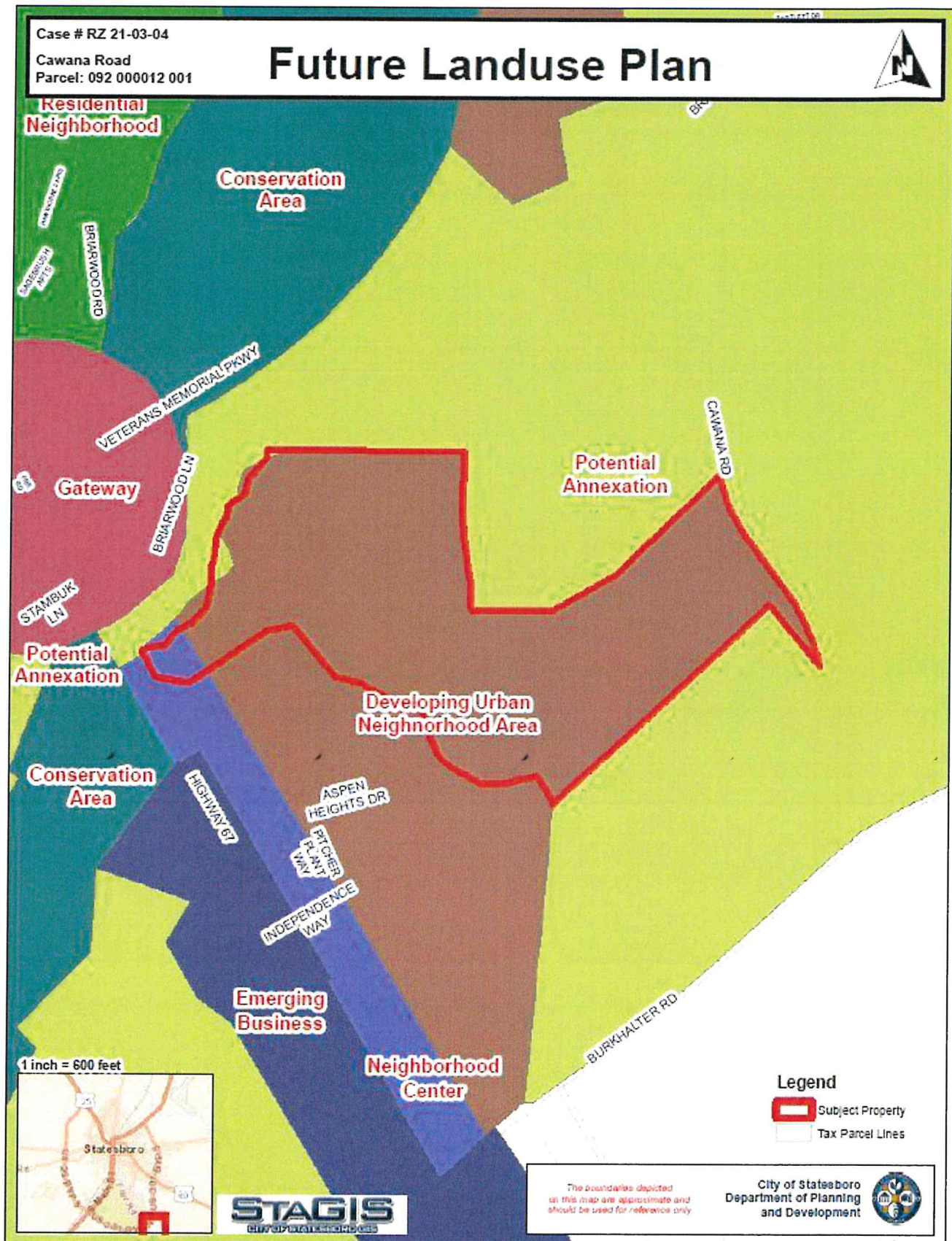
## Location Map

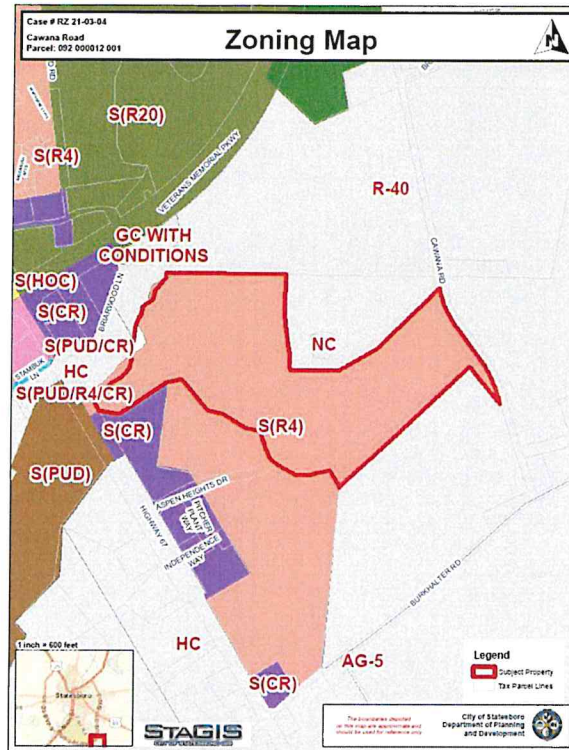












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-40 (Single-Family Residential)	Single Family Residential Dwelling, Agriculture
Northeast	<b>Location Area #2:</b> R-40 (Single-Family Residential)	Agriculture
East	<b>Location Area #3:</b> R-40 (Single-Family Residential)	Conservation
North West	<b>Location Area #4:</b> HC/R20/R-40 – Highway Commercial, Single-Family Residential, High Density Residential)	Undeveloped
Southeast	<b>Location Area #5:</b> R-40 (Single-Family Residential)	Single Family Residential Dwelling, Agriculture
South	<b>Location Area #7:</b> CR/R-4 (Commercial Retail/High Density Residential)	High Density Residential Dwellings
Southwest	<b>Location Area #8:</b> CR (Commercial Retail)	Restaurant
West	<b>Location Area #9:</b> CP/HC (Highway Commercial)	City Water Treatment Plant



## **SUBJECT SITE**

The subject site is open, undeveloped land totaling over 64 acres. Historically, the property has been woodlands.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Developing Urban Neighborhood Area” character area, which is located in developing or redeveloping areas of the City. Developing Urban Neighborhoods are characterized by higher density housing options and amenities. This character area can feature a diverse mix of housing options, mixed use developments, and increased connectivity to surrounding areas.

## **ENVIRONMENTAL SITE ANALYSIS**

Some acreage in the northwest portion of the subject property appears to be located within wetland areas and special flood area. The wetlands are expected to have little impact on the development potential of the subject property. Any potential issues will be addressed during standard permitting process and reviews.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities. Other services such as sanitation and public safety will be extended upon approval of this request.

The subject property’s sole road frontage is Cawana Road. Cawana Road is considered an urban collector street which collects traffic from local streets and channels it into an arterial system according to the Georgia Department of Transportation.

A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies on Cawana Road. The *LRTP* also does not recommend any priority roadway improvements for Cawana Road with the exception of possible turning lanes on the adjacent Burkhalter Road at the Cawana Road intersection.

### **Intersection Issues:**

Based on calculations provided by Volume II of the Trip Generation Manual, the total amount of traffic from the potential development was estimated. Weekly trips from the 230 proposed townhomes would amount to 8,978. The amount of trips from the proposed 30 single-family homes would be an additional 2,324 trips. The total amount of trips from the development would be an estimated 11,302 per week.

Per the City of Statesboro Engineer, it was recommended that a traffic study be completed to ensure adequate levels of service on both the intersections of Cawana Road/Aspen Heights Drive and Aspen Heights Drive/Highway 67. Specific concerns were voiced regarding the increase in traffic to Aspen Heights Drive as it connects to Highway 67. Additional concerns were voiced regarding the ingress and egress on Cawana Road and the subsequent intersection with Burkhalter Road/Highway 67.

In order to determine any needed road improvements related to the site, the Georgia Department of Transportation (GDOT) has this traffic study under review, and will be forwarding any recommendations to mitigate any traffic issues that could be caused by the development. It should be noted that we have requested review from GDOT since their Right of way at the intersection of Aspen Heights Drive and Highway 67 could be impacted.

### **Annexation Conditions (AN 12-09-01):**

The conditions as outlined by the annexation are as follows:

- I. Developer to install a purple pipe/reuse water irrigation system for connection to city reuse system (when available) to the specifications of the City of Statesboro Water/Wastewater Department. (Condition no longer required as per Director of Public Utilities)
- II. The dedication of an unimproved 80' wide strip of land running from the adjacent property line to the south (the property now or formerly being owned by Breckenridge Group – Aspen Heights) to Cawana Road as a right of way, to the City of Statesboro, for the express purpose of future right of way construction and improvements. All plats must show the dedicated right of way on the property. The routing and placement of said lane at the intersection of Cawana Road shall be subject to the approval of the City Engineer or his/her designee.
- III. Developer shall improve the 80' right of way upon development of each parcel or portion of each parcel to the point of service of each parcel. The right of way must be completed the entire depth of the property to City of Statesboro standards once 50% (as calculated by the City of Statesboro) or more of the property has been developed. Said improvements shall include, but not be limited to, road, curb, gutter, bike lanes, and sidewalks (generally 5' wide), and shall be constructed by the developer to City of Statesboro standards.

Based on these conditions, the applicant is required to construct an 80' public right of way to serve as a connector road starting with the extension of the existing Aspen Heights Drive to Cawana Road.

### **ZONING 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:

#### **(A) Existing uses and zoning or [of] property nearby.**

- The surrounding property consists of agricultural, high density residential, single family residential, commercial retail, and undeveloped land.

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

- The staff has not consulted a professional appraiser regarding the impact on the value of the surrounding properties.

**(C) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**

- The proposed zoning change could potentially result in lower densities than the highest residential zoning district (R4) and increase the amount of available housing options for residents.

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

- The existing zoning does not prohibit the health, safety, morals or general welfare of the public. A hardship on the owner is related to the current zoning. The existing zoning has a minimum frontage requirement of 75 feet, which prevents the development of townhomes that require a 22 foot lot frontage with zero lot line setbacks.

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

- There is no indication that the subject property is not suitable for the requested zoning.

**(F) 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 vacant since its original R-4 zoning designation.

**(G) The extent the proposed change would impact the following: (a) Population density in the area. (b) Community facilities. (c) Living conditions in the area. (d) Traffic patterns and congestion. (e) Environmental aspects. (f) Existing and future land use patterns. (g) Property values in adjacent areas.**

- a) Proposed land use change will cause an increase in population density.
- b) This request would require additional water and sewer infrastructure as paid for by the developer.
- c) Living conditions in the area
  - N/A
- d) The impact on traffic patterns and congestion are shown in the submitted Traffic Study as provided by Maldino and Wilburn, LLC and currently under review by the Georgia Department of Transportation. .
- e) Wetlands are present on the site. Wetlands must be delineated and any development on them would require Army Corps of Engineer approval.
- f) The development does fit with the future land use as the proposed use is compatible with the surrounding area as well as consistent with the 2019 – 2029 Future Development Map and the Statesboro Comprehensive Plan.
- g) Property values of adjacent areas are likely to increase due to the development.

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

- The proposed use is anticipated to occupy the vacant subject site. Per Article XVI of the *Statesboro Zoning Ordinance*, the applicant must have one (1) parking space for every bedroom + one (1) per 10 dwelling units for the multifamily units. Single family residences require two (2) spaces per dwelling unit.

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

Staff recommends that whereas the configuration/density of the proposed PUD is acceptable, **Application RZ 21-03-04 should be Denied due to lack of consistency with the annexation conditions of AN 12-09-01.** If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant the right to begin construction on this site. All development must be approved by the City.
- (2) All subdivision regulations as per Article 4, Section 4.3(13) must be adhered to, including prior approval by the City Engineer of the proposed local street alignment.
- (3) Per review of the Applicants' Traffic Study by the Georgia Department of Transportation, adequate implementation of their recommendations will need to be addressed and approved by the City Engineer.
- (4) Condition #1 of AN 12-09-01 be removed as it is now unnecessary for the municipal reclaimed water system.
- (5) Setback requirements from the roadway must be approved by the Director of Public Utilities for utility installation.

At the regularly scheduled meeting of the Planning Commission on May 4, 2021, The Commission voted to Approve the Zoning Map Amendment with the following Conditions with a 4-0 vote.

- (1) Removal of Item one of AN 12-09-01 in its entirety, which removes the requirement to install purple irrigation piping for reuse water.
- (2) Modify item two of AN 12-09-01 to reduce the requirement for an 80-foot wide strip of land to require a 60-foot wide strip of land for use as a City-owned and maintained right of way. The proposed route is from the existing terminus of Aspen Heights Drive to the proposed intersection with Cawana Road and is depicted in the attached exhibit 1.
- (3) Modify Item 3 of AN 12-09-01 to state the proposed roads will meet the intent of the city of Statesboro subdivision ordinance for a local street.
- (4) All utility installations shall be installed according to the attached Utility Placement Detail.
- (5) The front building setback shall be 15 feet as measured from the proposed right way to the front building facade. Porches and Patios shall be allowed inside the building setback.
- (6) Driveways and subsequent parking shall be allowed inside the proposed right of ways.
- (7) Approval of this Zoning Map Amendment does not grant the right to begin construction on this site. All development must be approved by the City.
- (8) All subdivision regulations as per Article 4, Section 4.3(13) must be adhered to, including prior approval by the City Engineer of the proposed local street alignment.

(9) Per review of the Applicants' Traffic Study by the Georgia Department of Transportation, adequate implementation of their recommendations will need to be addressed and approved by the City Engineer.



# 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:** May 10, 2021

**RE:** May 18, 2021 City Council Agenda Items

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

**Recommendation:** The Planning Commission recommends approval of the Zoning Map Amendment requested by **RZ 21-04-01**.

