



May 20, 2025 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Paulette Chavers
3. Recognitions/Public Presentations:
 - A) Presentation of a Proclamation recognizing May 18 – 24, 2025 as Public Works Week.
 - B) Presentation of a retirement award to Steve Hotchkiss, Director of Public Utilities after 36 years of service to the City of Statesboro
 - C) Presentation of a retirement award to Kathy Field, Director of Planning after 5 years of service to the City of Statesboro.
 - D) Presentation by Richard Deal with Lanier, Deal, and Proctor on how the City financially ended Fiscal Year 2024.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 05-06-2025 Council Minutes
 - b) 05-06-2025 Executive Session Minutes
6. Public hearing and consideration of a motion to approve:
 - A. **APPLICATION AN 25-03-04:** Blue Water Bulloch LLC requests an Annexation of approximately 38.54 acres of property in order to develop a townhome subdivision at 285 Herman Rushing Road (Tax Parcel # 108 000013 000).
 - B. **APPLICATION RZ 25-03-05:** Blue Water Bulloch LLC requests a Zoning Map Amendment from the R-40 (One-Household Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to develop a townhome subdivision of approximately 198 units at 285 Herman Rushing Road (Tax Parcel# 108 000013 000).
7. Public hearing and consideration of a motion to approve: **APPLICATION V 25-04-01:** Ramona Hagin requests a variance from Section 2.4.1 B of the Unified Development Code in order to convert an existing building into an accessory dwelling unit greater than the allowed 749 square feet at 109 Sandy Way (Tax Parcel # MS85 000006 000).

8. Public hearing and consideration of a motion to approve: **APPLICATION SU 25-04-03**: Bill Gross requests a Special Use Permit to allow for an increased number of units in the R-4 (High-Density Multi-household) zoning district in order to complete Phase III of the Bryant's Landing Senior Housing Project (Tax Parcel # MS38000056 002).
9. Consideration of a motion to approve **APPLICATION SUB 25-04-02**: 3SD Investments LLC requests a Preliminary Subdivision PLAT on 0.98 acres of property in order to develop a cottage court consisting of 8 units on East Main Street (Tax Parcel# S49 000016 001).
10. Consideration of a motion to approve **Resolution 2025-09**: A Resolution accepting the street right of way of Roscomare Lane, Somera Lane, Anzio Drive and Hamner Drive within the Bel-Air East Subdivision as public streets to be owned and maintained by the City of Statesboro.
11. Consideration of a motion to approve the acceptance of 0.65 acres of real property located at 64 East Main Street from the Downtown Statesboro Development Authority (DSDA) for the Business Innovation Group (BIG) expansion.
12. Consideration of a motion to approve an easement with the Archibald Bulloch Chapter, National Society Daughters of the American Revolution to place a historical marker on City of Statesboro property adjacent to the Triangle Park.
13. Consideration of a motion to approve Change Order #1 in the amount of \$33,500.00, to Southeast Pipe Survey, Inc. to be paid for with 2019 SPLOST and Water Sewer Funds included in CIP projects #WWD 14, 187, and 188.
14. Other Business from City Council
15. City Managers Comments
16. Public Comments (General)
17. Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" "Real Estate" and/or "Potential Litigation" in accordance with O.C.G.A 50-14-3(b)
18. Consideration of a Motion to Adjourn

CITY OF STATESBORO

COUNCIL

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



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
I. Cain Smith, City Attorney

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

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

From: Brad Deal, P.E., Director of Public Works and Engineering
Marcos Trejo Jr, P.E., Assistant Director of Public Works

Date: April 23, 2025

RE: National Public Works Week Proclamation

Policy Issue: Advocacy and Outreach of Public Works and Engineering Activities and programs

Background: The 2025 National Public works Week is May 18 – 24, 2025. The American Public Works Association uses this time to promote public works as a profession and to educate the public on the importance of public works activities and programs to their daily lives.

Recommendation: Recognition of National Public Works Week and the City of Statesboro Public Works and Engineering Employees.

Budget Impact:

None

Council Person and District:

All (Citywide)

Attachment:

2025 NPWW Proclamation

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

NATIONAL PUBLIC WORKS WEEK PROCLAMATION May 18 – 24, 2025

“People, Purpose, Presence”

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 2025 marks the 65th 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 18 – 24, 2025 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 20th day of May in the year 2025.

Jonathan McCollar, Mayor

CITY OF STATESBORO

COUNCIL

Tangie Johnson
Paulette Chavers
Ginny Hendley
John C. Riggs
Shari Barr



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: Mr. Charles Penny, City Manager

From: Cindy S. West, Finance Director

Date: May 13, 2025

RE: End of Fiscal Year 2024 Audit Presentation

Background: The City of Statesboro is required to have an independent financial audit at the end of each Fiscal Year. Richard Deal, with Lanier, Deal and Proctor, will give an update on how the City financially ended Fiscal Year 2024.

Budget Impact: N/A

Council Person and District: All

Attachments: N/A



CITY OF STATESBORO
COUNCIL MINUTES
MAY 05, 2025

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilmember Tangie Johnson gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Paulette Chavers	Councilmember	Absent	
Ginny Hendley	Councilmember	Present	9:02 am
John Riggs	Councilmember	Present	
Shari Barr	Mayor Pro Tem	Present	

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

3. Recognitions/Public Presentations:

A) Presentation of a Proclamation recognizing the month of May as Mental Health Awareness month.

Mayor McCollar presented a Proclamation to Pineland BHDD recognizing the month of May as Mental Health Awareness month.

B) Presentation of a Proclamation recognizing Love's Childcare Services for their 35 years of dedicated service in the City of Statesboro.

Mayor McCollar presented a Proclamation to Lorine Love owner of Love's Childcare Services honoring her for 35 years of dedicated service in the City of Statesboro.

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

- a) 04-15-2025 Work Session Minutes
- b) 04-15-2025 Council Minutes
- c) 04-15-2025 Executive Session Minutes

A motion was made to approve the consent agenda.

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

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

PSH Stadium

Owners: Darin Van Tassel & Netra Van Tassel

Located: 2704 Old Register Road

License Type: Event Venue

Councilmember Ginny Hendley recused herself from this item.

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve and application for an alcohol license in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-13 (a) issued to PSH Stadium, Owners: Darin Van Tassel & Netra Van Tassel, Located: 2704 Old Register Road, License Type: Event Venue.

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

7. Consideration of a motion to approve Resolution 2025-07: A Resolution to adopt the Third Amendment to the Fiscal Year 2025 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated.

A motion was made to approve Resolution 2025-07: A Resolution to adopt the Third Amendment to the Fiscal Year 2025 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated.

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

8. Consideration of a motion to approve Resolution 2025-08: A Resolution reestablishing the Downtown Statesboro Incentives Program.

A motion was made to approve Resolution 2025-08: A Resolution reestablishing the Downtown Statesboro Incentives Program.

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

9. Consideration of a motion to approve the application submitted by Evolve LLC for funding under the Security Enhancement Incentive Program in the amount of \$7,000.00 subject to the fulfillment of all eligibility requirements.

A motion was made to approve the application submitted by Evolve LLC for funding under the Security Enhancement Incentive Program in the amount of \$7,000.00 subject to the fulfillment of all eligibility requirements.

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

10. Consideration of a motion to approve award of contract to Chandler Roofing in the not to exceed amount of \$65,000.00 for roof replacement at the Statesboro Municipal Court. The project will be funded from 2019 SPLOST funds.

A motion was made to approve award of contract to Chandler Roofing in the not to exceed amount of \$65,000.00 for roof replacement at the Statesboro Municipal Court. The project will be funded from 2019 SPLOST funds.

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

11. Consideration of a motion to approve a sole source purchase agreement with OptiRTC, Inc., in the amount of \$284,836.00 for Lake Sal infrastructure stormwater flood control hardware per project engineer's recommendation. This project is funded from 2013 SPLOST.