**Background:** Southern Coastal Investment Properties, LLC requests a zoning map amendment from the R-20 (Single-Family Residential) zoning district to the R-4 (High Density Residential) zoning district, in order to construct 18 single story town homes at 10 Briarwood Court (Tax Parcel # MS87000002A000). **Staff recommended denial of this Zoning Map Amendment due to the significant wetlands on the site, as well as the inconsistency with the Comprehensive Plan.**

**Budget Impact:** None

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

**Attachments:** Development Services Report (RZ 21-04-01)



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

P.O. Box 348  
 Statesboro, Georgia 30458

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

<b>RZ 21-04-01</b> <b>ZONING MAP AMENDMENT</b> <b>10 Briarwood Court</b>		
<b>LOCATION:</b>	10 Briarwood Court	
<b>EXISTING ZONING:</b>	R-20 (Single-Family Residential)	
<b>ACRES:</b>	3.25 Acres	
<b>PARCEL TAX MAP #:</b>	MS87000002A000	
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)	
<b>EXISTING USE:</b>	Single Family Residence	
<b>PROPOSED USE:</b>	Townhomes	

**PETITIONER**                      Southern Coastal Investment Properties LLC  
**ADDRESS**                        P.O. Box 3070, Statesboro, GA 30458

**REPRESENTATIVE**        Joey Maxwell  
**ADDRESS**                      40 Joe Kennedy Boulevard

<b>PROPOSAL</b>
<p>The applicant requests a zoning map amendment from the R-20 (Single-Family Residential) zoning district to the R-4 (High Density Residential) zoning district, in order to construct 18 single story town homes on the site.</p>
<b>STAFF RECOMMENDATION</b>
<b>RZ 21-04-01 DENIAL</b>



Case # RZ 21-04-01  
10 Briarwood Ct  
Parcel: MS87000002A000

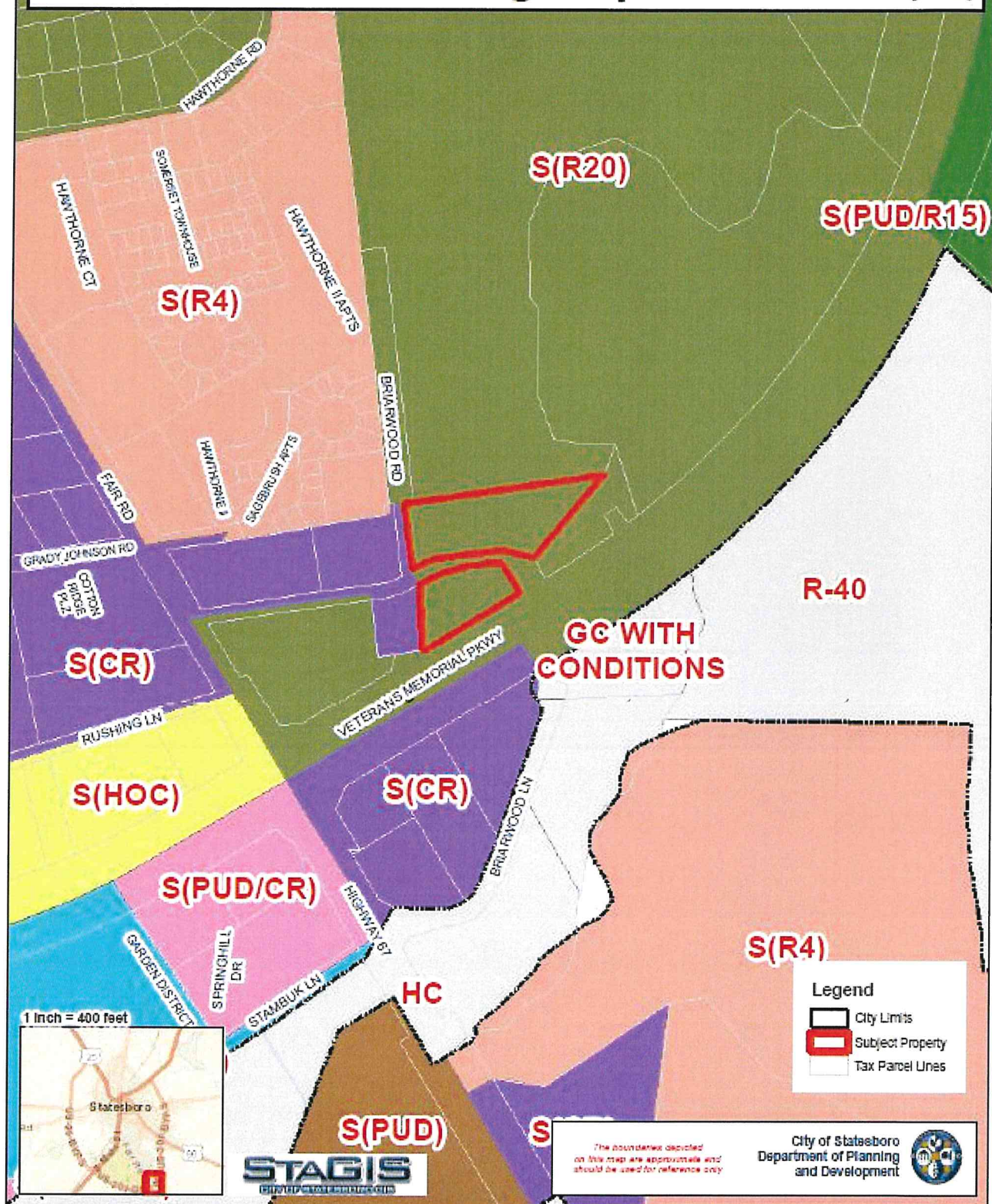
## Location Map





Case # RZ 21-04-01  
10 Briarwood Ct  
Parcel: MS87000002A000

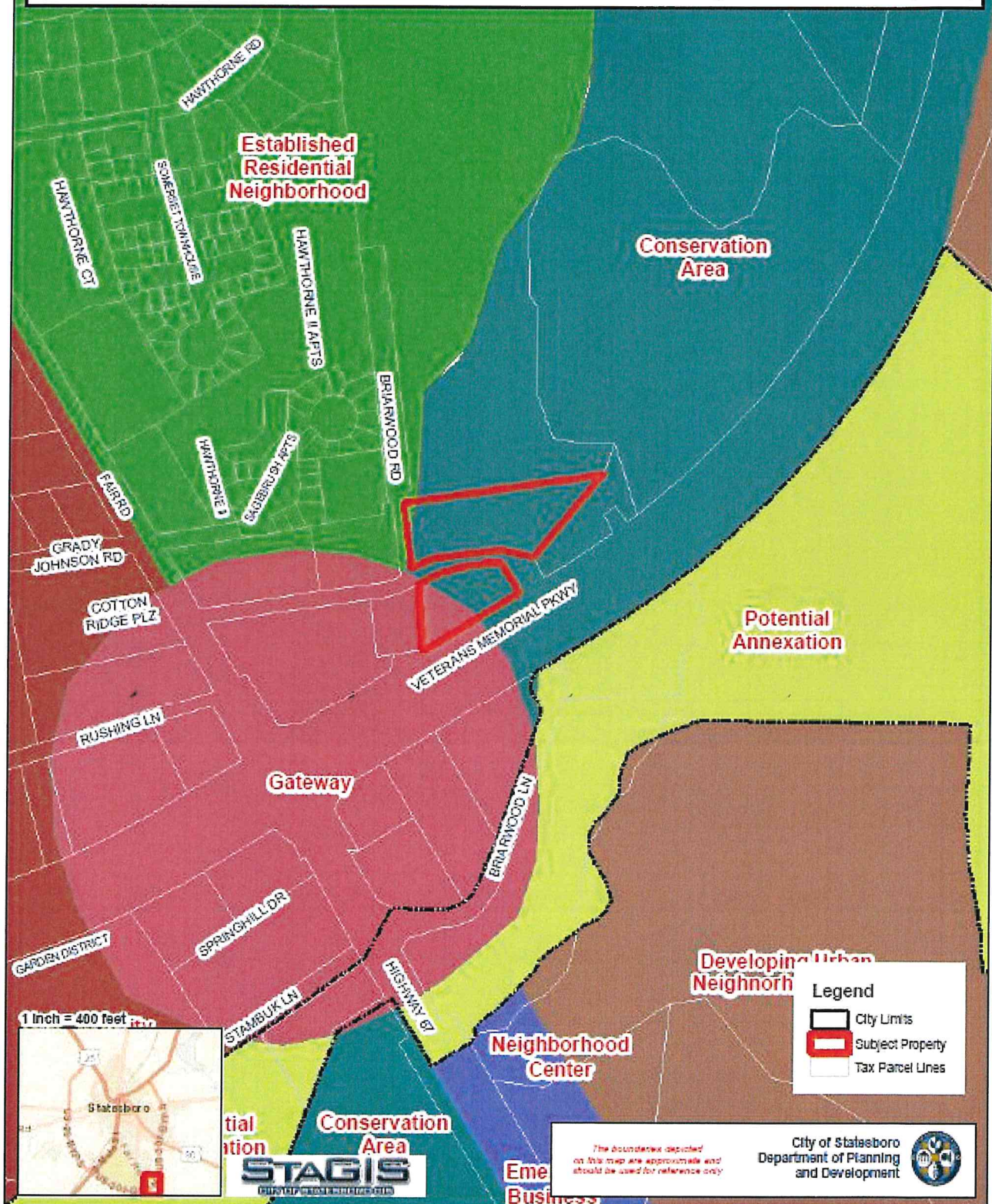
# Zoning Map



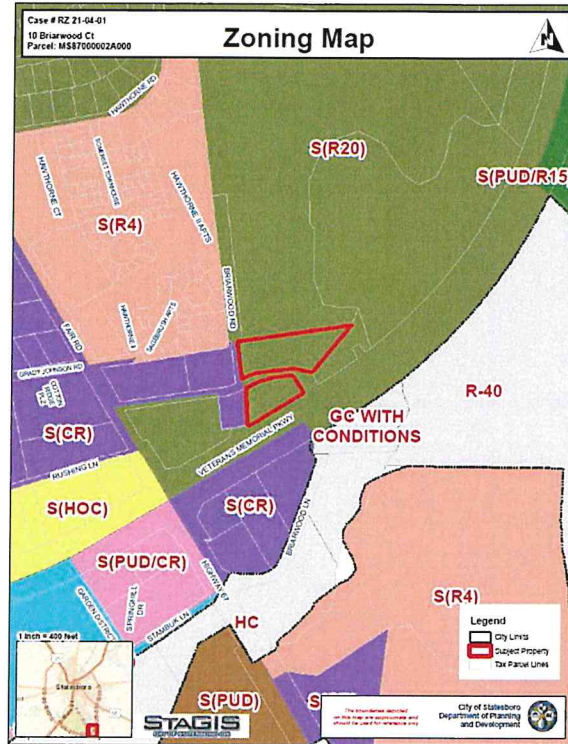


Case # RZ 21-04-01  
10 Briarwood Ct  
Parcel: MS87000002A000

# Future Landuse Map



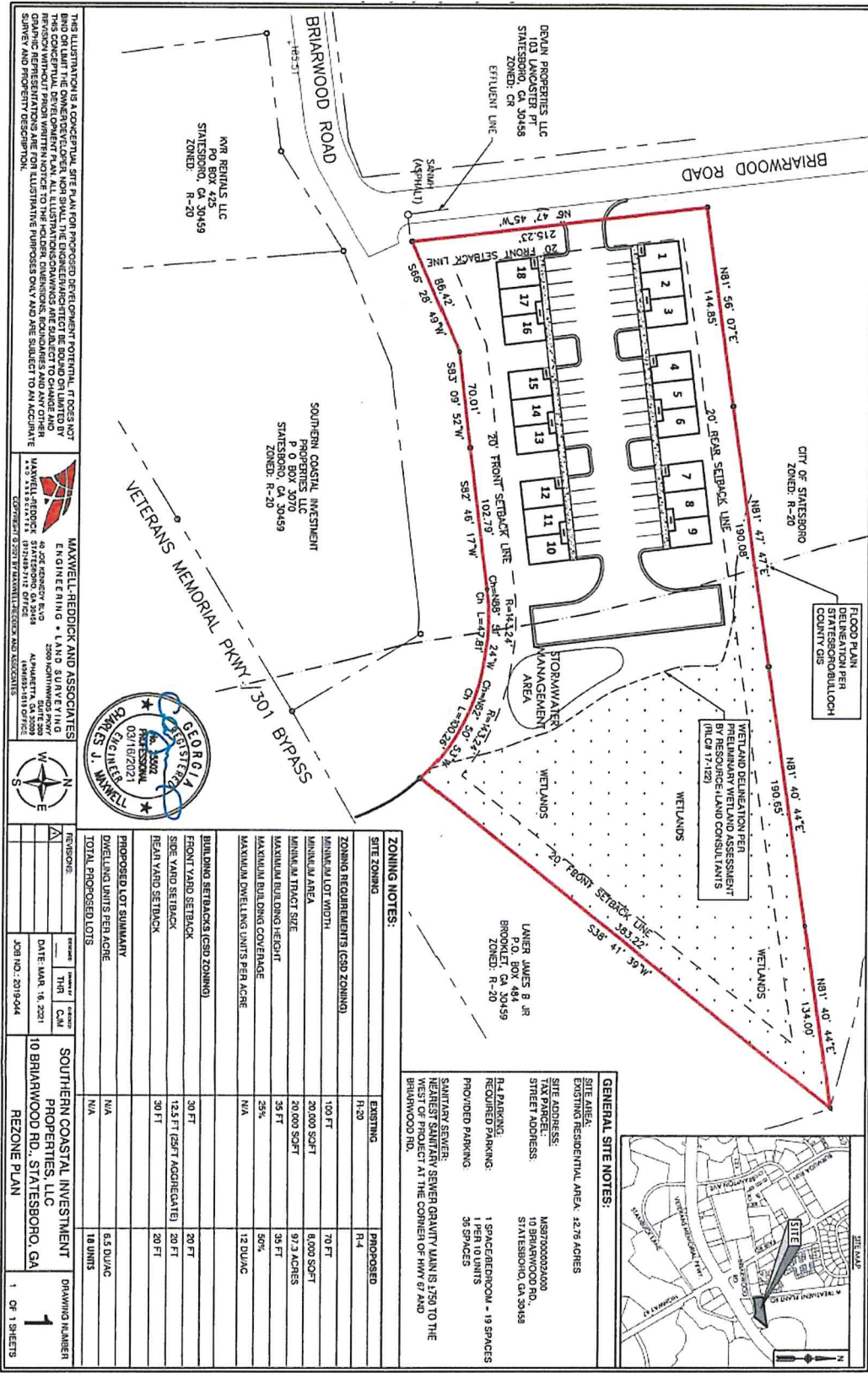




### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1</b> CP/HC (Conservation Preservation/Highway Commercial – County)	Water Treatment Plant
Northeast	<b>Location Area #2:</b> R-20 (Single-Family Residential)	Conservation Use Rural Land
East	<b>Location Area #3:</b> HC/R20/R-40 (Highway Commercial/Single-Family Residential – County)	Undeveloped Land
North West	<b>Location Area #4:</b> R-4 (High Density Residential)	Single –Family House
Southeast	<b>Location Area #5:</b> GC (General Commercial – County)	Fraternity House
South	<b>Location Area #7:</b> CR (Commercial Retail)	Restaurant
Southwest	<b>Location Area #8:</b> R-20 (Single-Family Residential)	Medical Office
West	<b>Location Area #9:</b> CR (Commercial Retail)	Undeveloped Land

# SUBJECT SITE PLAN



## **SUBJECT SITE**

The subject site consists of one parcel containing 3.25 acres. Currently the parcel contains one vacant single family dwelling. The applicant seeks to demolish the home and construct 18 single story residential town homes on 2.76 acres of property. The site is currently R20, and under the current designation, would only be suitable for the construction of single-family homes with subdivided land on 20,000 square foot lots.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Conservation Area” character area, which is primarily made up of natural lands and environmentally sensitive areas not suitable for development.