A motion was made to approve a sole source purchase agreement with OptiRTC, Inc., in the amount of \$284,836.00 for Lake Sal infrastructure stormwater flood control hardware per project engineer's recommendation. This project is funded from 2013 SPLOST.

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

12. Other Business from City Council

Mayor Pro Tem Shari Barr shared that the City is preparing for the All American City Competition and appreciated Candice Bodkin and others who are putting together a package so we can go show off how great Statesboro is. Mayor Jonathan McCollar stated he would like to clarify something within our community. Last time we were together, we created a mayoral ad hoc committee to address housing instability and homelessness within our community. The purpose of the committee is to study housing instability. There are families dealing with housing transition and some fall into a gap where they could potentially be without housing and how that connects to homelessness issues. Somehow, out of that conversation there has been some misinformation in regards to the City of Statesboro building a homeless shelter in downtown Statesboro. Mayor McCollar stated the City of Statesboro has no plans to build a homeless shelter in downtown Statesboro. This committee's purpose is to study to find out where we are so that we're able to address the needs of our community. Mayor McCollar thanked Mayor Pro Tem Shari Barr and Councilmember Paulette Chavers for taking on the task of being a part of the committee.

13. City Managers Comments

City Manager Charles Penny introduced Brad Deal as the City's new Director of Public Works and Engineering he also thanked Marcos Trejos and David Moyer for their leadership during the transition.

Mr. Penny announced the retirement of Planning Director, Kathy Field effective June 1, 2025. He expressed appreciation for her five years of leadership and dedicated service to the City of Statesboro.

Mr. Penny appreciated Candice Bodkin and Edie Grace Grice for their leadership in applying for the All American City designation he also recognized and thanked Georgia Southern University President Kyle Marrero for his commitment of University staff and financial support to send representatives to Colorado for the final presentation.

The last item Mr. Penny addressed was the remaining CARES Act funds that were set aside for utility assistance through Action Pact. Mr. Penny stated he received an email from Alexander Smith asking if the city would be interested in using those funds for rental assistance as well. Staff recommends that we allow them to use the remaining funds for rental assistance. If approved we would tell Action Pact they could use up to \$250.00 for rental assistance.

A motion was made to approve the use of the remaining Care Act funds to go toward rental assistance up to \$250.00.

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

14. Public Comments (General): None

**15. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters”
“Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A 50-14-3(b).**

At 9:44 am a motion was made to enter into executive session to discuss Personnel Matters.

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

At 9:52 am a motion was made to exit executive session.

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

Mayor McCollar called the regular meeting back to order.

A motion was made to appoint Charles Pell to the Statesboro Tree Board.

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

City Manager Charles Penny reminded everyone about the Budget Work Session next Tuesday May 13, 2025 at 2:00 pm in the Council Chambers.

16. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 9:53 am.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

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



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: May 12, 2025

RE: May 20, 2025 City Council Agenda Items

Policy Issue: *Unified Development Code: Annexation Request*

Recommendation: Staff Recommends Approval of the Annexation requested by AN 25-03-04.

Background: Blue Water Bulloch LLC requests an Annexation of approximately 38.54 acres of property in order to develop a townhome subdivision at 285 Herman Rushing Road (Tax Parcel # 108 000013 000).

Budget Impact: None

Council Person and District: Barr (District 5 - Proposed)

Attachments: Annexation Analysis & Ordinance

CITY OF STATESBORO



COUNCIL

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

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

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

From: Justin Williams, Planning & Housing Administrator

Date: May 6, 2025

RE: Herman Rushing Road Annexation: AN 25-03-04

Below is the information regarding this requested annexation:

Herman Rushing Subdivision

All estimates are based off of the initial concept of the development, therefore cost estimates and the number of homes being developed are subject to change.

This development is not located in the coverage area of the 2024 *Comprehensive Master Plan*. This property will be amended upon annexation to the Developing Neighborhood character area which supports the proposed development type, and is of a similar designation as the surrounding properties in the area.

This analysis is broken into specific areas related to the following: Utility & Infrastructure Cost, Tax Implications and Economic Impact.

Utility & Infrastructure

Calculations for the extension of utilities into the area derived from the Department of Public Utilities determined that the extension of utilities onto the site would be incurred by the developer. These extensions would be maintained by the City. The applicant would be required to pay for both the water and sewer extensions, the taps into the system per household, and due to the possible elevations on the site additional lift stations, or force mains to ensure sewer capacity. The Aid to Construction fee is a specific fee associated with the impact that a development would have on the City Wastewater Treatment Plant, and is used exclusively to assist in maintaining this plant. In the case of this development, it would be paid based on the newly constructed units. The Developer is currently proposing 198 detached units in the subdivision, which a density of 5.14 dwelling units per acre.

The installation of gas to the subdivision has not been shown as desirable, and due to the location of the site, it is highly unlikely. Based on the type of development, additional data

has been provided to provide an example of potential numbers for water and sewer extension. These are based on an average 2-bedroom unit.

Utility Revenue			
	Water Tap	Sewer Tap	Aid to Construction
Per Unit Revenue	\$1465	\$1200	\$1200
Total Estimated	\$290,070	\$237,600	\$237,600

Tax Implications

As of the date of this draft, the City of Statesboro currently has a millage rate of 8.625 mills. The land value of the property without infrastructure is currently listed by the Bulloch Tax Assessor at \$153,200. Considering that value, the 40% assessed amount will be \$61,280. Within the first year, the general tax rate of the land would be \$528.54. At this time, there is no specific price point for the units under construction, but average prices for similar construction in the immediate area have been priced at around \$250,000 per unit. This provides a total build cost of approximately \$49,500,000, however it is unlikely that the number of units will be this high due to amenity and stormwater requirements which are ascertained during the engineering of the project.

The initial proposed project and property survey can be found at the end of this document.

Economic Impacts

In regards to the general impact to the economic base of the City, there are two factors to consider. The first is the general amount of financial impact directly to the City upon annexation, and the second is the financial impact to the City post construction. This does not include any impacts to the overall traffic analysis of the proposed development, nor does it include the overall cost of services in terms of fire (this area is already covered by the 5-mile fire district, so there is no likely change in this service cost). While there would be an increased number of calls to the area, police services should not receive significant impacts as the property to the South is already a part of the City. Specifically, there are two subdivisions directly to the South of this development. The main road to access this site will be located in the County.

	Without Annexation	Annexation & No Development	Development at R-2
Property Value	\$153,200	\$153,200	\$49,500,000
Water/Sewer Improvement	\$0	\$0	\$237,600
Property Tax Value (Yearly)	\$0	\$528.54	\$170,775

GRAPHIC SCALE
1" = 200'
0' 100' 200' 300' 400'

BLUE WATER BULLOCH LLC.
ANNEXATION EXHIBIT
STATESBORO, GEORGIA
DATE: JANUARY 2025 SCALE: 1" = 200'

HUSSEY GAY BELL
Established 1958

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/20/25	PRELIMINARY
2	01/20/25	REVISED
3	01/20/25	REVISED
4	01/20/25	REVISED
5	01/20/25	REVISED
6	01/20/25	REVISED
7	01/20/25	REVISED
8	01/20/25	REVISED
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100	01/20/25	REVISED

SHEET:

01 OF 01

ORDINANCE # 2025- 02:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from Blue Water Bulloch, LLC, the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Section 1. The area contiguous to the City of Statesboro as described in the Unified Development Code, which is attached to and incorporated as part of this ordinance, is hereby annexed into the City of Statesboro and is made a part of said city. Said property also being known as Bulloch County tax map parcel # 108 000013 000 and further described under Appendix A:

Section 2. This ordinance shall become effective on June 1, 2025.

Section 3. The Director of Planning & Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 5 of the City of Statesboro.

Section 5. This property shall be zoned R-2 (Townhouse Residential) and located within the Developing Neighborhood character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council held on May 20, 2025 subsequent to a public hearing regarding the zoning of said property.

Section 6. All ordinances and parts of ordinances in conflict with this ordinance are repealed.
APPROVED this 20th day of May, 2025 by the Mayor and Council of the City of Statesboro.

ATTEST:

Jonathan McCollar, Mayor

Leah Harden, City Clerk

Appendix A

Property to be annexed on the survey below and further described as approximately 38.54 +/- acres of land located on Herman Rushing Road (Tax Parcel # 108 000013 000).



CITY OF STATESBORO

COUNCIL

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



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: May 12, 2025

RE: May 20, 2025 City Council Agenda Items

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

Recommendation: Planning Commission Recommends Approval of the Zoning Map Amendment requested by RZ 25-03-05.

Background: Blue Water Bulloch LLC requests a Zoning Map Amendment from the R-40 (One-Household Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to develop a townhome subdivision of approximately 198 units at 285 Herman Rushing Road (Tax Parcel# 108 000013 000).

Budget Impact: None

Council Person and District: Barr (District 5 - Proposed)

Attachments: Development Services Report RZ 25-03-05



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)

RZ 25-03-05 ZONING MAP AMENDMENT REQUEST	
LOCATION:	285 Herman Rushing Road
EXISTING ZONING:	AG-5 (Bulloch County)
ACRES:	38.54
PARCEL TAX MAP #:	108 000013 000
COUNCIL DISTRICT:	District 5 (Barr – Proposed)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhouse Subdivision

Case # AN-25-03-04
Case # RZ-25-03-05
285 Herman Rushing Rd
Parcel: 108000013000

Location Map

City of Statesboro
Planning & Development

STATESBORO

PETITIONER Blue Water Bulloch LLC
ADDRESS 2760 Country Club Road GA, 30458

REPRESENTATIVE Hayden Rollins – Hussey Gay Bell
ADDRESS 101 South College Street; Statesboro GA, 30458

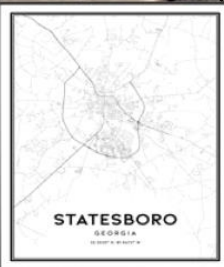
REQUEST
The applicant is requesting an Annexation and subsequent Zoning Map Amendment to the R-2 (Townhouse Residential) zoning district for one parcel on Herman Rushing Road in order to complete a Townhouse Subdivision.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 25-03-05 - CONDITIONAL APPROVAL</u>