## **ENVIRONMENTAL SITE ANALYSIS**

The property contains significant wetlands, covering a large portion of the site. All this wetland must be delineated, and due to the amount projected, would need approval from the Army Corps of Engineers to allow for approval. There are flood zones being projected on the site, but this flood area is a small portion of a major lane of flood area that stretches from the northern section of the City and out of the municipal city limits.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities. The intensity of development would require additional taps for all available utilities.

## **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 primarily vacant with the Water Treatment Plant to the north, a medical facility to the South and a multi-family subdivision to the west.
2. **The extent to which property values are diminished by the particular zoning restrictions**
  - It cannot be determined how the property values may be affected due to the issues related to developing the property.
3. **The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
  - The removal of the wetlands could have an overall negative impact on the adjacent properties as these areas are prone to hold water. There are

however other sections of the immediate area that have been developed over wetlands.

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

- The property would need wetland mitigation and would construct additional units near an already established multi-family area. If not granted a zoning map amendment the property is legally allowed to develop 20,000 square foot lots.

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

- There is nearby residential units on the property, and commercial properties on the opposite side of the street. The property is listed as being in a conservation area, which is generally meant to serve as active or passive recreational areas. Included in this is wildlife preserves, wildlife management, or similar uses.

**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 a single-family house built in 1967, but recent site visits appear to show that the property is still occupied..

**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 additional multi-family units. This development would increase congestion in the area, specifically on Briarwood Court. It is unlikely that the level of congestion have a significant impact on the level of service to the road.

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

- The proposed use is inconsistent with the subject site's character area ("Conservation Area") as stated in the *2019 – 2029 Comprehensive Master Plan*.



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

Staff recommends **Denial of RZ 21-04-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant the right to develop on the site without approval. All additional construction must be approved by the City.
- (2) A greenspace plan must be submitted to preserve as much of the available wetlands in the area, and should show the retention of stormwater to prevent issues related to the surrounding flood zone.

At the regularly scheduled meeting of the Planning Commission on May 4, 2021, the Commission voted to Approve the Zoning Map Amendment with Staff Conditions by a 3-0 vote.

# 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:** May 10, 2021

**RE:** May 18, 2021 City Council Agenda Items

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

**Recommendation:** The Planning Commission recommends Approval of the Zoning Map Amendment requested by **RZ 21-04-02** with conditions.

**Background:** Jessica Hermmann requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the O (Office) zoning district, in order to open a real estate office on the site located at 110 South Zetterower Avenue (Tax Parcel # S40 000007 000). **Staff recommended approval of this Zoning Map Amendment.**

**Budget Impact:** None

**Council Person and District:** Mack (District 3)

**Attachments:** Development Services Report (RZ 21-04-02)



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 21-04-02 ZONING MAP AMENDMENT 110 South Zetterower Avenue	
<b>LOCATION:</b>	110 South Zetterower Avenue
<b>EXISTING ZONING:</b>	R-15 (Single-Family Residential)
<b>ACRES:</b>	0.26 Acres
<b>PARCEL TAX MAP #:</b>	S40 000007 000
<b>COUNCIL DISTRICT:</b>	District 3 (Mack)
<b>EXISTING USE:</b>	Residential Conversion
<b>PROPOSED USE:</b>	Office

**PETITIONER** Jessica Herrmann (Great GA Realty)  
**ADDRESS** 9 East Grady Street, Statesboro, GA 30458

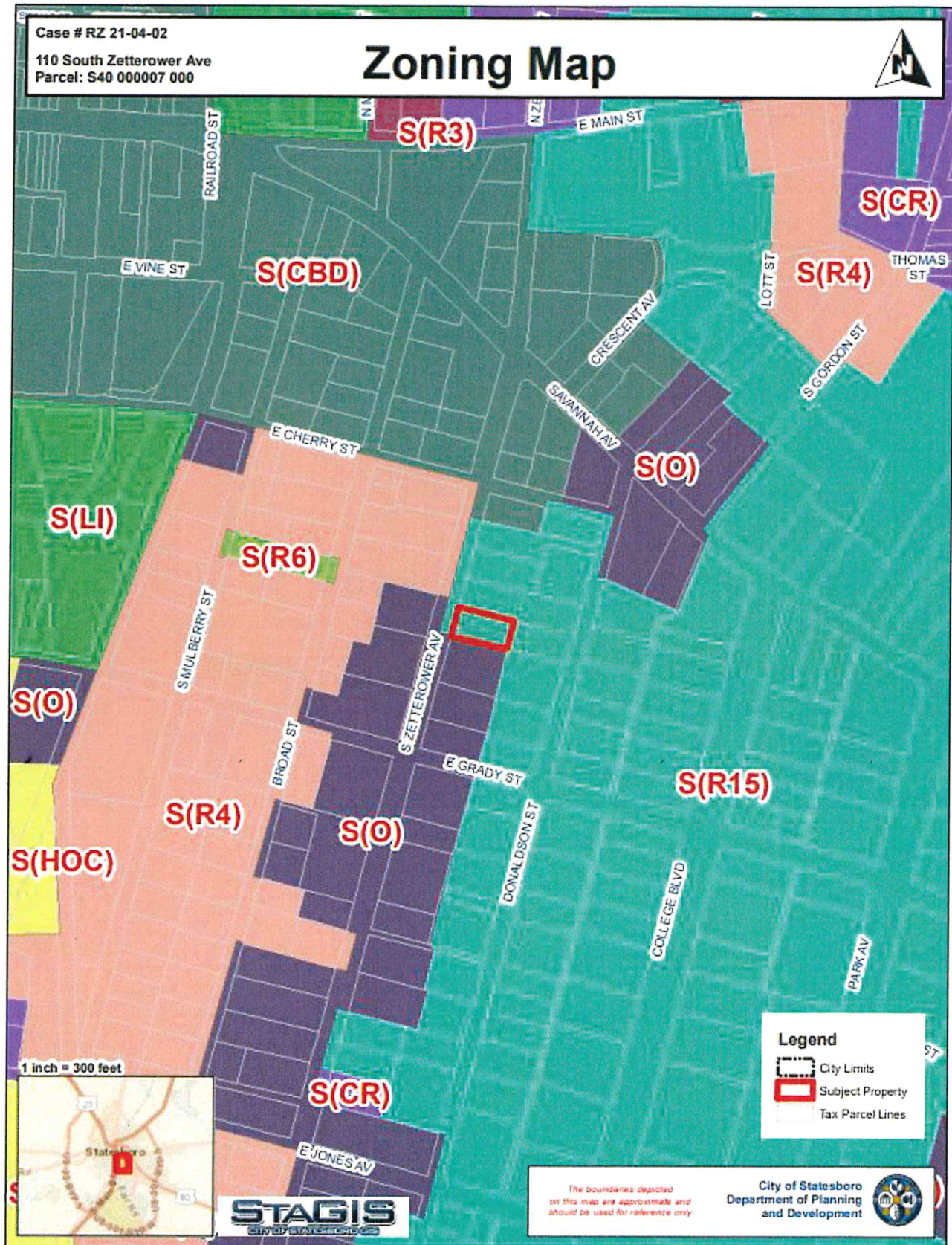
**REPRESENTATIVE** Same as above  
**ADDRESS**

PROPOSAL
The applicant requests a zoning map amendment from the R-15 (Single-Family Residential) zoning district to the O (Office) zoning district, in order to open a real estate office on the site.
STAFF RECOMMENDATION
RZ 21-04-02 CONDITIONAL APPROVAL

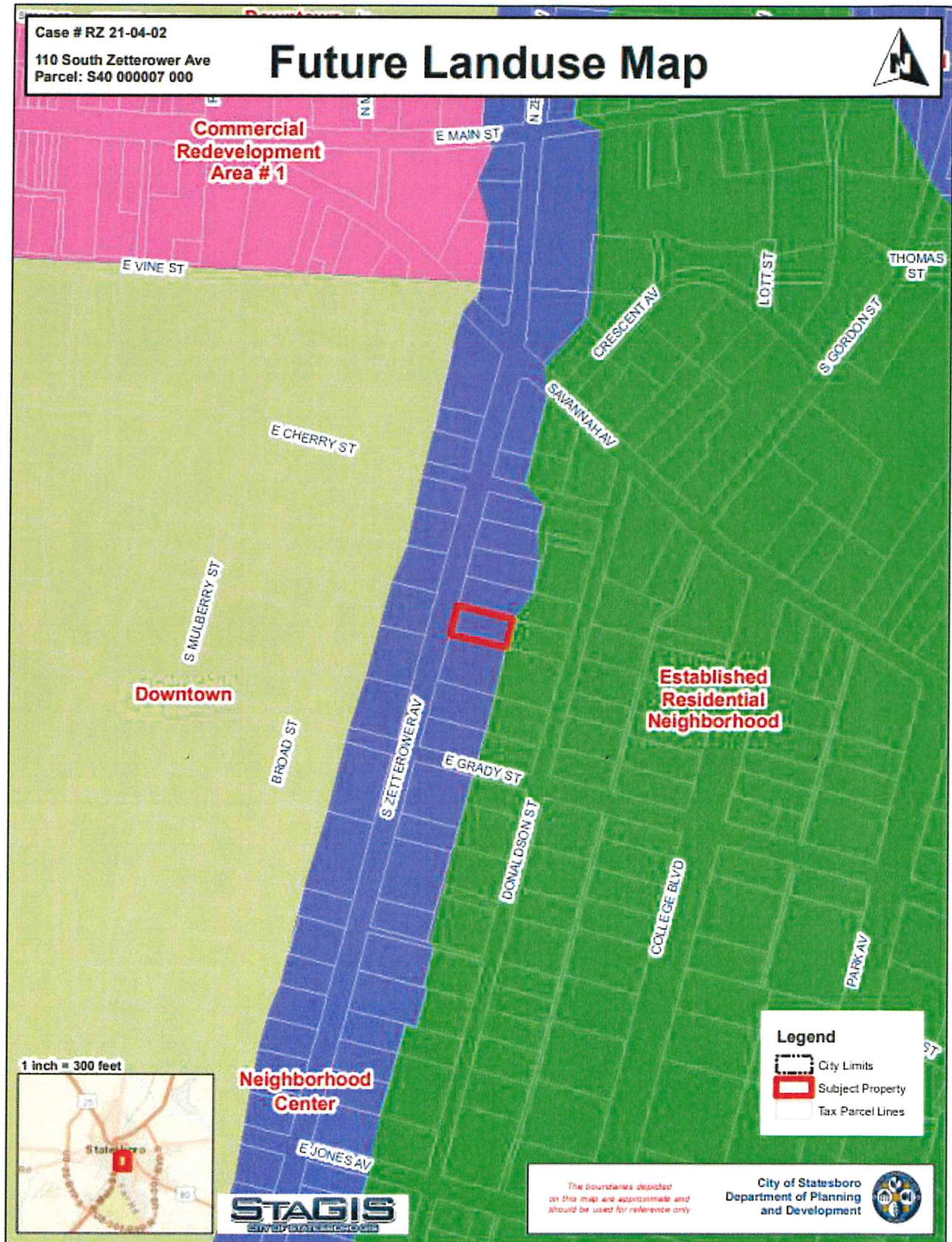




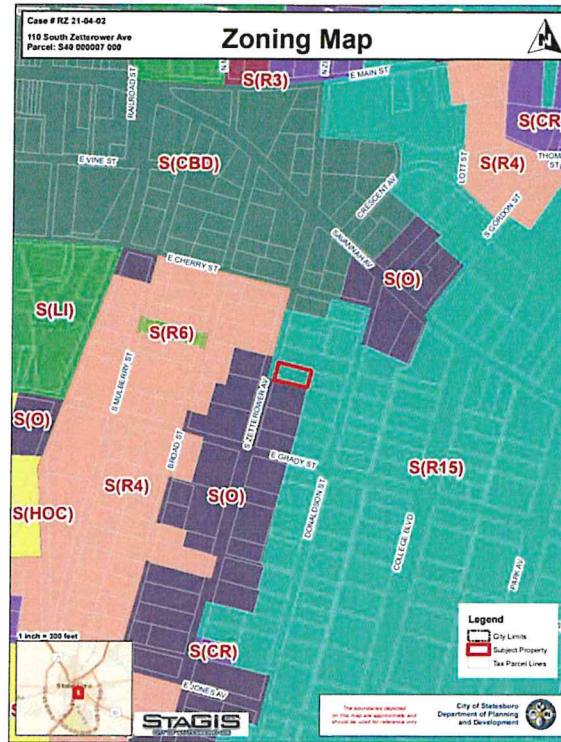












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-15 (Single-Family Residential)	Psychologist Office
Northeast	<b>Location Area #2:</b> R-15 (Single-Family Residential)	Single-Family Dwelling
East	<b>Location Area #3:</b> R-15 (Single-Family Residential)	Single –Family Dwelling
North West	<b>Location Area #4:</b> R-4 (High Density Residential)	Multi-Family Residential Dwelling
Southeast	<b>Location Area #5:</b> R-15 (Single-Family Residential)	Single –Family Dwelling
South	<b>Location Area #7:</b> O (Office)	Diagnostic Services
Southwest	<b>Location Area #8:</b> O (Office)	Law Office
West	<b>Location Area #9:</b> O (Office)	Psychic



## **SUBJECT SITE**

The subject site consists of one parcel containing .26 acres. Currently the parcel contains one residential conversion. The applicant seeks to open a real estate office in the existing building. The site is currently R15, 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 *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Commercial Redevelopment Area #1” character area, which is generally intended for varied scale commercial retail and office use.

## **ENVIRONMENTAL SITE ANALYSIS**

The property does not contain any wetlands. 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 a commercial building on the site would increase traffic on Williams Road, but the nature of the building is not projected to affect the service level of the road.

## **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 primarily office and single-family residential with some areas serving as residential conversions.
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.**
  - The property is not expected to significantly change the building and would serve as a continuation of the already existing low intensity commercial businesses on the street.
4. **The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- The general dynamic of the street has year after year changed in use. Originally a residential area, the location is already surrounded by business uses on both sides. The development of this property as a real estate office, would not significantly change the dynamic of the street.

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

- There are nearby commercial and office uses, but this area generally transitions to lower intensity residential. Locations on South Zetterower are generally low intensity Commercial and Office uses while those behind the property are residences.

**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 vacant for nearly 6 months. It was formerly the Young Life ministerial building.

**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 not have a significant impact on the density in the area. This would be an improvement to the property as a unit is currently vacant.

**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 ("Commercial Redevelopment Area #1") as stated in the *2019 – 2029 Comprehensive Master Plan*. The proposed use is consistent with the current standing development of the area.

**STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of RZ 21-04-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.

At the regularly scheduled meeting of the Planning Commission on May 4, 2021, the Commission voted to Approve the Zoning Map Amendment with Staff Conditions by a 3-0 vote.

# 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:** May 10, 2021

**RE:** May 18, 2021 City Council Agenda Items

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

**Recommendation:** The Planning Commission recommends Denial of the Special Exception requested by **SE 21-04-03**.

**Background:** Jamie Lynn Stowbridge requests a special exception to locate a trailer on a 0.3 acre property located in the R-10 (Single-Family Residential) zoning district on a property located on Lewis Street (Tax Parcel #S36 000001 000). **Staff recommends denial of this Special Exception due to concerns that a precedence be set to allow for additional mobile homes in the area.**

**Budget Impact:** None

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

**Attachments:** Development Services Report (SE 21-04-03)





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

P.O. Box 348  
 Statesboro, Georgia 30458

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

<b>SE 21-04-03</b> <b>SPECIAL EXCEPTION REQUEST</b> <b>Lewis Street</b>		
<b>LOCATION:</b>	Lewis Street	
<b>EXISTING ZONING:</b>	R10 (Single-Family Residential)	
<b>ACRES:</b>	0.3 acres	
<b>PARCEL TAX MAP #:</b>	S36 000001 000	
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)	
<b>EXISTING USE:</b>	N/A	
<b>PROPOSED USE:</b>	N/A	

**PETITIONER**                      Jamie Lynn Stowbridge  
**ADDRESS**                        81 Dry Branch Village, Statesboro, GA 30458

**REPRESENTATIVE**        George Williams  
**ADDRESS**                        208 Hart Street, Statesboro, GA 30458

<b>PROPOSAL</b>
<p>The applicant requests a special exception to locate a trailer on a 0.3 acre property located on Lewis Street. Trailers are not permitted in the R10 (Single-Family Residential) zoning district unless granted a special exception by the City Council.</p>
<b>STAFF RECOMMENDATION</b>
<b>SE 21-04-03 <u>DENIAL</u></b>



Case # SE 21-04-03

Lewis St  
Parcel: S46 000033 000

# Location Map



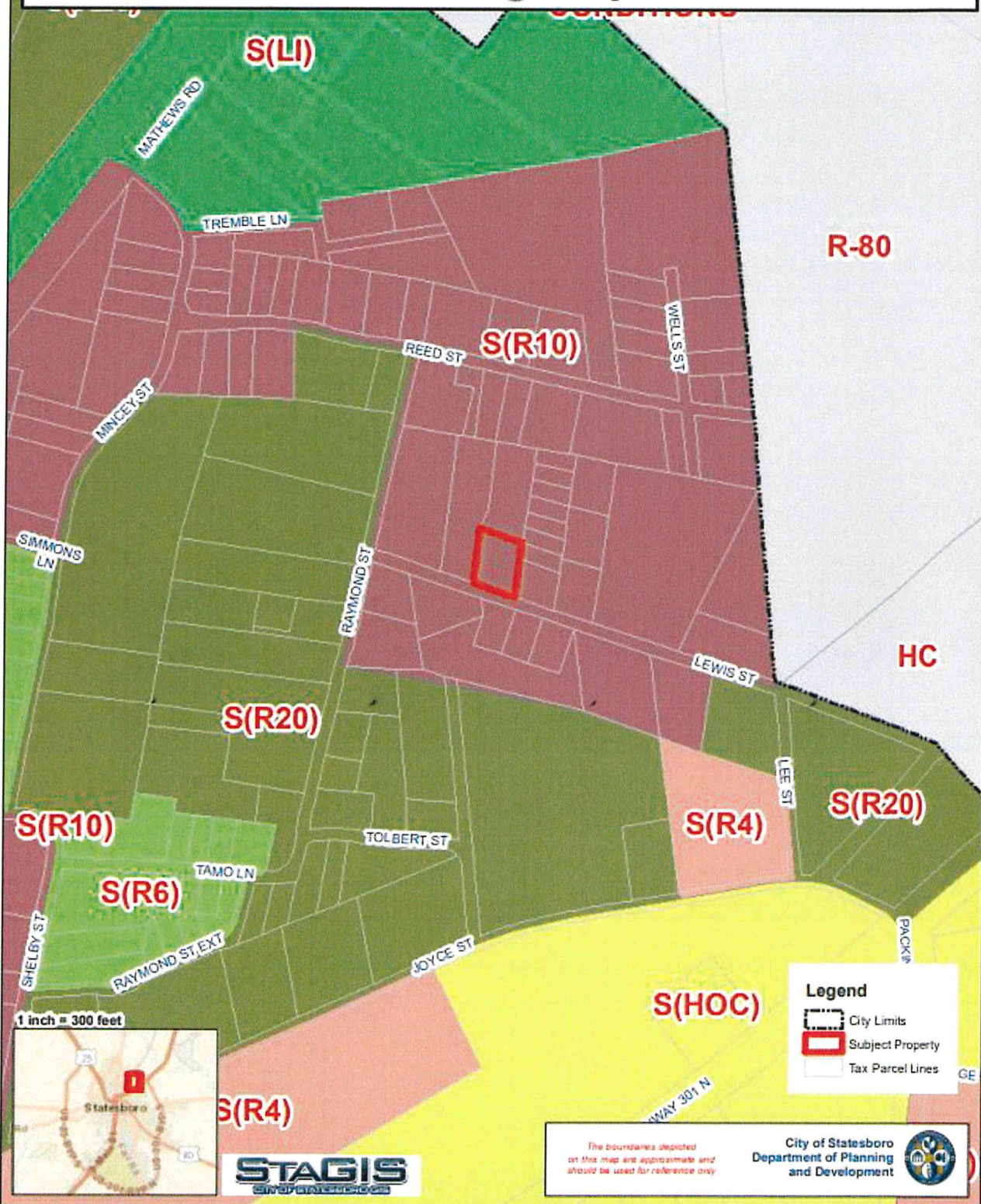


Case # SE 21-04-03

Lewis St

Parcel: S46 000033 000

# Zoning Map





Case # SE 21-04-03  
Lewis St  
Parcel: S46 000033 000

# Future Landuse Map



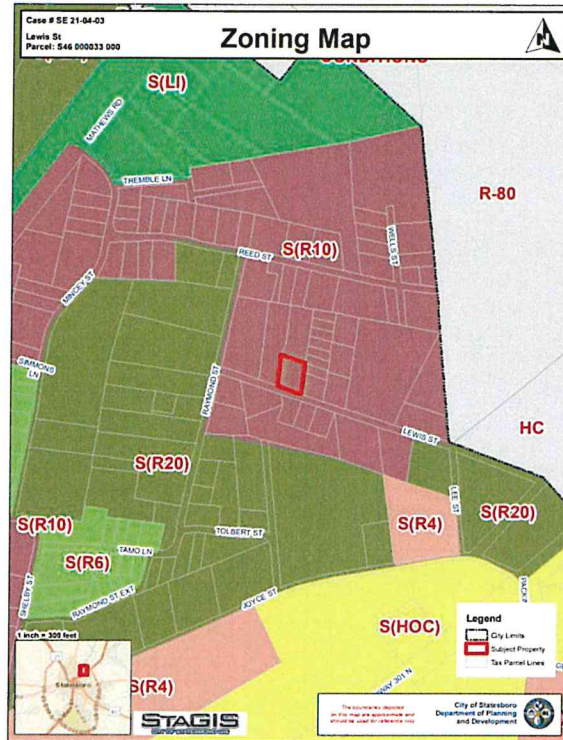
**Residential  
Neighborhood**

**Potential  
Annexation**

**Residential  
Redevelopment**







### **SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R-10 (Single-Family Residential)	Auto Service Garage on a Residential Lot
Northeast	<b>Location Area #2:</b> R-10 (Single-Family Residential)	Undeveloped Lot
East	<b>Location Area #3:</b> R-10 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	<b>Location Area #4:</b> R-10 (Single-Family Residential)	Mobile Home Trailer on Residential Lot
Southeast	<b>Location Area #5:</b> R-10 (Single-Family Residential)	Single-Family Residential Dwelling
South	<b>Location Area #6:</b> R-10 (Single-Family Residential)	Single-Family Residential Dwelling
Southwest	<b>Location Area #7:</b> R-10 (Single-Family Residential)	Single-Family Residential Dwelling
West	<b>Location Area #8:</b> R-10 (Single-Family Residential)	Undeveloped Lot

## **SUBJECT SITE**

The subject site is undeveloped land contained on 0.3 acres. Surrounding properties include single family residential uses. The applicant request is to put a single family trailer on the 0.3 acre parcel.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of both the “Residential Redevelopment” which is defined as an area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. Any potential issues will be brought forth and discussed during standard permitting and review procedures.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently vacant and not served by City utilities. Utility infrastructure exists in the area, but taps would be required for all new properties being served in the area.

## **CONDITIONAL ZONING STANDARDS OF REVIEW**

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

Article XXIV, Section 2406 of the *Statesboro Zoning Ordinance* lists **seven (7) factors** that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

**(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.**

- There have been no plans submitted showing that the addition of this structures would adequately reduce negative impacts on the parcel.

**(B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.**

- Plans have not been submitted showing the movement of pedestrians in the area. Currently, there are no sidewalks in the area, and it is unknown what the traffic volume is at this time.

**(C) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.**



- There is sufficient space on the parcel to provide the required 2 parking spaces for a single family home

**(D) Public facilities and utilities are capable of adequately serving the proposed use.**

- Public utilities are available in the area, and it is unlikely to cause any significant changes to the area.

**(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.**

- An appraisal has not been conducted, but it is likely that the level of property values would decrease in the area, as there are a number of stick built single-family homes in the area of varying values.

**(F) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.**

- No plans have been submitted with this document.

**(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.**

- Any significant future phases or changes to this proposal must first be reviewed and approved by Staff.

**Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.**

- The proposed use is generally consistent with the subject site's character area ("Residential Redevelopment") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*. Concerns regarding further deterioration of the area should be noted. The Urban Redevelopment Plan does not generally support this type of redevelopment.

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

Staff recommends **DENIAL of SE 21-04-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.
- (2) The applicant must adhere to Article XXV, Section 2502 of the *Statesboro Zoning Ordinance* which outlines the general placement of mobile homes in residential zones in the City of Statesboro.

At the regularly scheduled meeting of the Planning Commission on May 4, 2021, the Commission voted to Deny the Special Exception by a 3-0 vote.

# 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  
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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 and Leah Harden, City Clerk

**From:** Justin Williams, City Planner II

**Date:** May 10, 2021

**RE:** May 18, 2021 City Council Agenda Items

**Policy Issue:** *Statesboro Zoning Ordinance: Annexation Request*

**Recommendation:** The Planning Commission recommends Approval of the Annexation requested by **AN 21-04-04** with conditions.

**Background:** Adams Property Group requests an Annexation by the 100% method of 8.72 acres of vacant land for the purposes of constructing a self-storage mini warehouse facility on Veterans Memorial Parkway (Tax Parcel # MS43000022 000). **Staff recommended Approval of this Annexation Request.**

**Budget Impact:** None

**Council Person and District:** Chavers (District 2 - Projected)

**Attachments:** Development Services Report (AN 21-04-04 & RZ 21-04-05)

# 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:** May 10, 2021

**RE:** May 18, 2021 City Council Agenda Items

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

**Recommendation:** The Planning Commission recommends Approval of the Zoning Map Amendment requested by **RZ 21-04-05** with conditions.

**Background:** Adams Property Group, LLC requests a zoning map amendment from the R-40 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district to allow for the construction of a self-storage mini warehouse facility on Veterans Memorial Parkway (Tax Parcel # MS43000022 000). **Staff recommended Approval of this Zoning Map Amendment.**

**Budget Impact:** None

**Council Person and District:** Chavers (District 2 - Projected)

**Attachments:** Development Services Report (AN 21-04-04 & RZ 21-04-05)





*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)*

<b>AN 21-04-04 &amp; RZ 21-04-05            SPECIAL EXCEPTION REQUEST            Veterans Memorial Parkway</b>		
<b>LOCATION:</b>	Veterans Memorial Parkway	
<b>EXISTING ZONING:</b>	HC (Highway Commercial)	
<b>ACRES:</b>	8.72 acres	
<b>PARCEL TAX MAP #:</b>	MS43000022 000	
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers) – (Projected)	
<b>EXISTING USE:</b>	Vacant Land	
<b>PROPOSED USE:</b>	Self-Storage Warehouse	

**PETITIONER**                Adams Property Group  
**ADDRESS**                 2298 Mt. Pleasant Street, Charleston, SC 29403

**REPRESENTATIVE**     George Harb  
**ADDRESS**                 Same As Above

<b>PROPOSAL</b>
<p>The applicant is requesting an Annexation by the 100% method of 8.72 acres of vacant land on Veterans Memorial Parkway for the purposes of constructing a self-storage mini warehouse facility. The applicant is also requesting a Zoning Map Amendment to allow for the construction of said facility with the CR (Commercial Retail) zoning classification. As per the City Ordinance, all annexations into the City are granted the R40 zoning specification without a Zoning Map Amendment.</p>
<b>STAFF RECOMMENDATION</b>
<b>AN 21-04-04 &amp; RZ 21-04-05 CONDITIONAL APPROVAL</b>



Case # AN 21-04-04 & RZ 21-04-05

Veterans Memorial Parkey  
Parcel: MS43000022 000

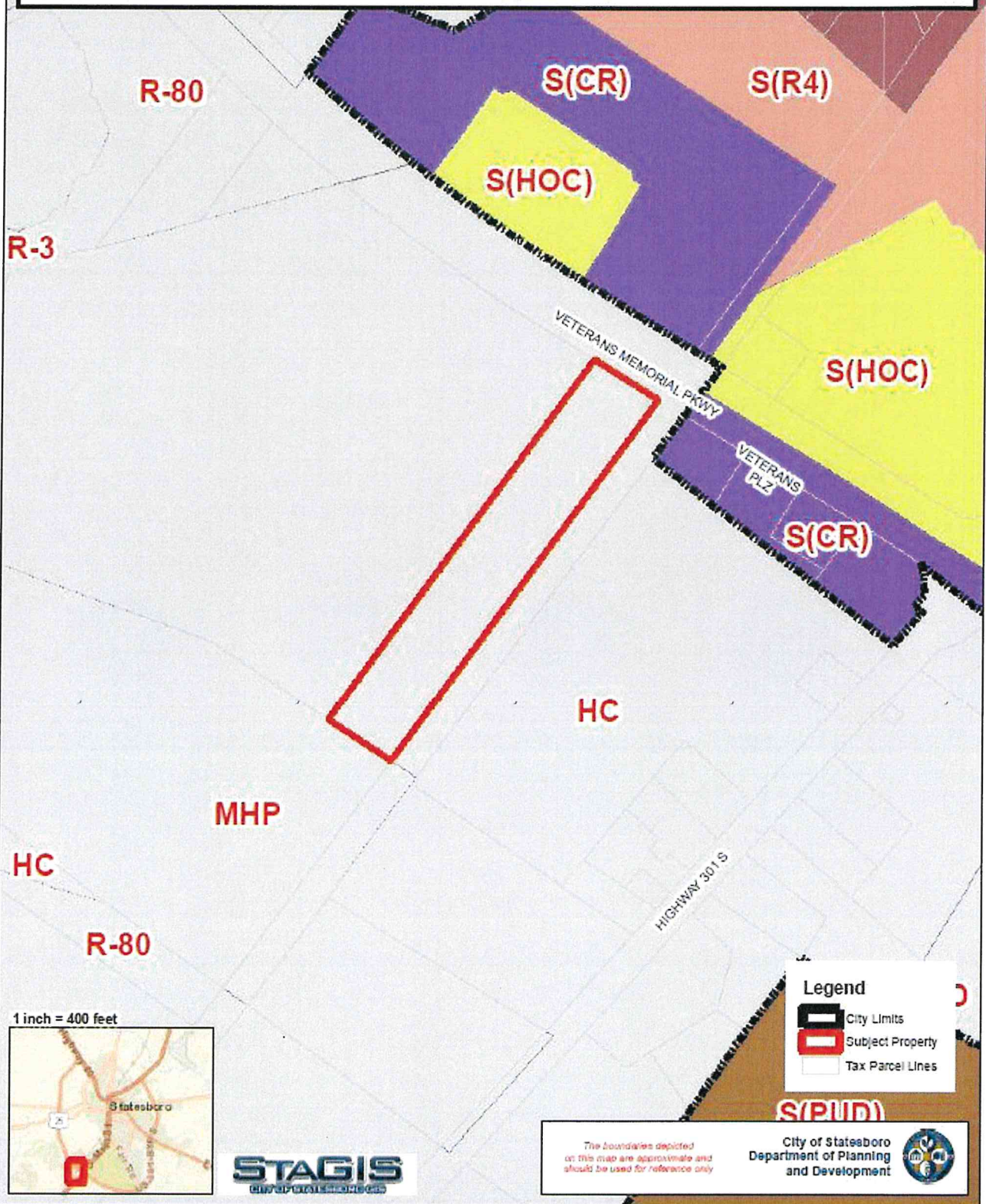
# Location Map





Case # AN 21-04-04 & RZ 21-04-05  
Veterans Memorial Parkey  
Parcel: MS43000022 000