Case # AN-25-03-04
Case # RZ-25-03-05
285 Herman Rushing Rd
Parcel: 108000013000

Location Map

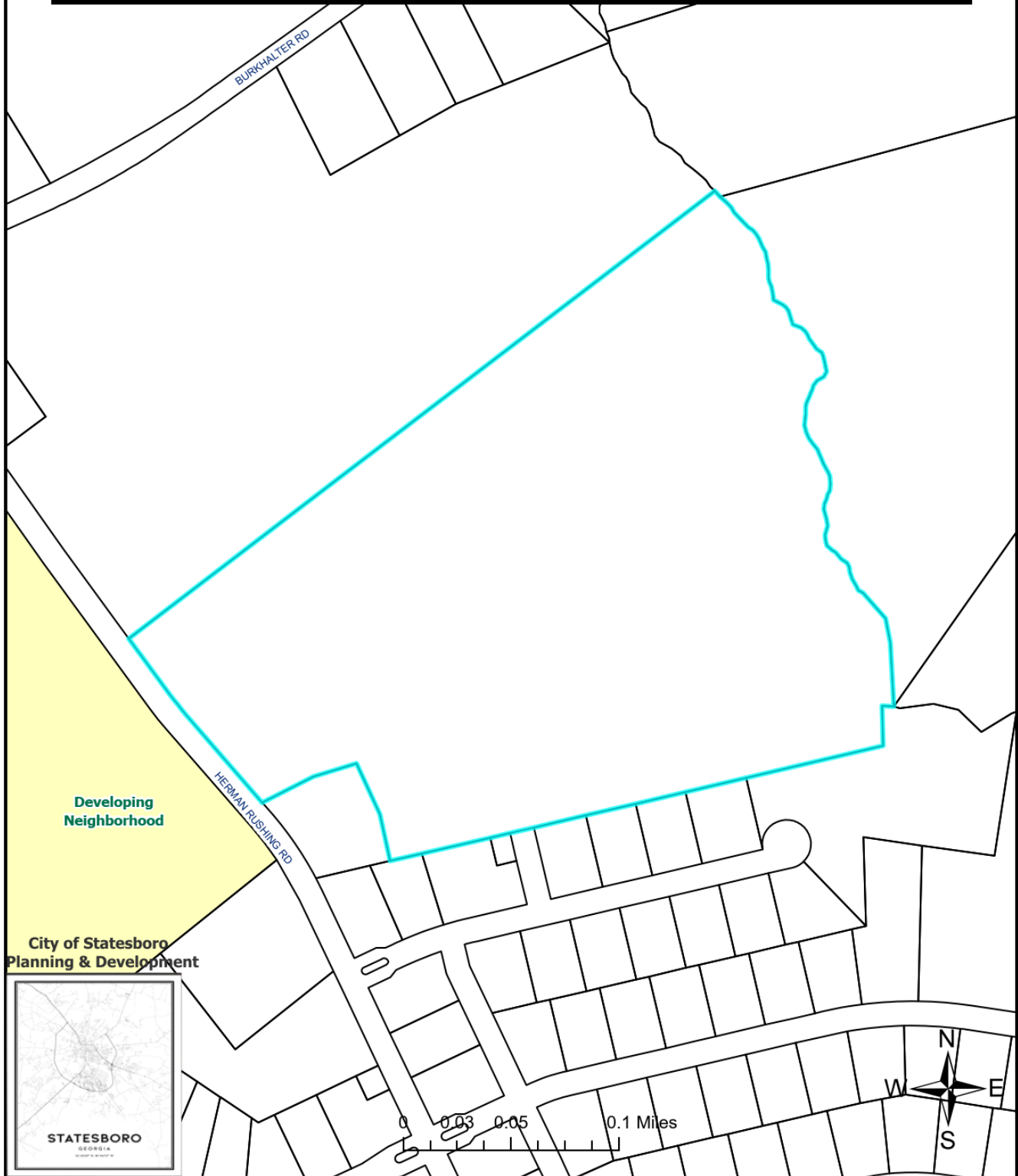


City of Statesboro
Planning & Development

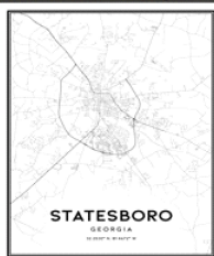


Case # AN-25-03-04
Case # RZ-25-03-05
285 Herman Rushing Rd
Parcel: 108000013000

Future Land Use Map

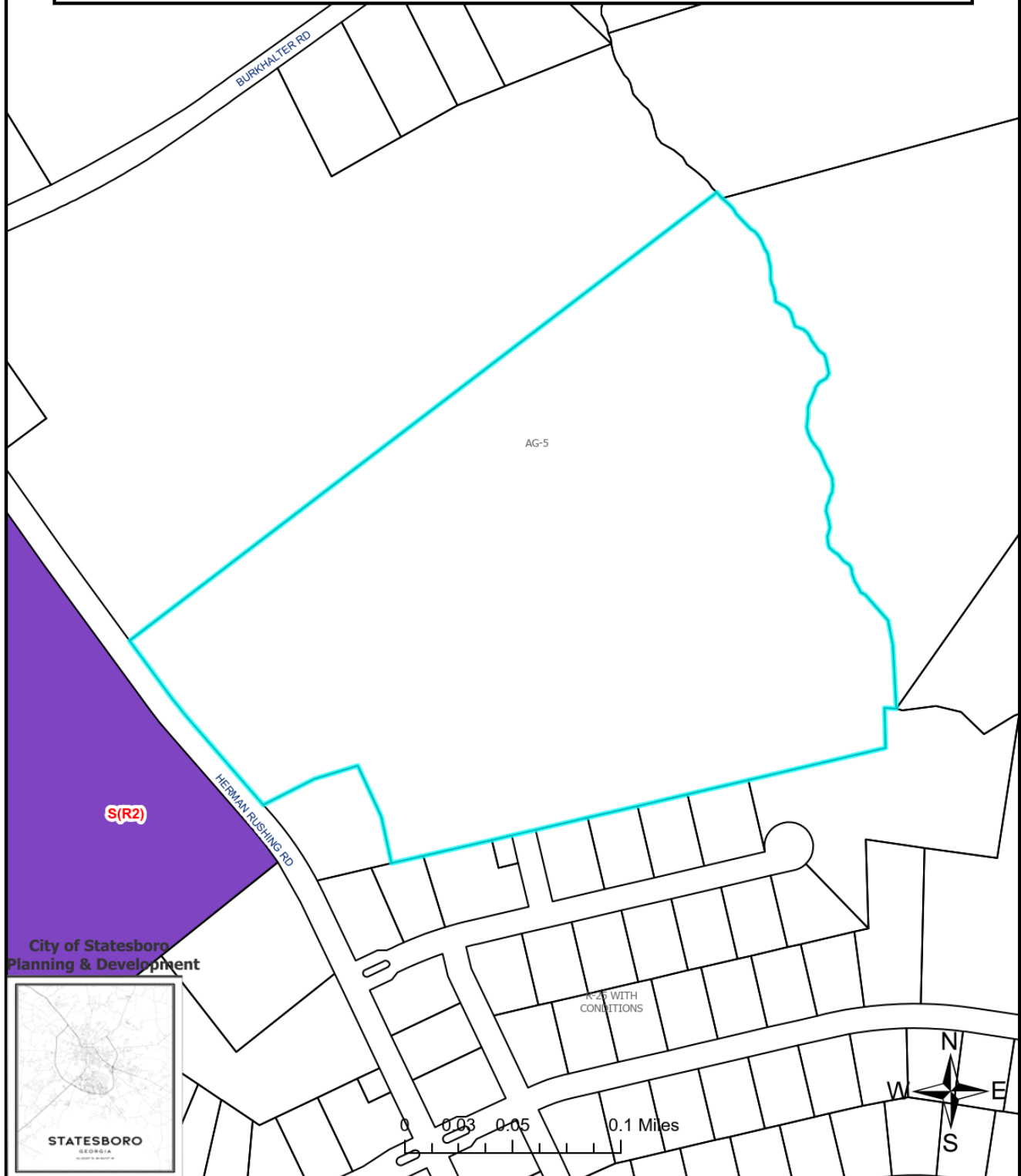


City of Statesboro
Planning & Development



Case # AN-25-03-04
Case # RZ-25-03-05
285 Herman Rushing Rd
Parcel: 108000013000

Zoning Map



<u>SURROUNDING LAND USES/ZONING</u>		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: AG-5	Single Individual Family Home
Northeast	Location Area #2: AG-5	Single Individual Family Home
Northwest	Location Area #3: AG-5	Vacant
East	Location Area #4: AG-5	Single Individual Family Home
West	Location Area #5: R-2	Burkhalter Road Subdivision
Southwest	Location Area #6: R-25 (Residential-County)	Subdivision
Southeast	Location Area #7: AG-5 – County)	Vacant Land
South	Location Area #8: HI (Heavy Industrial – County)	Vacant Land

<u>SITE CHARACTERISTICS</u>	
Acreage	38.5-acres (1678802.4 sq ft)
Current Zone	AG-5 (Bulloch County)
Lot	Cleared and Vacant
Flooding	No FEMA flooding classification at this time.
Wetlands	Yes, to the northeast of the subject property.
Easements	Yes, Georgia Power Easement.

<u>SITE DESIGN DETAILS R-2 (TOWNHOUSE RESIDENTIAL DISTRICT):</u>		
Maximum residential density of 12 acres per acre	<u>Proposed:</u>	
	5.14 ac/du	198 townhouse units
Minimum Parking requirement:	Subject to Section 2.2.1(A)	
Dimensional Standard	Subject to Section 2.2.1(B)	

Access	Two access points: one from Herman Rushing Road and second from Chatham Way for emergency access.
Utilities	To be provided by the City of Statesboro

STAFF SUMMARY AND ANALYSIS

The subject site consists of a 38.54-acre property which is adjacent to a previously approved 111-acre parcel slated for future development. The applicant is proposing to develop approximately 198 units of Townhouses under single ownership.

The *2024 City of Statesboro Comprehensive Master Plan* shows this area as outside of the City Limits and does not provide guidance on the development type. The “Developing Neighborhood” character area would be an appropriate assignment for this development.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains significant wetlands, with existing wetland crossings on site for the existing road infrastructure. Wetlands have been considered for the entirety of the development as shown on the site plan. There are also no FEMA classified flood areas on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected near the existing extensions of the property. The site has direct access to multiple roads, but a traffic study will be required to show the overall development and appropriate traffic implementation. There are concerns on how the traffic would interact with the existing Burkhalter Road, due to the existing traffic patterns already found in the area, but under initial approval of the preceding cases, the applicant has agreed to conditions related to the development of an improved road network.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Unified Development Code* permits a zoning map amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

1) Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

- The surrounding area has existing single-family housing, proposed townhouses and nearby commercial development.

2) Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

- The adjacent property already has housing, but the increase in housing units will cause future impacts on roadways, specifically Burkhalter and Herman Rushing Roads.

3) Does the property to be rezoned have a reasonable economic use as currently zoned?

- The current zone is assigned by Bulloch County for five (5) acre lots. The rezone to the City's zone would allow applicant to build townhouse subdivision.

4) Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

- Preference Herman Rushing Road and potential need of expansion.

5) Are there other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

- This is an area that is being annexed to the city. It would provide more options for housing within the city limits. The current zoning under Bulloch County would not allow for the development as proposed. Currently the property does not have water or utilities service.

6) Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

- While the overall use does not conflict with the "Developing Neighborhood" character area as defined in the City of Statesboro 2024 Comprehensive Plan.



Subject Property: view from the ROW on Herman Rushing Road, facing southeast.



View of the property to the south of the subject property from the ROW on Herman Rushing Road, facing south.



View of property to the north of the subject property from the ROW on Herman Rushing Road, facing northwest.



View of the property to the southwest of the subject property from the ROW on Herman Rushing Road, facing west.

SITE PLAN



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 25-03-05**. If approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. A traffic study must be submitted prior to the issuance of a Land Disturbance Permit.
2. Any right-of-way improvements as outlined by the submitted traffic study must be annotated in the development plans for the project and completed before issuance of any certificates of occupancy.

At the regularly scheduled meeting of the Planning Commission on May 6, 2025, the Commission recommended approval of the request and staff condition with a 6-0 vote.

CITY OF STATESBORO

COUNCIL

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



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: May 12, 2025

RE: May 20, 2025 City Council Agenda Items

Policy Issue: *Unified Development Code: Variance Request*

Recommendation: Planning Commission Recommends Approval of the Variance requested by V 25-04-01.

Background: Ramona Hagin requests a variance from Section 2.4.1 B of the Unified Development Code in order to convert an existing building into an accessory dwelling unit greater than the allowed 749 square feet at 109 Sandy Way (Tax Parcel # MS85 000006 000).