# Zoning Map

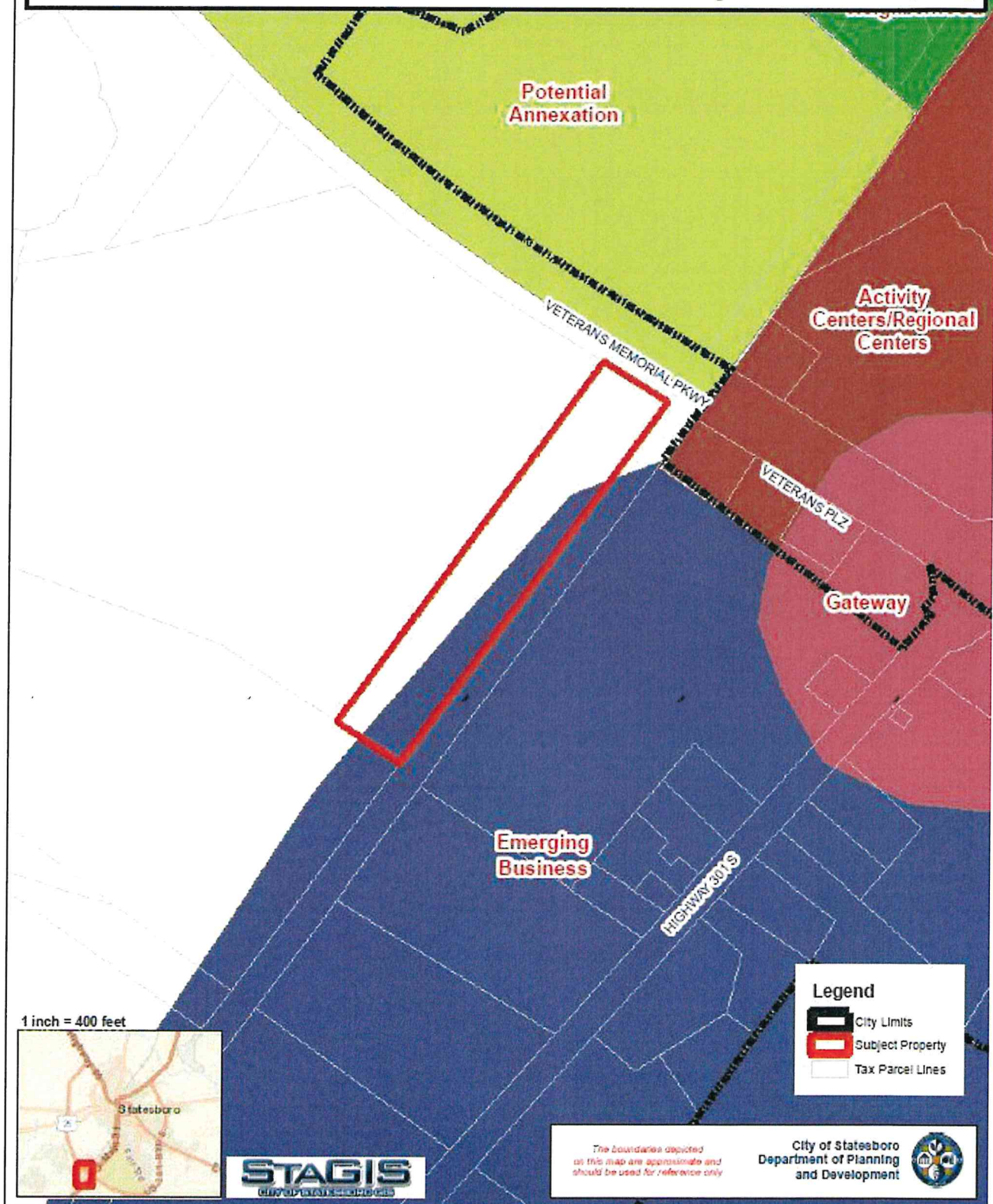


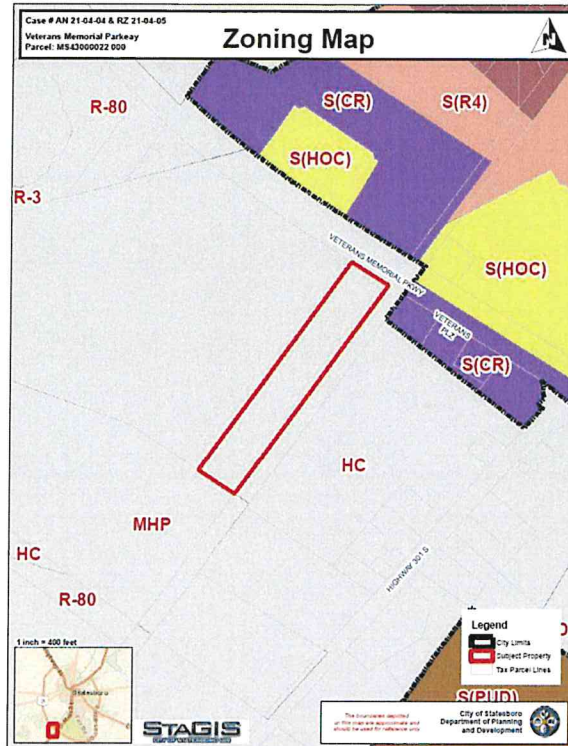


Case # AN 21-04-04 & RZ 21-04-05

Veterans Memorial Parkeay  
Parcel: MS43000022 000

# Future Landuse Map



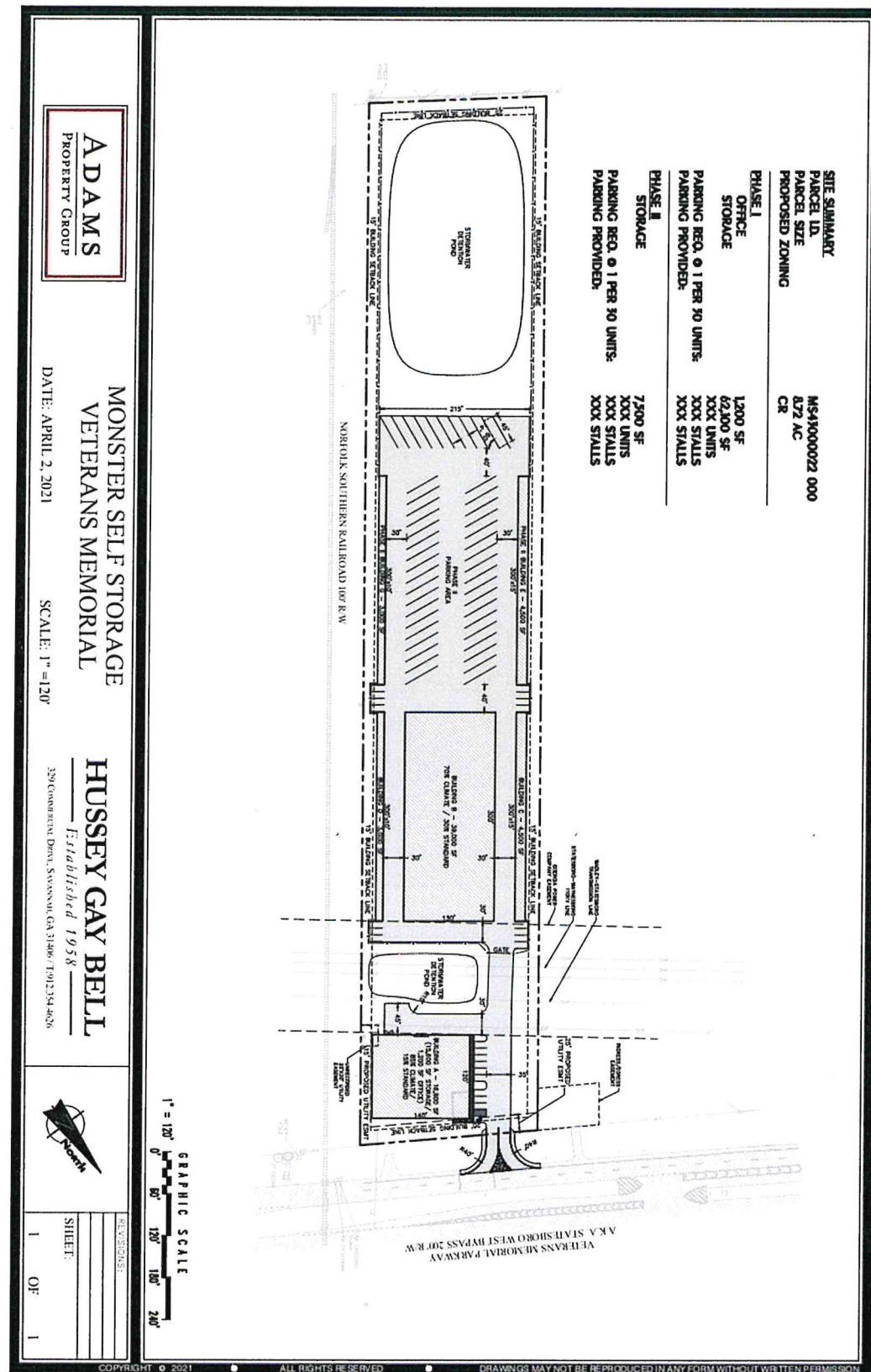


### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CR (Commercial Retail)	Car Dealership
Northeast	<b>Location Area #2:</b> CR (Commercial Retail)	Car Dealership
Northwest	<b>Location Area #3:</b> CR (Commercial Retail)	Undeveloped Land
East	<b>Location Area #4:</b> HC (Highway Commercial) County Zoning Designation	Industrial Warehouse and Office Building
West	<b>Location Area #5:</b> HC (Highway Commercial) County Zoning Designation	Undeveloped Land
Southwest	<b>Location Area #6:</b> R80 (Single Family Residential)	Rural/Conservation Use
Southeast	<b>Location Area #7:</b> HC (Highway Commercial) County Zoning Designation	Parking lot for Industrial Warehouse and Office space
South	<b>Location Area #8:</b> MHP (Mobile Home Park) County Zoning Designation	Mobile Homes, Retail, Warehouse



Page 6 of 9  
Development Services Report  
Case AN 21-04-04 & RZ 21-04-05





## **SUBJECT SITE**

The subject site is an undeveloped 8.72 acre lot. The property historically served as agricultural land. The property has no historical usage, and is contiguous to the City Limits, allowing eligibility for annexation.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* does not designate the subject site in the Character Area Map.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain any wetlands and is not located in a flood zone.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City water or Sewer. Due to the proximity of the property, there would not be significant extension required for utility services on this location. As the primary building would be the only portion requiring water/sewer there is not a significant issue with providing said service.

## **ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION**

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

- 1. Existing uses and zoning or [of] property nearby.**
  - **The surrounding lots are zoned CR (Commercial Retail), MHP (Mobile Home Park, and HC (Highway Commercial), and are currently occupied by a mix of car dealerships, undeveloped land, an industrial warehouse, and a mobile home park.**
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
  - Although an appraisal has not been conducted on the property, it is Staff's opinion that the proposal will likely increase the value of the surrounding property by developing in a commercial manner.  
  
Under current annexation requirements, R40 zoning is the default zoning for any land annexed into the city limits. Any commercial development would be restricted in the growing commercial corridor.
- 3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
  - The property would serve as a higher use than currently serving.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - The site has not been developed at this time, and serves no general use for the public. The development would serve the public by providing a self-storage service facility within the City limits.
- 5. The suitability of the subject property for the zoned purposes.**

- Initial evaluation of the property appears to make this property suitable for the requested use. The Commercial Retail zoning designation is consistent with some surrounding land uses.
- 6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
- The property is not vacant as it has been used for agriculture until acquisition by the applicant.
- 7. The extent the proposed change would impact the following:**
- Population density in the area.
    - The use is primarily passive, and would not significantly increase density in the area.
  - Community facilities.
    - N/A
  - Living conditions in the area.
    - N/A
  - Traffic patterns and congestion.
    - The installation of a commercial driveway will not be associated with this site, and it is unlikely to cause significant issue with the traffic in this area.
  - Environmental aspects.
    - There are no wetlands on the property.
  - Existing and future land use patterns.
    - There is a general commercial retail pattern in the area. This would be in alignment with that development type.
  - Property values in the adjacent areas.
    - Additional development could drive the cost of surrounding property higher.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
- As there is no implementation strategy in place for this location, care should be taken to ensure that development matches the overall development pattern of the surrounding parcels. It is staff's opinion that this property does not cause any negative impact to development.

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

Staff recommends **Approval of AN 21-04-04 and RZ 21-04-05**. 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 Annexation & Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project(s) will be required to meet all City Ordinances and applicable building codes.

At the regularly scheduled meeting of the Planning Commission on May 4, 2021, the Commission voted to Approve the Annexation and Zoning Map Amendment with Staff Conditions by a 3-0 vote.



# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum, District 1  
Paulette Chavers, District 2  
Venus Mack, 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

## MEMORANDUM

TO: Charles Penny, City Manager, Jason Boyles, Assistant City Manager and Leah Harden, City Clerk

FR: Kathleen Field, Director of Planning and Development

RE: May 18, 2021 City Council Agenda Item

DATE: April 29, 2021

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**Policy Issue:** Proposed Creation of a Senior Code Compliance Officer Position

**Recommendation:** Consideration for adoption of a newly created job position: Senior Code Compliance Officer

**Background:** A job description and pay grade has been established with the assistance and approval of the of the City's HR Director. The Code Compliance Division, part of the Department of Planning and Development, has two code compliance officers. This proposal will allow for one of the officers to assume responsibility for the day to day administration of the Division, including management, personnel and budgetary responsibilities.

Both Officers are currently at a Grade 14. With the approval of this Agenda Item, the pay grade for the Senior Code Compliance Officer's position will be increased to a Grade 16 in accordance with the Factor Evaluation System by Condrey and Associates.

**Budget Impact:** Salary increase from Grade 14 (min \$35,950 – midpoint \$44,938) to Grade 16 (min \$39,682 – midpoint \$49,603)

**Council Member District:** All

**Attachment:** Proposed Job Description



# City of Statesboro, GA

## JOB DESCRIPTION

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*To perform this job successfully, an individual must be able to perform the essential job functions satisfactorily. Reasonable accommodations may be made to enable individuals with disabilities to perform the primary job functions herein described. Since every duty associated with this position may not be described herein, employees may be required to perform duties not specifically spelled out in the job description, but which may be reasonably considered to be incidental in the performing of their duties just as though they were actually written out in this job description.*

### Senior Code Compliance Officer

**Department:** Planning & Development

**Pay Grade:** 16

**FLSA Status:** Non-Exempt

#### **JOB SUMMARY**

The Senior Code Compliance Officer is the lead enforcement agent responsible for enforcing City of Statesboro municipal ordinances. The Senior Code Compliance Officer is responsible for the efficient administration and operation of the Code Compliance Division.

#### **ESSENTIAL JOB FUNCTIONS:**

- Serves as the principal enforcement agent of adopted City ordinances;
- Assists other City departments in the enforcement of various City ordinances where not otherwise designated as the primary enforcement agent;
- Determines appropriate corrective action to bring about ordinance compliance;
- Works with property owners, business owners, tenants and members of the general public to explain City ordinances;
- Coordinates the prosecution of code violations with various City departments, Law Enforcement Officials and the Municipal Court;
- Participates and/or testifies in court proceedings where necessary;
- Inspects properties and structures to determine compliance with various City ordinances and initiates compliance or enforcement activities where apparent violations of City ordinances are found to occur;
- Issues educational material and notices of violation or citations where appropriate;
- Conducts research regarding property ownership, current and past permits, applications and applicable codes;
- Performs inspections, work write-ups and follow up inspections for the Housing Rehabilitation Program.
- Assists Planning staff with administering housing grant programs.
- Responds to inquiries from City staff, elected officials and the general public regarding ordinance requirements, code violations and appropriate corrective action;

- Responds to complaints and requests for service regarding potential code violations;
- Enforces appropriate time frames for compliance achievement;
- Initiates proposals to improve pertinent City ordinances, compliance and enforcement policies or procedures and code compliance programs and coordinates with the Director of Planning and Development to implement proposals in the appropriate manner;
- Works closely with the Planning and Development Administrative Assistant to maintain accurate and complete records of complaints, inspections, violations and citations;
- Prepares periodic written reports detailing code enforcement activities and results;
- Works with the City Attorney to prepare and present violation cases for prosecution in court and represents the City of Statesboro in court; Reviews all cases before presentation;
- Keeps written logs and researches prior records;
- Enters, distributes and maintains records and documents and may assist in coordinating period record auditing;
- Responds to employees, co-workers and superiors in a cooperative and constructive manner;
- Provides support to other department personnel by responding to requests for information and assistance;
- Facilitates a respectful, friendly atmosphere in the workplace;
- Participates in professional development activities, including certification programs as assigned by the Director of Planning and Development;
- Deals with code violations involving people with severe mental health issues;
- Trains employee, coaches employee on performance improvements, conducts performance evaluation, and recommends employee discipline;
- Performs other assigned duties.

**MINIMUM REQUIREMENTS TO PERFORM WORK:**

- High School Diploma or GED;
- Four (4) years of experience in a related field;
- Or equivalent training, education, and/or experience; and
- Valid State of Georgia Driver's License;
- Two (2) years of experience as a Code Compliance Officer.

**Knowledge, Skills and Abilities:**

- Knowledge of relevant federal and state laws, City ordinances, and Department policies and procedures;
- Knowledge of the geography and streets of the City;
- Knowledge of first-aid and CPR techniques;
- Knowledge of the court system and judicial procedures;
- Skilled in the use small office equipment, including copy machines or multi-line telephone systems;
- Skilled in using computers for data entry;
- Skilled in using computers for word processing and/or accounting purposes;
- Ability to analyze situations and to adopt quick, effective, and reasonable courses of action based on surrounding hazards and circumstances;
- Ability to supervise, organize, and communicate effectively;
- Ability to maintain constructive and cooperative working relationships with others;
- Ability to adequately develop and maintain the Code Compliance Division budget; and
- Ability to cooperate with fellow employees as a team member.



**PHYSICAL DEMANDS:**

The physical demands described herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. The employee is occasionally required to stand, walk and reach with hands and arms. The employee must lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision, distance vision and depth perception. Field work may intermittently require the employee to negotiate barriers or obstacles, climb ladders or use tools or equipment requiring some degree of dexterity.

**WORK ENVIRONMENT:**

Work is typically performed in the field with some office work. The employee is periodically exposed to dust, dirt and inclement weather. Some field work may intermittently expose the employee to conditions, including noise, which may alternatively require the use of protective gear such as a hard hat and/or protective eyewear.

*The City has the right to revise this position description at any time, and does not represent in any way a contract of employment.*

\_\_\_\_\_  
Employee Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Supervisor (or HR) Signature

\_\_\_\_\_  
Date

RESOLUTION 2021-19: A RESOLUTION AMENDING THE JOB  
POSITION CLASSIFICATION AND COMPENSATION PLAN

THAT WHEREAS, it is essential to have qualified municipal employees in order to provide reliable services to the citizens of Statesboro; and

WHEREAS, in order to accomplish this the Mayor and City Council previously have adopted a new Job Position Classification and Compensation Plan on April 5, 2017; and

WHEREAS, the City Manager has made a recommendation to reclassify a Code Compliance Officer in the Planning & Development Department.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Statesboro, Georgia in regular session assembled this 18th day of May 2021 as follows:

Section 1. That the Job Position Classification and Compensation Plan, which includes a list of job titles and pay grades; a grade and step pay matrix; and written job descriptions for each position with City government, previously adopted on April 5, 2017, and as subsequently amended, is hereby further amended as follows:

- That the Code Compliance Officer position in the Planning & Development Department is hereby amended by reclassifying to the position of Senior Code Compliance Officer. The pay grade is 16 and the minimum salary is \$19.08 per hour.

Section 2. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Passed and adopted this 18th day of May 2021.

CITY OF STATESBORO, GEORGIA

By: \_\_\_\_\_  
Jonathan M. McCollar, Mayor

Attest: \_\_\_\_\_  
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 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  
Jason Boyles, Assistant City Manager

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

**Date:** May 10, 2021

**RE:** Recommendation of Proposed Change Order #2 to Construction Contract for Luetta Moore Park and Grady Street Park Improvements Project

**Policy Issue:** Purchasing

### Recommendation:

Staff recommends approval of Change Orders listed below to the contract with Lavender & Associates, Inc. in the not to exceed amount of **\$107,136.00** and authorize the Mayor to execute contract document amendment to proceed with construction of services and products listed in the change orders for the Luetta Moore Park and Grady Street (Rev. W. D. Kent) Park improvements project:

**Change Order #7** Proposal to add new curb cut and driveway for existing residence at 560 Martin Luther King Jr. Drive: \$10,340.00

**Change Order #8** Proposal to supply all equipment, material and labor to construct a 12'x12'x6' CMU/Brick Enclosure (dumpster with concrete slab/apron. Includes 3 bollards, steel frame gate with PVC boards: \$19,151.00

**Change Order #10** Proposal to supply all material, equipment, and labor to remove 150' of CMU wall at Luetta Moore Basketball Court. Dig and pour new 12" x 8" footings w/ #5 rebar @ 24" oc. Construct 8" CMU wall with cap block. Cement wall solid: \$6,963.00

**Change Order #11** Proposal to remove and replace Lundy Field ballfield fence with 6' black vinyl coated fence to include Alternate: Add Black Posts for Foul Ball Netting in lieu of Galvanized. : \$57,556.00

**Change Order #13** Proposal to add an approximately 9'6 x 5'2 window with two sliding transaction windows at Luetta Moore Park: \$1,771.00

**Change Order #14** Proposal to replace 2 restroom exterior doors at Grady Park. Includes new hardware: \$2,752.00

**Change Order #15** Proposal to replace 6 basketball goals at Grady Street Park: \$8,603.00



**Background:**

Lavender & Associates, Inc. was selected to construct the parks improvements for the Luetta Moore Park and Grady Street Park (Rev. W.D. Kent Park) improvements project. Due to the changing scope and complexity of the project and working with the Bulloch County Parks & Recreation Department, the owner, City of Statesboro, has identified changes to support the projects' design and the construction to ensure that the project remains on schedule.

**Budget Impact:**

Project will be funded by financing and debt service is to be paid from City and County SPLOST proceeds.

**Council Person and District:**

District 2, Councilmember Paulette Chavers

**Attachment:**

Proposal(s)



# LAVENDER & ASSOCIATES, INC.

---

## GENERAL CONTRACTORS

April 15, 2021

City of Statesboro  
Attn: David Moyer  
50 East Main Street  
Statesboro, GA 30458

RE: Luetta Moore & Grady St. Parks Improvements  
*Proposed Change Order #7*

Lavender & Associates, Inc. proposes to add new curb cut/driveway for existing residence.

Material/Labor:	\$9,400.00
10% OH&Profit:	<u>\$ 940.00</u>

**Total PCO #6: \$10,340.00**

If you have any questions, please don't hesitate to contact me.

Sincerely,

*John E. Lavender*

John E. Lavender  
President

P.O. Box 1654 • 300 Pulaski Road • Statesboro, GA 30459

Telephone 912-489-4677 • Fax 912-764-4226

## Tim Lanier Construction

P.O. Box 2379  
Statesboro, Georgia 30459  
PHONE: 912-481-0717

## Proposal

Valued Customer:  
Lavender & Associates / John Lavender  
300 Pulaski Road  
Statesboro, Georgia 30458

Phone: 912-489-4677

Fax:

Job Location: Statesboro, Georgia

Job Name: Drive at Luetta Moore Park

Date  
April 14, 2021

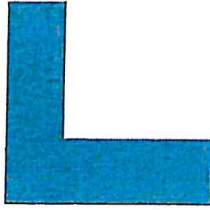
ITEM	Description	Quantity	Unit	Unit Price	Subtotal
	Existing Driveway				
1).	Traffic Control	1	LS.	\$ 1,200.00	\$ 1,200.00
2).	Demolition of existing pavement and curb gutter	1	LS.	\$ 1,500.00	\$ 1,500.00
3).	Pouring new curb and gutter	30	LF.	\$ 50.00	\$ 1,500.00
4).	Sodding	1	LS.	\$ 1,000.00	\$ 1,000.00
	New Driveway				
1).	Grading	1	LS.	\$ 1,200.00	\$ 1,200.00
2).	Pouring 6" new concrete driveway	2	LS.	\$ 1,500.00	\$ 3,000.00
			dollars	TOTAL	\$ 9,400.00

Payment to be made as invoice:

Authorized Signature \_\_\_\_\_

Acceptance of Proposal \_\_\_\_\_





# LAVENDER & ASSOCIATES, INC.

GENERAL CONTRACTORS

April 29, 2021

City of Statesboro  
Attn: David Moyer  
50 East Main Street  
Statesboro, GA 30458

RE: Luetta Moore & Grady St. Parks Improvements  
*Proposed Change Order #8*

Lavender & Associates, Inc. proposes to supply all material, equipment, and labor to construct a 12' x 12' x 6' CMU/Brick Dumpster Enclosure with 8" concrete slab/apron. Includes 3 bollards, steel frame gate with PVC Boards.

Material:	\$ 5,950.00
Labor:	<u>\$11,460.00</u>
Subtotal:	\$17,410.00
10% OH&Profit:	<u>\$ 1,741.00</u>
<b>Total PCO #8:</b>	<b>\$19,151.00</b>

If you have any questions, please don't hesitate to contact me.

Sincerely,

*John E. Lavender*

John E. Lavender  
President

P.O. Box 1654 • 300 Pulaski Road • Statesboro, GA 30459

Telephone 912-489-4677 • Fax 912-764-4226



# LAVENDER & ASSOCIATES, INC.

GENERAL CONTRACTORS

May 11, 2021

City of Statesboro  
Attn: David Moyer  
50 East Main Street  
Statesboro, GA 30458

RE: Luetta Moore & Grady St. Parks Improvements  
*Proposed Change Order #10*

Lavender & Associates, Inc. proposes to supply all material, equipment, and labor to remove 150' of CMU wall at Luetta Moore Basketball Court. Dig and pour new 12" x 8" footings w/ #5 rebar @ 24" oc. Construct 8" CMU wall with cap block. Cement wall solid.

Materials:	\$2,930.00
Labor:	\$2,950.00
Equipment:	<u>\$ 450.00</u>
Subtotal:	\$6,330.00
10% OH & Profit:	<u>\$ 633.00</u>
<b>Total PCO #10:</b>	<b>\$6,963.00</b>

If you have any questions, please don't hesitate to contact me.

Sincerely,

*John E. Lavender*

John E. Lavender  
President

P.O. Box 1654 • 300 Pulaski Road • Statesboro, GA 30459

Telephone 912-489-4677 • Fax 912-764-4226



# LAVENDER & ASSOCIATES, INC.

---

## GENERAL CONTRACTORS

May 11, 2021

City of Statesboro  
Attn: David Moyer  
50 East Main Street  
Statesboro, GA 30458

RE: Luetta Moore & Grady St. Parks Improvements  
*Proposed Change Order #11*

Lavender & Associates, Inc. proposes to remove and replace ballfield fence with 6' black vinyl coated fence per attached description.

Subcontractor:	\$51,024.00
10% OH & Profit:	<u>\$ 5,102.00</u>
<b>Total PCO #11:</b>	<b>\$56,126.00</b>

*Alternate: Add Black Posts for Foul Ball Netting in lieu of Galvanized*  
*Total Add Alternate: \$1,430.00*

If you have any questions, please don't hesitate to contact me.

Sincerely,

*John E. Lavender*

John E. Lavender  
President

P.O. Box 1654 • 300 Pulaski Road • Statesboro, GA 30459

Telephone 912-489-4677 • Fax 912-764-4226





455 E. Main St.  
Swainsboro GA 30401-3647  
478-237-4061 Fax 478-237-9846  
800-221-6425

Sandersville  
478-552-3005

Vidalia  
912-538-1200

Statesboro  
912-764-4444

TO: Mr. John Lavender  
COMPANY: Lavender & Associates  
FAX # / E-MAIL: john@lavender.associates  
FROM: Andy Dixon adixon@centralfenceco.com  
DATE: 05-11-2021

Please accept this as our bid on the fence for:

JOB NAME: Luetta Moore Park  
LOCATION: Statesboro, GA  
TOTAL BID: \$ 51,024.00

Comments: \*\*\*QUOTE VALID FOR 30 DAYS\*\*\*

Remove and replace ballfield fence.

Backstop

52' of 16'H black vinyl coated chain link fence with top.

Base Lines

100' of 8'H black vinyl coated chain link fence with (2) 4' walk gates.

Dugouts

Replace wire and rail on existing 10'x 25' dugouts and paint post.

Outfields

575' of 6'H black vinyl coated chain link fence with (1) 12' double gate.



#11.PCO.Backup.Luetta More Ballfield  
5/11/2021 3:14 PM





# LAVENDER & ASSOCIATES, INC.

---

## GENERAL CONTRACTORS

May 11, 2021

City of Statesboro  
Attn: David Moyer  
50 East Main Street  
Statesboro, GA 30458

RE: Luetta Moore & Grady St. Parks Improvements  
*Proposed Change Order #13*

Lavender & Associates, Inc. proposes to add an approximately 9'6 x 5'2 window with two sliding transaction windows.

Subcontractor:	\$1,610.00
10% OH & Profit:	<u>\$ 161.00</u>
<b>Total PCO #13:</b>	<b>\$1,771.00</b>

If you have any questions, please don't hesitate to contact me.

Sincerely,

*John E. Lavender*

John E. Lavender  
President

P.O. Box 1654 • 300 Pulaski Road • Statesboro, GA 30459

Telephone 912-489-4677 • Fax 912-764-4226



# LAVENDER & ASSOCIATES, INC.

GENERAL CONTRACTORS

May 11, 2021

City of Statesboro  
Attn: David Moyer  
50 East Main Street  
Statesboro, GA 30458

RE: Luetta Moore & Grady St. Parks Improvements  
*Proposed Change Order #14*

Lavender & Associates, Inc. proposes to replace 2 restroom exterior doors. Includes new hardware.

Material:	\$1,874.00
Labor:	<u>\$ 628.00</u>
Subtotal:	\$2,502.00
10% OH & Profit:	<u>\$ 250.00</u>
<b>Total PCO #14:</b>	<b>\$2,752.00</b>

If you have any questions, please don't hesitate to contact me.

Sincerely,

*John E. Lavender*

John E. Lavender  
President

P.O. Box 1654 • 300 Pulaski Road • Statesboro, GA 30459

Telephone 912-489-4677 • Fax 912-764-4226





# LAVENDER & ASSOCIATES, INC.

GENERAL CONTRACTORS

May 11, 2021

City of Statesboro  
Attn: David Moyer  
50 East Main Street  
Statesboro, GA 30458

RE: Luetta Moore & Grady St. Parks Improvements  
*Proposed Change Order #15*

Lavender & Associates, Inc. proposes to replace 6 Basketball Goals at Grady Street Park.

Labor - Remove existing Goals; Clean Existing Posts; And Install New Goals:	\$3,600.00
Equipment: Goals/Nets:	<u>\$4,221.00</u>
Subtotal:	\$7,821.00
10% GC OH/Profit:	<u>\$ 782.00</u>
<b>Total PCO #15:</b>	<b>\$8,603.00</b>

If you have any questions, please don't hesitate to contact me.

Sincerely,

*John E. Lavender*

John E. Lavender  
President

P.O. Box 1654 • 300 Pulaski Road • Statesboro, GA 30459

Telephone 912-489-4677 • Fax 912-764-4226

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

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

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

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

**Date:** May 5, 2021

**RE:** Contract Award - Mini Skid Steer with Attachments per Sourcewell Cooperative

### **Policy Issue: Purchasing Policy**

#### **Recommendation:**

Staff recommends and requests the consideration of a motion to purchase a new Mini Skid Steer with attachments for the Public Works Parks Division in the amount of up to \$39,431.00 from Vermeer Southeast using Sourcewell Member #33094, Contract #062117-VRM with funds from 2019 SPLOST Fund. The equipment is listed as FY2021 CIP Budget item #PRK-34.

#### **Background:**

This will be a purchase of a new Vermeer S925TX-7D Mini Skid Steer with the following attachments: 42" smooth bucket, 18" Auger bit, 36" Trencher and 48" Debris Grapple. The Mini skid steer with attachments will be used for maintenance activities in public roads and City Parks. This smaller machine is essential with less of a footprint in these landscaped areas listed above. The attachments will reduce the need to purchase several individual machines. No local vendors provide this product.

#### **Budget Impact:**

None

#### **Council Person and District:**

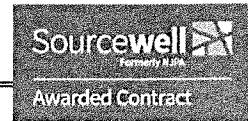
N/A (citywide)

#### **Attachments:**

Contract Specification Sheet

**2021 Vermeer Corporate Account Pricing**  
Sourcewell Grounds Maintenance Contract # 062117-VRM

QUOTE ☐  
ORDER ☐



Contract # 062117-VRM

**S925TX Compact Utility Loader (w/ Tracks)**

**Basic Unit (Power unit only)**

S925TX Compact Utility Loader w/ hydrostatic ground drive, pilot operated ground drive control, operator platform w/ console cushions, dual fuel tanks, 12 gallon hydraulic tank, dual auxiliary flat-faced hydraulic quick disconnects, loader arms w/ universal mounting plate, 12-volt power port (001); 25 hp D1505 Kubota Diesel T4F engine (011); Narrow Tracks - 36" width (030)

For additional options, see "Optional Features" section below.

Basic Unit Price: **\$27,448.00**

**Optional Features:**

Add to Basic Unit Price:

- ☐ 40 hp WG1605 Kubota Gas (012); in lieu of 25 hp Kubota Diesel T4F (011)
- ☐ Wide Tracks - 40" width (031), in lieu of narrow tracks - 36" (030)
- ☐ Block Heater - Kubota Diesel (101)
- ☐ Standard Bucket - 42" wide (MSSA105)
- ☐ Miscellaneous Features: sales code \_ \_ \_

\$ \_\_\_\_\_

**Extended Warranty: (choose one)**

- ☐ 2 Year Parts & Labor Warranty (PL2)
- ☐ 2 Year Confidence Plus (CP2) -includes 2 Year Parts & Labor Warranty and initial 4 services
- ☐ 3 Year Parts and Labor Warranty (PL3)
- ☐ 3 Year Confidence Plus (CP3) -includes 3 Year Parts & Labor Warranty and initial 4 services
- ☐ Planned Maintenance Package 4-Intervals (PM)

Must Enter Qty: 0

For additional attachment options, please refer to attachments worksheet. All attachments are compatible to S450TX, S925TX and CTX100. All attachments, with the exception of attachments that require dual hydraulics, are compatible with the CTX50.

Subtotal: **\$27,448.00**  
Dealer Freight & Prep: **\$550.00**  
Quantity: **1**

Total: **\$27,998.00**  
Sales Tax: \_\_\_\_\_

Grand Total: **\$27,998.00**

Date: 4.26.21  
For: City of Statesboro  
Sourcewell Member #: 33094  
Provided By: Vermeer Southeast  
Contact Name: Patrick McCollum  
Mobile #:

Pricing effective 03/28/21

NOTE: All pricing in USD \$

NOTE: Include applicable sales tax

Quotes valid for 30 days

ACCEPTED:

Vermeer

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Customer

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

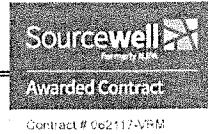
Any applicable sales tax is not included. Prices subject to change without notice. These prices are exclusive of any and all duties, import fees, taxes, or other similar charges. These prices may not be available in any transaction involving a trade or rental transaction. This sheet may not include all possible specifications available with this model. For complete product specifications, please contact your local authorized Vermeer dealer. Unless otherwise noted, dealer freight & prep to be determined.





**2021 Vermeer Corporate Account Pricing**

Sourcewell Grounds Maintenance Contract # 062117-VRM

☒ QUOTE☐ ORDER**MSSA - Compact Utility Loader Attachments****HD ATTACHMENTS- FOR CTX160 ONLY**

- ☐ HD 4-In-1-Bucket- 54" wide (124410-0854) (122)
- ☐ Tooth Bar- 48" bolt on (18200) (132)
- ☐ Replaceable cutting edge- 48" Bolt on (124123) (166)
- ☐ HD Bucket- 48" Wide, 9 Cu Ft (124735-0854) (168)
- ☐ Replaceable cutting edge- 54" Bolt on (124963) (171)
- ☐ Tooth Bar- 54" bolt on (124965) (172)
- ☐ HD Bucket- 54" Wide, 10 Cu Ft (124959-0854) (173)
- ☐ HD Pallet Fork Assy- 42" Railstyle (13579-0854) (220)
- ☐ HD Pallet Fork Assy- 48" Railstyle (13580-0854) (225)
- ☐ HD Root Grapple- 42" Wide (124429-0854) (380)
- ☐ HD Root Grapple- 53" Wide (124412-0854) (385)

**Bucket Feature**

- ☐ Narrow Bucket - 36" wide (101)
- ☐ Narrow Mulch Bucket - 34.5" wide, 6 cu. ft. (102)
- ☒ Standard Bucket - 4 cubic ft. - 42" wide (105) \$596.00
- ☐ Replaceable Cutting Edge - Bolt On - 42" (107)
- ☐ Wide Bucket - 6 cubic ft. - 48" wide (110)
- ☐ Tooth Bucket - 4 cubic ft. - 42" wide (125)
- ☐ Tooth Bucket - 6 cubic ft. - 48" wide (130)
- ☐ 42" Tooth Bar Assembly (135)
- ☐ Mini Tilt Attachment (160) (To be used w/ buckets listed above)
- ☐ 4-in-1 Bucket - 38" wide (115)
- ☐ 4-in-1 Bucket - 42" wide (120)
- ☐ Scrap Grapple Bucket - 36" wide (140)
- ☒ Scrap Grapple Bucket - 42" wide (145) \$2,152.00
- ☐ Rock Bucket - 42" wide (150)
- ☐ Log, Root, Brush Bucket (354)

**Fork Feature**

- ☐ Pallet Fork - 32" Pinstyle (200)
- ☐ Pallet Fork - 42" Railstyle (205)
- ☐ Pallet Fork - 48" Railstyle (210)
- ☐ Tree Fork (315)

**Broom Feature**

- ☐ Rotary Broom - Manual Angle - 42" (360)

**Land Leveler Feature**

- ☐ Land Leveler - 49" W x 36" L (300)

**Utility Tool Feature**

- ☐ Multi-Task Tool w/ JIB Pole, Ball Hitch & 3 SCARI (320)

**Landscape Rake Feature**

- ☐ Tiller - 40" W x 4.5" Depth (305)
- ☐ Harley Direct Drive Power Rake - D4M (Manual) (346)
- ☐ Harley Direct Drive Power Rake - D4H Hyd (H 22748H-0961) (w/ Diverter) (351)
- ☐ Harley Direct Drive Power Rake - D4H3 (Dual Hydraulic) (H 22748H3-0961) LIC w/o Diverter (353)

**Mulchers / Mowers**

- ☐ Rotadairon Soil Renovator STH-36 (STEC) (357)
- ☐ Rotadairon Brush Mower / Mulcher BRD50 (STEC) (359)

**Auger Feature**

- ☐ Auger Drive - High Speed (recommended for bits smaller than 18") (400)
- ☒ Auger Drive - High Torque (recommended for bits larger than 18") (405) \$2,194.00
- ☐ 6" Std Auger Bit (410)
- ☐ 9" Std Auger Bit (415)
- ☐ 9" Rock Auger Bit (420)
- ☐ 12" Std Auger Bit (425)
- ☐ 15" Std Auger Bit (430)
- ☒ 18" Std Auger Bit (435) \$632.00
- ☐ 24" Std Auger Bit (440)
- ☐ 30" Std Auger Bit (445)
- ☐ 30" HTF Auger Bit (Tree Auger) (450)
- ☐ 36" Std Auger Bit (455)
- ☐ 36" HTF Auger Bit (Tree Auger) (460)
- ☐ 12" Auger Extension (465)

**VERMEER Trencher Feature (Requires Boom / Chain / Restraint Bar from table below.)**☒ Vermeer Trencher Attachment - STR48 (Boom Kit) (500)**\$3,001.00**

Please add boom, cutter setup, and restraint bar from table below.

(If desired combination not shown, please consult your local Vermeer Dealer for pricing &amp; specs.)