Budget Impact: None

Council Person and District: Barr (District 5)

Attachments: Development Services Report V 25-04-01




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)

V 25-04-01 ZONING VARIANCE REQUEST	
LOCATION:	109 Sandy Way
EXISTING ZONING:	R15 (One Household Residential)
ACRES:	1.01 acres
PARCEL TAX MAP #:	MS85000006 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Single family home
PROPOSED USE:	Converting existing secondary structure into an Accessory Dwelling Unit (ADU)

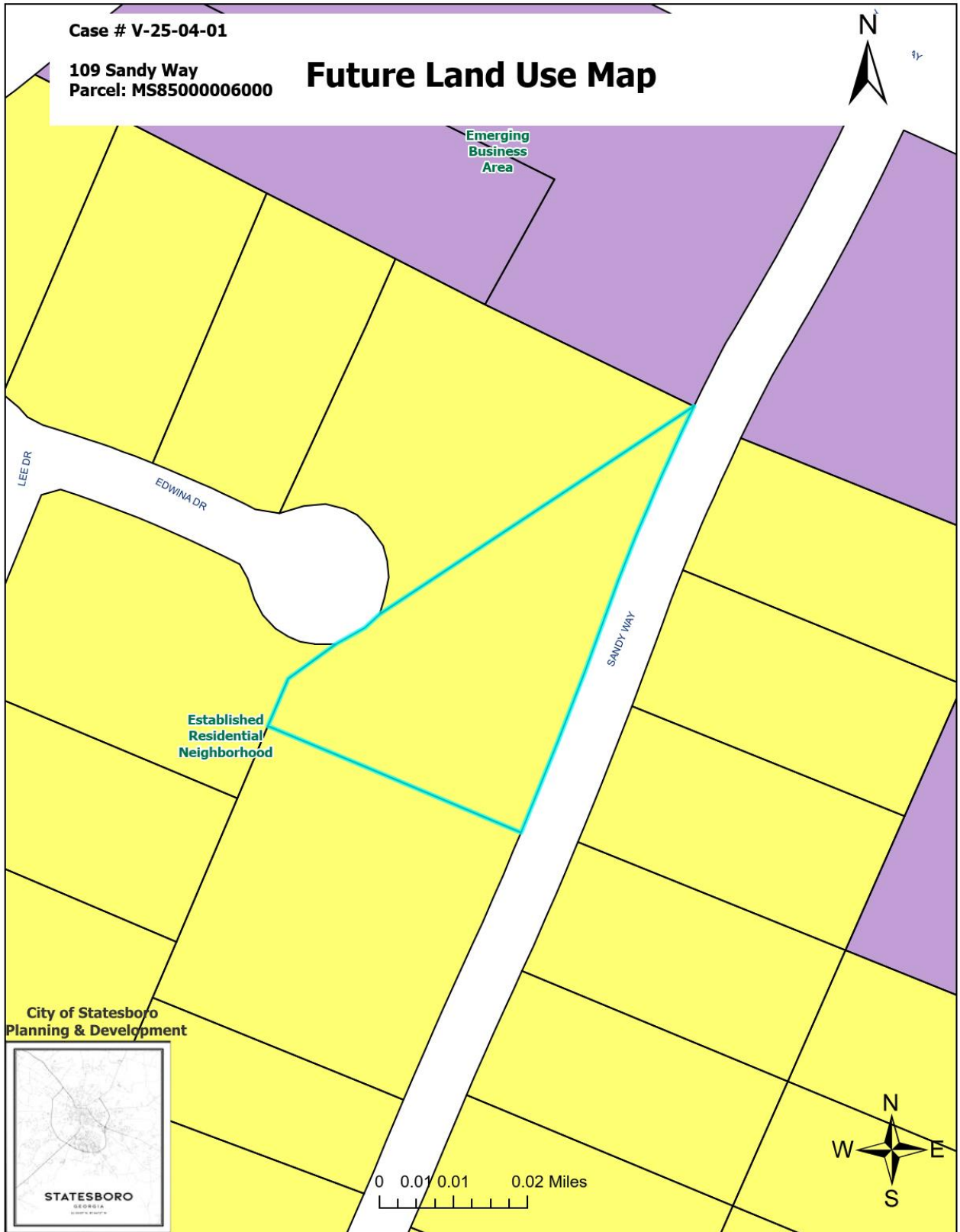


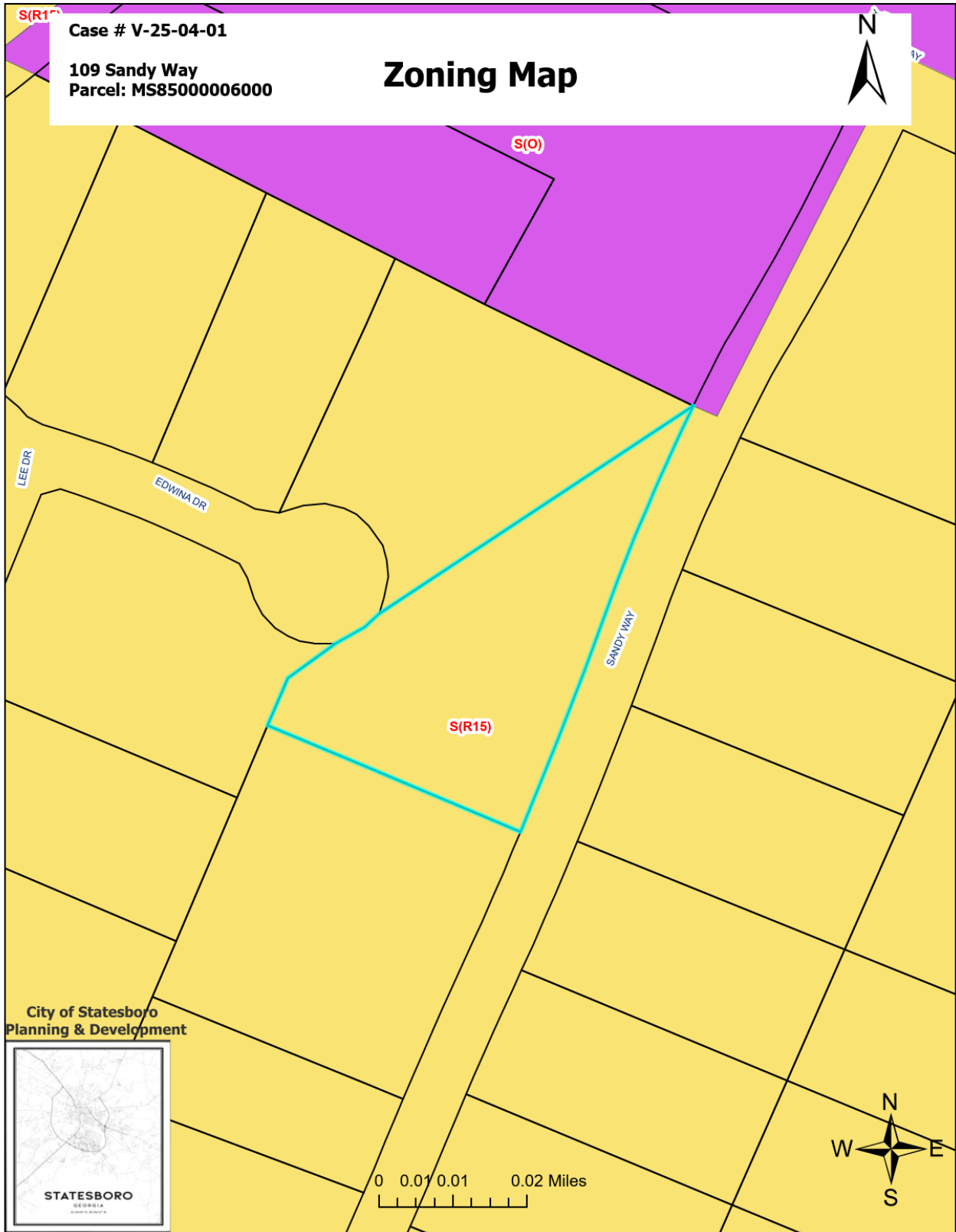
PETITIONER Romona Hagin
ADDRESS 109 Sandy Way, Statesboro

REPRESENTATIVE Christopher R. Gohagan
ADDRESS P.O. Box 327, Statesboro

REQUEST
The applicant is requesting a variance from Section 2.4.1(B) which allows the maximum floor area for an accessory dwelling unit to be 750 square feet. The proposed project is the conversion of a 1078 square feet existing utility shed into an ADU (Accessory Dwelling Unit), which is 328 square feet more than the UDC allows.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>V 25-04-01 – CONDITIONAL APPROVAL</u>







SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: O (Office and Business District)	Retail Stores
Northeast	Location Area #2: R-15 (One-Household Residential)	Residential
East	Location Area #3: R-15 (One-Household Residential)	Residential
Northwest	Location Area #4: R-15 (One-Household Residential)	Residential
Southeast	Location Area #5: R-15 (One-Household Residential)	Residential
South	Location Area #6: R-15 (One-Household Residential)	Residential
Southwest	Location Area #7: R-15 (One-Household Residential)	Residential
West	Location Area #8: R-15 (One-Household Residential)	Residential

SITE CHARACTERISTICS

Acreage	1.01-acres (44,005.6 Sq ft)
Principal Residence-Single family home	1450 sq feet
Secondary structure (existing)	1078 sq feet

SITE DESIGN DETAILS

<u>Required:</u>	<u>Proposed:</u>
<p>Floor Area:</p> <p>Section 2.2.5 - Floor area must not exceed the total square footage of the principal structure.</p> <p>Section 2.4.1 (B) - Accessory Dwelling Units:750 square feet</p>	<p>Total conditioned 1078 square feet conditioned and 625 square feet of screened porch.</p>
<p>Maximum building height restrictions:</p> <p>Lesser of (A) 15 feet of (B) the height of the principal building.</p>	<p>Existing structure (shed, workshop)</p>
<p>Setbacks:</p> <p>5 feet (side and rear yards):</p>	<p>Existing structure: 14 feet yard</p> <p style="text-align: right;">12 feet rear yard</p>
<p>Parking Requirement: None</p>	<p>Existing driveway</p>

STAFF SUMMARY AND ANALYSIS

The subject site is a 1.01-acre parcel located in a R15 (One-Household Residential) zone. The existing zoning allows for ADU (Accessory Dwelling Unit) of 750 square feet.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Established Residential Neighborhood”, which is an area where primarily residential neighborhoods that have been developed. These areas are typically low to medium density.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, and does not contain wetlands.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 1) There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The property does have a triangular shape fronting Sandy Way and the rear faces a cul-de-sac where Edwina Dr terminates. Parcel shape prevent subdivision.
- 2) The special conditions and circumstances do not result from the actions of the applicant;**
 - The secondary structure is an existing building in the rear yard that was constructed in 1997 and has been used as a utility shed/club house.
- 3) The application of the ordinance to this particular piece of property would create an unnecessary hardship;**
 - No, the building has been in use by the owner as a utility shed. It is proposed the conversion of the secondary structure into ADU is for purpose of a short-term rental potential.
- 4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

- The conversion of secondary structure into an ADU may increase vehicular traffic and pedestrian traffic in neighborhood.

In analyzing all requests, care should be taken to ensure that development 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 conversion has no correlation with the subject site's character area "Established Residential Neighborhood" as stated in the *2024 Comprehensive Master Plan*.



Subject Property: view of the existing secondary structure from Edwina Drive which is directly behind the principal building.



Subject Property: view of secondary structure from the ROW on Sandy Way, facing north.



Subject Property: the principal building view from the ROW on Sandy Way.




Property to the south of the Subject Property on Sandy Way.



Property directly to the west of the Subject Property off Edwina Drive.

PRELIMINARY DESIGN



PROJECT NAME:

HUGH'S PIDDLE SHOP

STATEBORO, GEORGIA

COVER SHEET

Project Name	HUGH'S PIDDLE SHOP
Location	STATEBORO, GEORGIA
Owner	HUGH'S PIDDLE SHOP
Architect	WATERWEDGE DESIGN COMPANY, LLC

WATERWEDGE DESIGN COMPANY, LLC
 10000 Peachtree Dunwoody Road, Suite 100
 Atlanta, Georgia 30328
 Phone: 404.412.1234
 Email: info@waterwedge.com

PROJECT NAME:

HUGH'S PIDDLE SHOP

STATEBORO, GEORGIA

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 10000 Peachtree Dunwoody Road, Suite 100
 Atlanta, Georgia 30328
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NOTES AND LIMITATIONS TO DESIGNER'S SCOPE OF SERVICES:

1. THE ARCHITECT'S DESIGN SERVICES ARE LIMITED TO THE PRELIMINARY DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE ARCHITECT'S DESIGN SERVICES ARE LIMITED TO THE PRELIMINARY DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

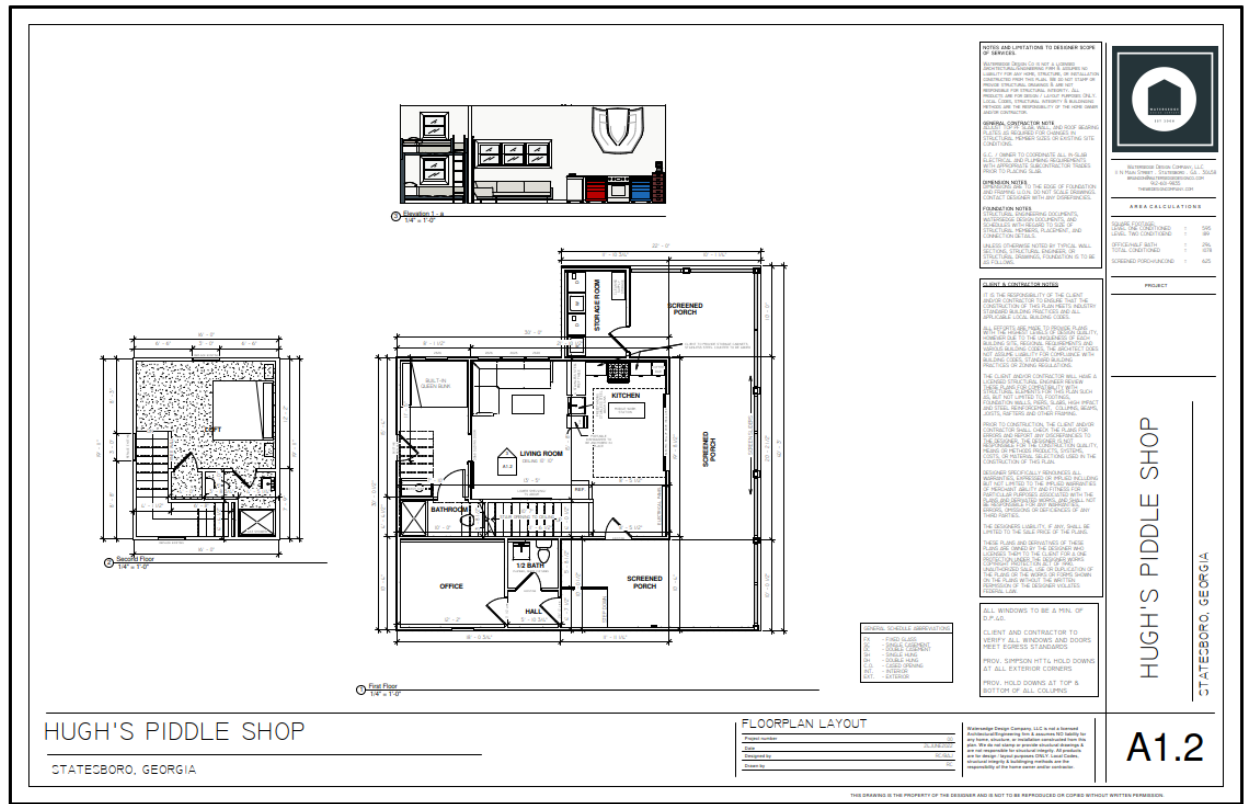
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 Email: info@waterwedge.com



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of V 25-04-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s):

- (1) No building permit may be issued to allow for the screening of the exterior porch.

At the regularly scheduled meeting of the Planning Commission on May 6, 2025, the Commission recommended Approval of the request and staff conditions with a 5-1 vote.

CITY OF STATESBORO

COUNCIL

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



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: May 12, 2025

RE: May 20, 2025 City Council Agenda Items

Policy Issue: *Unified Development Code: Special Use Permit Request*

Recommendation: Planning Commission Recommends Approval of the Special Use Permit requested by SU 25-04-03.