Boom / Cutter / Greaseless EI	Price includes boom, 2250 chain, cutters, restraint bar & EI					
	Partial Cup	Full Cup	Full Shark	Rotary Combo	Welded Shark	Shark Combo
24" - 4"	\$1,273.00	\$1,432.00	\$1,564.00	\$1,724.00	\$1,882.00	\$1,511.00
24" - 5"	\$1,295.00	\$1,457.00	\$1,598.00	\$1,745.00	\$1,696.00	\$1,472.00
24" - 6"	\$1,313.00	\$1,495.00	\$1,667.00	\$1,761.00	\$2,003.00	\$1,554.00
36" - 4"	\$1,507.00	\$1,695.00	\$1,857.00	\$2,076.00	\$2,267.00	\$1,773.00
36" - 5"	\$1,497.00	\$1,724.00	\$1,880.00	\$2,108.00	\$2,067.00	\$1,809.00
36" - 6"	\$1,590.00	\$1,762.00	\$1,921.00	\$2,135.00	\$2,439.00	\$1,858.00
48" - 4"	\$1,767.00	\$1,982.00	\$2,185.00	\$2,472.00	\$2,715.00	\$2,109.00
48" - 5"	\$1,774.00	\$2,017.00	\$2,255.00	\$2,497.00	\$2,856.00	\$2,164.00
48" - 6"	\$1,793.00	\$2,092.00	\$2,390.00	\$2,535.00	\$2,994.00	\$2,181.00
Trench Cleaner	24" Boom	36" Boom	48" Boom			
	\$321.00	\$333.00	\$330.00			
4" Extension Plate (206351001)	\$55.00					
6" Extension Plate (206353001)	\$48.00					

Enter Chain Price Below:

**\$1,858.00**

Enter Trench Cleaner Below:

Enter Ext. Plate Price Below:

☐ 7" Greaseable End Idler (Replaces greaseless EI in above table)**VERMEER Plow Feature**☐ Vermeer SVP18 - Vibratory Plow Attachment (600)**Grapple Feature**☐ Vermeer LG46 Log Grapple - 46" width (356)☐ Brush Grapple - 42" width (365)☐ TSG10 Tree & Shrub Grapple - 24.3" width (366)☐ HG48 Hardscape Grapple - 48" opening width (367)☐ Vermeer RLG46 Hydraulic Rotating Log Grapple (370) (use w/ S925TX, CTX100, & CTX160 only - dual hydraulic)☐ Vermeer SLG46 Swivel Log Grapple (375)**Miscellaneous**☐ Vermeer Root Cutter - RC14 (715)☐ Cutter Teeth Setup - 2 1/2" Width (use w/ -715) (720)☐ Cutter Teeth Setup - 3 1/2" Width (use w/ -715) (725)☐ Dozer Blade - 46" Wide (165)☐ Dozer Blade w/ Tilt - 46" (170)☐ Dozer Blade - 67" (175)☐ Dozer Blade w/ Tilt - 67" (180)☐ Snow Blade - Hydraulic - 48" (190)☐ Power Shovel (U-Shovel) (325)☐ Sod Unroller - 34" Max Width (330)☐ Mini Sod Roller Drum (non-required feature for 330) (335)☐ Hydraulic Boring Attachment (605)☐ Vermeer Hydraulic Breaker Attachment (700)☐ Dual Stage Snow Blower - 48" Wide (705)**Berlon Low Profile Bucket**☐ Berlon HD Low Profile Bucket - 36" wide (MSSA104)☐ Berlon HD Low Profile Bucket - 42" wide (MSSA106)☐ Berlon HD Low Profile Bucket - 48" wide (MSSA111)**Berlon Tooth Bucket**☐ Berlon HD Tooth Bucket- 36" wide (MSSA126)☐ Berlon HD Tooth Bucket- 42" wide (MSSA127)☐ Berlon HD Tooth Bucket- 48" wide (MSSA128)**Berlon Mulch Bucket**☐ Berlon Mulch Bucket - 48" wide (MSSA112)☐ Berlon Mulch Bucket - 54" wide (MSSA113)☐ Berlon Mulch Bucket - 60" wide (MSSA114)**Berlon Extended Lip Bucket**☐ Berlon HD Extended Lip Bucket - 36" wide (MSSA116)☐ Berlon HD Extended Lip Bucket - 42" wide (MSSA117)☐ Berlon HD Extended Lip Bucket - 48" wide (MSSA118)**Berlon Options**☐ Berlon bolt on cutting edge- 36" wide (MSSA730)☐ Berlon bolt on cutting edge- 42" wide (MSSA731)☐ Berlon bolt on cutting edge- 48" wide (MSSA732)☐ Berlon bolt on tooth bar- 36" wide (MSSA735)☐ Berlon bolt on tooth bar- 42" wide (MSSA736)☐ Berlon bolt on tooth bar- 48" wide (MSSA737)**Berlon Pallet Forks**

- ☐ Berlon HD Forks- Rail Style-36" (MSSA230)  
☐ Berlon HD Forks- Rail Style-42" (MSSA231)  
☐ Berlon HD Forks- Rail Style-48" (MSSA232)  
☐ Miscellaneous Features: sales code \_\_\_\_

\$ \_\_\_\_.

Date:	4.26.21
For:	City of Statesboro
Sourcewell Member #:	33094
Provided By:	Vermeer Southeast
Contact Name:	Patrick McCollum
Mobile #:	

**Subtotal:** \$10,433.00  
**Dealer Freight & Prep:** \$1,000.00  
**Quantity:** 1  
**Total:** \$11,433.00  
**Sales Tax:** \_\_\_\_\_

**Grand Total:** \$11,433.00  
 Pricing effective 03/28/21

**ACCEPTED:**

Vermeer  
 BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Customer  
 BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

NOTE: All pricing in USD \$  
 NOTE: Include applicable sales tax  
 Quotes valid for 30 days

Any applicable sales tax is not included. Prices subject to change without notice. These prices are exclusive of any and all duties, import fees, taxes, or other similar charges. These prices may not be available in any transaction involving a trade or rental transaction. This sheet may not include all possible specifications available with this model. For complete product specifications, please contact your local authorized Vermeer dealer. Unless otherwise noted, dealer freight & prep to be determined.





# 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:** May 5 2021

**RE:** May 18, 2021 City Council Agenda Items

**Policy Issue:** Consideration of a joint resolution with Bulloch County to authorize payment of proceeds from 2019 SPLOST to the City of Statesboro in the amount of 480,331.73.

**Recommendation:** Approve

**Background:** *Bulloch County and City of Statesboro entered into SPLOST IGA July 31, 2018. Portion of SPLOST funds was to be used to establish countywide P-25 radio system and provide compatible radios to local jurisdictions. City had already purchased P-25 radios from non-SPLOST proceeds. Purpose of joint resolution is to essentially reimburse City for not receiving this SPLOST benefit. Received funds will be deposited in City general fund and shall not be restricted to SPLOST purposes.*

**Budget Impact:** \$480,331.73 deposited in general fund

**Council Person and District:** All

**Attachments:** Proposed joint resolution

**A JOINT RESOLUTION OF THE BOARD OF COMMISSIONERS OF BULLOCH COUNTY, GEORGIA AND THE MAYOR AND COUNCIL OF THE CITY OF STATESBORO, GEORGIA TO AUTHORIZE THE PAYMENT OF PROCEEDS FROM THE 2019 SPECIAL PURPOSE LOCAL OPTION SALES TAX FROM BULLOCH COUNTY TO THE CITY OF STATESBORO AS CONTEMPLATED IN THAT CERTAIN INTERGOVERNMENTAL AGREEMENT BETWEEN THE PARTIES DATED JULY 31, 2018; TO DESIGNATE THE APPLICATION OF AND ACCOUNTING FOR SAID PROCEEDS; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

WHEREAS, on November 6, 2018 an election was held on a referendum to continue the imposition of a one percent special purpose local option sales tax in Bulloch County, Georgia, and a majority of the qualified voters voting in said election approved the continuation of the one percent special purpose local option sales tax (hereinafter referred to as the "2019 SPLOST"); and

WHEREAS, the referendum approving the 2019 SPLOST also included approval for the issuance of general obligation debt by Bulloch County, a portion of which was to be used to pay for a new P25-compliant radio system, including the purchase of new radios, for use by law enforcement and public safety agencies in Bulloch County and its municipalities; and

WHEREAS, the City of Statesboro decided to purchase its new radios with other funds, and thus none of the proceeds from the issuance of the debt were used to purchase radios for the City of Statesboro; and

WHEREAS, Bulloch County and its municipalities entered into an intergovernmental agreement dated July 31, 2018 governing disbursements, expenditures, and other matters related to the 2019 SPLOST (hereinafter referred to as the "IGA"); and

WHEREAS, in order to assure that the City of Statesboro received its pro rata share of 2019 SPLOST proceeds, the IGA provides that Bulloch County will reallocate a portion of its 2019 SPLOST proceeds to the City of Statesboro in an amount equal to 42.3% of the cost of radios purchased by Bulloch County with the proceeds of the debt; and

WHEREAS, the cost of the radios purchased by Bulloch County with the proceeds of the debt is \$1,135,536.00, and 42.3% of that amount is \$480,331.73; and

WHEREAS, the IGA further provides that the City of Statesboro will use the reallocation of 2019 SPLOST proceeds for its SPLOST projects, and that the IGA will be amended to accomplish the reallocation and adjust the estimated amounts of County and Statesboro projects accordingly; and

WHEREAS, the Board of Commissioners of Bulloch County, Georgia and the Mayor and Council of the City of Statesboro, Georgia have determined that, for purposes of facilitating the administration of and accounting for 2019 SPLOST proceeds, it would be preferable for Bulloch County to pay \$480,331.73 of its 2019 SPLOST proceeds directly to the City of Statesboro without adjusting the disbursement percentages and SPLOST project estimates as set forth in the IGA;

NOW THEREFORE, BE IT JOINTLY RESOLVED by the Board of Commissioners of Bulloch County, Georgia and the Mayor and Council of Statesboro, Georgia, and IT IS HEREBY JOINTLY RESOLVED by the authority of same, as follows:

Section 1. Bulloch County will pay \$480,331.73 of its 2019 SPLOST proceeds to the City of Statesboro and charge said payment to Bulloch County's 2019 SPLOST project listed as "public safety facilities and/or equipment."

Section 2. The City of Statesboro will deposit said payment of \$480,331.73 into its general fund as unrestricted revenue.

Section 3. Both parties agree that this will satisfy the provisions of Section 6.F. of the IGA.

Section 4. All resolutions, ordinances, or parts thereof previously approved and adopted by either the Board of Commissioners of Bulloch County, Georgia or the Mayor and Council of the City of Statesboro, Georgia that are in conflict with the provisions contained in this resolution are, to the extent of such conflict, hereby superseded and repealed.

Section 5. This resolution shall take effect immediately upon its adoption.

RESOLUTION APPROVED AND ADOPTED this 18<sup>th</sup> day of May, 2021.

BOARD OF COMMISSIONERS OF  
BULLOCH COUNTY, GEORGIA

By: \_\_\_\_\_  
Roy Thompson, Chairman

Attest: \_\_\_\_\_  
Olympia Gaines, Clerk

(SEAL)

MAYOR AND COUNCIL OF THE CITY  
OF STATESBORO, GEORGIA

By: \_\_\_\_\_  
Jonathan McCollar, Mayor

Attest: \_\_\_\_\_  
Leah Harden, Clerk

(SEAL)



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

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

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

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

**Date:** May 12, 2021

**RE:** GDOT Memorandum of Agreement (MOA) for Roadway and Pedestrian  
Crosswalk Maintenance on State Route 73 (Fair Road) for the  
Blue Mile Streetscape Project

**Policy Issue:** Intergovernmental Agreement

### Recommendation:

Staff recommends approval of the referenced Memorandum of Agreement with GDOT.

### Background:

The South Main Street Streetscape project proposes to install decorative concrete crosswalks across SR 73/US 301 at Tillman Street. GDOT will not allow decorative concrete crosswalks unless the local government agrees to be responsible for repair, replacement, and liability of these crosswalks. In addition the city proposes to install black coated pedestrian signal poles and bases that conform to the pedestrian poles already installed along this corridor. GDOT will only allow standard aluminum finish poles and bases unless the local government agrees to be responsible for supplying replacement poles and bases as needed due for repair or replacement.

### Budget Impact:

Maintenance expenditures will be paid by TSPLOST funds.

### Council Person and District:

District 2, Councilmembers Paulette Chavers  
District 3, Councilmember Venus Mack

### Attachment:

MOA

**MEMORANDUM OF AGREEMENT**

**FOR**

**ROADWAY & PEDESTRIAN CROSSWALKS MAINTENANCE ON STATE ROUTE 73  
BETWEEN TILLMAN ROAD AND INTERSECTION WITH STATE ROUTE 67, CITY  
OF STATESBORO, GA,**

**BULLOCH COUNTY**

**CONSISTING OF**

The City does not want the decorative concrete crosswalks as shown on construction drawings for the Blue Mile Streetscape Improvements, Phase 1, painted with pattern lines in accordance with GDOT Striping Details T-11A along STATE ROUTE 73 from the intersection of Tillman Road and to the intersection of State Route 67, City of Statesboro, GA., Bulloch County.

**BETWEEN**

The City of Statesboro, acting by and through its City Council, hereinafter called the **CITY**, and the Department of Transportation, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**.

**RELATIVE TO**

The **CITY** is requesting to install decorative concrete crosswalks not painted with pattern lines in accordance with GDOT Striping Details T-11A and by Permit No. A-031-005873-5 Bulloch County. In addition the city requests to install black coated pedestrian pedestal poles and bases in accordance with GDOT detail TS-04A Traffic Signal Support Structures from the intersection of Tillman Road and to the intersection of State Route 67, City of Statesboro, GA.,.

**I. IT IS THE INTENTION OF THE PARTIES:**

A. That the **CITY**, only to the extent that it may be bound by

contracts that may hereafter be entered into, shall be responsible for the following:

1. The **CITY** shall assume responsibility and maintenance of these crosswalks by Permit No A-031-005873-5 from the intersection of Tillman Road and to the intersection of State Route 67, City of Statesboro, GA., Bulloch County. The **CITY** shall also assume responsibility for providing replacement black coated poles and bases as needed for repair and maintenance.

2. The **CITY**, in its operation and maintenance of the sidewalk crosswalks, shall not in any way alter the type or location of any of the various components that make up the sidewalk or crosswalks without prior written approval from the **DEPARTMENT**. The **CITY** will not in any way alter the type or location or the components that make up the pedestrian signal.

3. The **CITY** shall at all times indemnify and save harmless the **DEPARTMENT** and the State of Georgia, to the extent allowed by law, from any and all responsibility for damages or liability, or both, which may result from the installation, construction, reconstruction, operation, maintenance or repair, or any combination of any of the foregoing.

**II. IT IS FURTHER AGREED**, that the **DEPARTMENT**, only to the extent that it may be bound by contracts which may hereafter be entered into, shall reserve the right to remove the aforementioned crosswalks in the event that the **CITY** fails to properly maintain any location. In addition the **DEPARTMENT** reserves the right, at its sole discretion, to remove or replace any crosswalks where the public

safety is at any time compromised by the actions or inactions of the **CITY**. **IT IS FURTHER AGREED**, that the **DEPARTMENT**, only to the extent that it may be bound by contracts which may hereafter be entered into, shall reserve the right to replace the aforementioned black coated pedestrian signal poles in the event that the **CITY** fails to properly provide replacement poles as needed.

**III. IT IS FURTHER AGREED**, that this Agreement shall remain in effect for a period of fifty (50) years.

**IV. IT IS FURTHER AGREED**, the covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

This document is a **Memorandum of Agreement** expressing the present intentions of the parties. Nothing contained herein shall require the undertaking of any act, project, study, analysis, or any other activity by any party until a contract for such activity is executed. Nor shall this document require the expenditure of any funds by any party until a contract authorizing such expenditure is executed.

However, nothing contained herein shall be construed to prohibit any party's undertaking any act, project, study, analysis, or any other activity, which the party is required by law to contract to undertake as part of any other program, which fulfills some function shown herein as intended to be performed by the party undertaking such act, project, study, analysis, or any other activity.



IN WITNESS WHEREOF, the parties hereto have executed this **Memorandum of Agreement** to be executed by their duly authorized officials, and their respective seals attached hereto.

Signed and delivered  
this \_\_\_\_\_ day of \_\_\_\_\_,  
2021, in the presence of:

GEORGIA DEPARTMENT OF TRANSPORTATION

STATE TRAFFIC OPERATIONS ENGINEER

\_\_\_\_\_  
WITNESS

-----  
**REQUESTED BY: CITY OF STATESBORO, GEORGIA**

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BY: \_\_\_\_\_  
WITNESS

(OFFICIAL SEAL-CITY OF STATESBORO, GA.)

BY: \_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

(OFFICIAL SEAL-CITY OF STATESBORO, GA.)

SWORN TO AND SUBSCRIBED BEFORE  
ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2021.

This Agreement approved by the  
City Council at a meeting held  
at \_\_\_\_\_ on  
the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Attest:

BY: \_\_\_\_\_  
City Clerk