Background: Bill Gross requests a Special Use Permit to allow for an increased number of units in the R-4 (High-Density Multihousehold) zoning district in order to complete Phase III of the Bryant's Landing Senior Housing Project (Tax Parcel # MS38000056 002).

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report SU 25-04-03



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)

SU 25-04-03 SPECIAL USE PERMIT

LOCATION:	Donnie Simmons Way
EXISTING ZONING:	R-4 (High-Density Residential)
ACRES:	5.19-acres
PARCEL TAX MAP #:	MS38000056002
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Multi-family (Bryant's Landing phase I & II)
PROPOSED USE:	Multi-family (Bryant's Landing phase III)-Senior Affordable housing



PETITIONER Bill Gross
ADDRESS P.O. Box 365, Kingsland, GA 31548

REPRESENTATIVE SAME AS ABOVE
ADDRESS

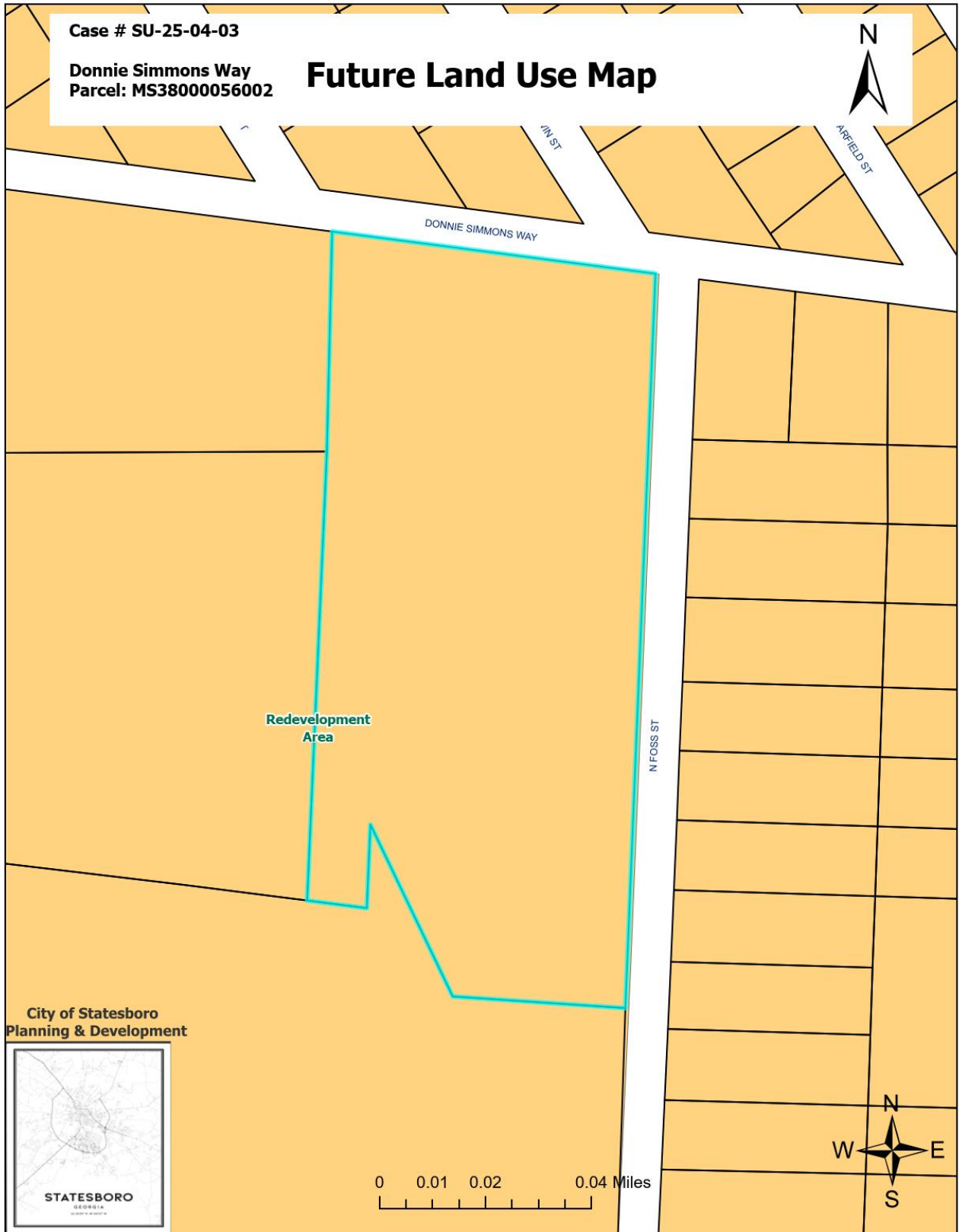
REQUEST

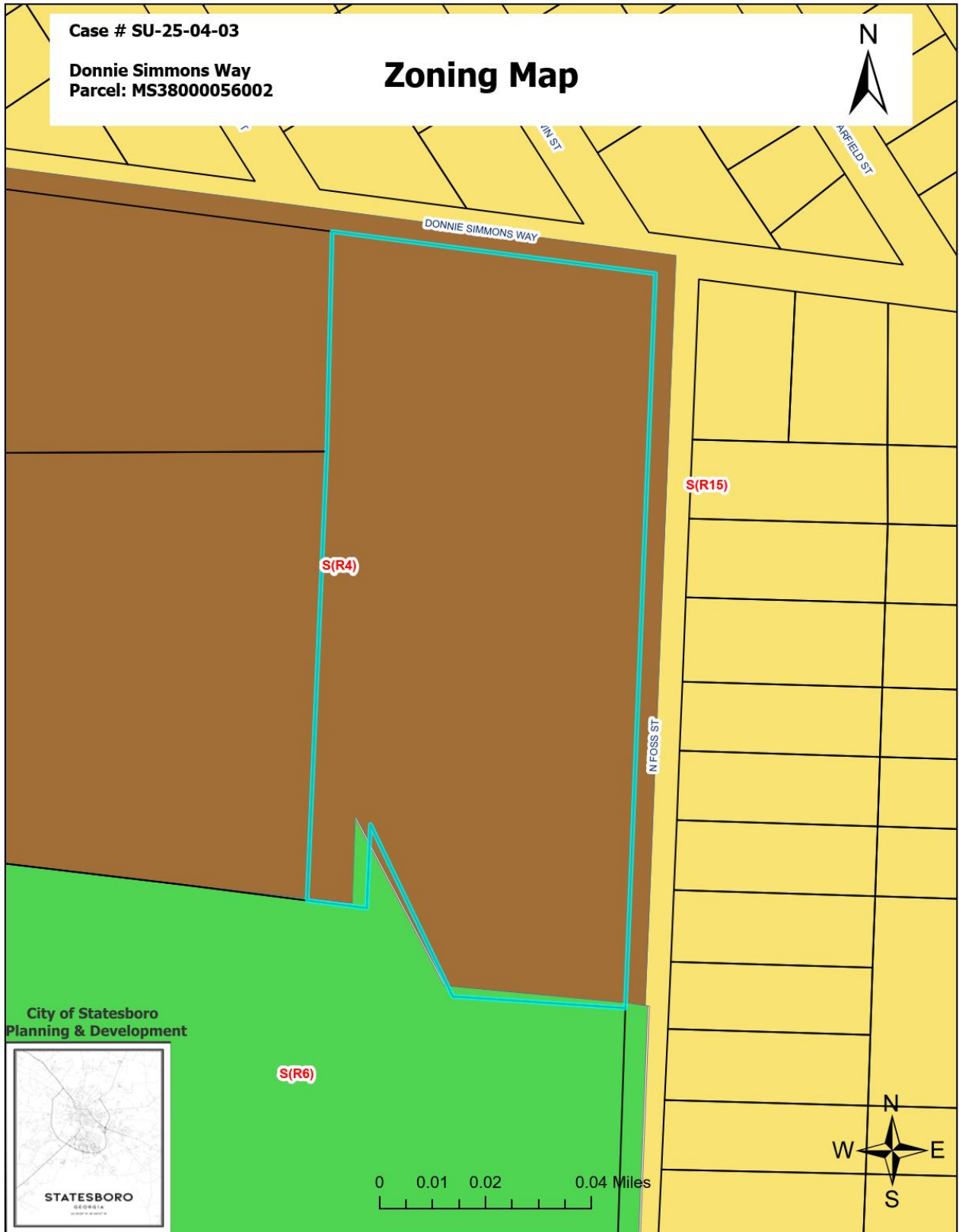
The applicant requests a special use permit to allow for an increase density in accordance with allowances for R-4 (High-Density Residential) development. The applicant is requesting an additional forty-six (46) units to accommodate phase III.

STAFF/PLANNING COMMISSION RECOMMENDATION

SU 25-04-03 – CONDITIONAL APPROVAL







<u>SURROUNDING LAND USES/ZONING</u>		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (One-Household Residential)	Single-family house
Northeast	Location Area #2: R-15 (One-Household Residential)	Single-family house
East	Location Area #3: R-15 (One-Household Residential)	Single-family house
Northwest	Location Area #4: R-15 (One-Household Residential)	Single-family house
Southeast	Location Area #5: R-4 (High-Density Residential)	School
South	Location Area #6: R-6 (One-Household Residential)	School
Southwest	Location Area #7: R-6 (One-Household Residential)	Single-family house
West	Location Area #8: R-4 (High Density Residential District)	Bryant's Landing Phase I & II

<u>SITE CHARACTERISTICS</u>	
Acreage:	5.92-acres (257,875.2 sq ft)
R-4 (High Density Residential) Zone:	Maximum density of 12 units per acre may be permitted by right.
Special Use Permit Required:	Yes, a density greater than 12 units per acre may only be allowed by approval of a special use permit per Section 2.7.5 - Special Use Permits.
Current Use:	Part of a larger development Bryant's Landing. This particular site is phase III of the Bryant's Landing project.

<u>STAFF SUMMARY AND ANALYSIS</u>
<p>The applicant is requesting a special use permit from the allowed density in a R-4 zone which is twelve (12) units per acre. The applicant is beginning the phase II part of the Bryant's Landing project and requesting to increase density to forty-six (46) units per acre-to build affordable senior housing.</p> <p>The City of Statesboro 2024 Comprehensive Master Plan designates the subject site as a part of the "Redevelopment Area" character area, where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within this area will generally be</p>

a medium density and will be characterized by pedestrian-oriented neighborhood scale development.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. The site will not be expanded, and a large portion of the site has already been paved.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has not historically been served by City utilities, but would likely require an increase in services for the fire system on the site.

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.” Chapter 2: Section 2.7.6(K) of the Unified Development Code lists eight (8) 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 Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

1) Existing uses and zoning of property nearby.

- The property is surrounded by a mix of residential development and the Bulloch County School building to the south. Bryant’s Landing Phase I and II is currently under construction at this time.

2) The extent to which property values are diminished by the particular zoning restrictions.

- This development is following the existing trend related to the higher density properties within the City and due to the lack of many of the adjacent buildings in the area, it is unlikely that the surrounding properties would be negatively impacted by 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 proposed uses are primarily to allow more housing options and would not likely have a negative impact on the adjacent properties.

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

- The property would better utilize the existing space, and maximize the uses as outlined in the provisions of the R-4 (High-Density Residential) zoning district.

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

- The Unified Development Code does allow for provisions of this type of development.

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 is not currently vacant, and would be demolished for improvements.

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, and property values in adjacent areas.

- It is highly unlikely that the change in use would cause any substantial impact on any of the surrounding property values or uses. Traffic would be increased due to the project, but the applicant has made substantial provisions to the project to help ensure that most traffic to the site is by either pedestrian or public transport.

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

- The property is located within the “Redevelopment Area,” as defined in the City of Statesboro 2024 Comprehensive Plan, which does call for a varied scale of residential uses. In addition, the urban redevelopment plan, targeting specific area to establish public infrastructure, public facilities and services in connection to developing neighbors that are annexed to the city.



Subject property: view from ROW on Donnie Simmons Way, facing south.



View of the property to west of the subject property from the ROW on Donnie Simmons Way, facing southwest.

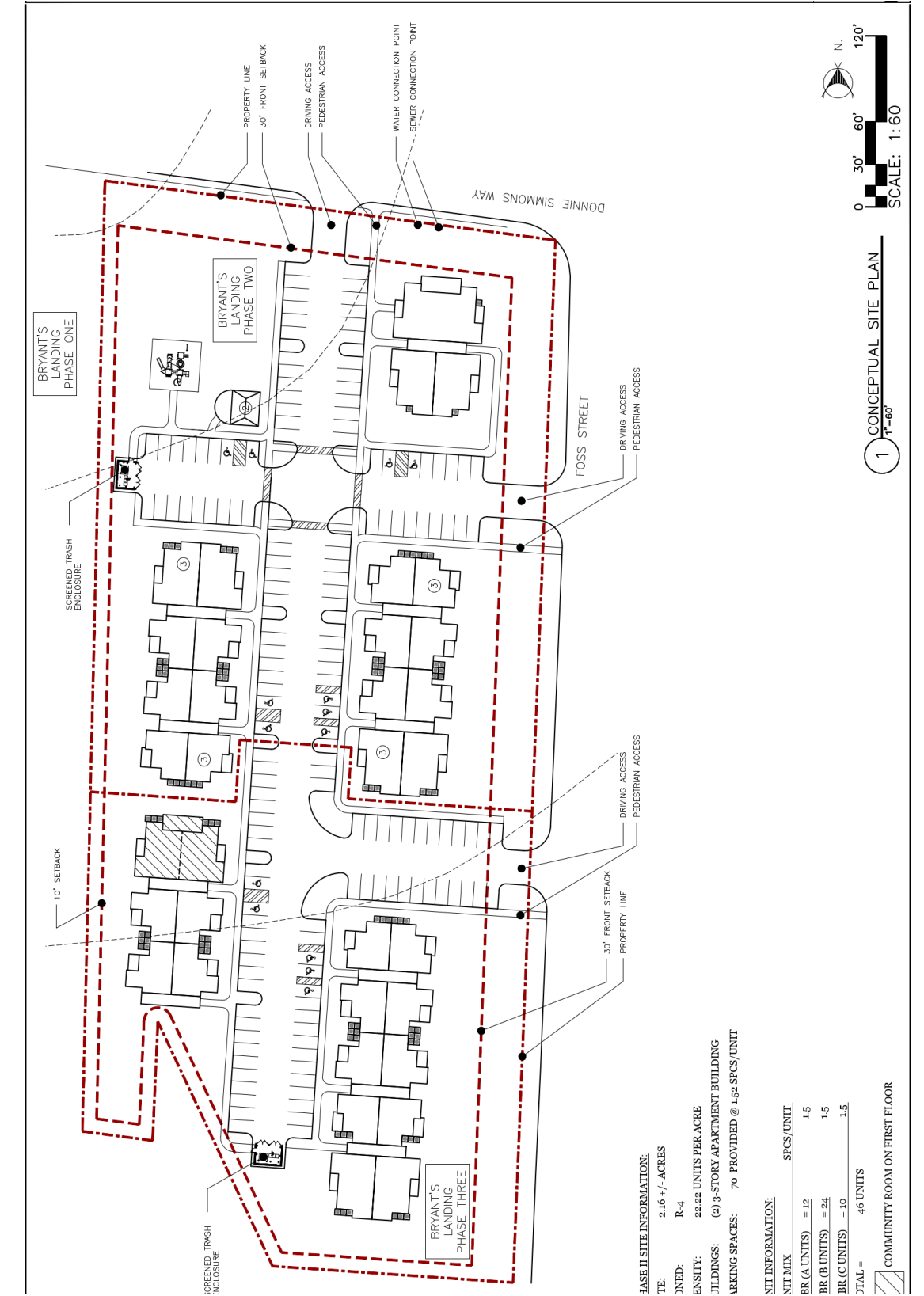


View of the property to east of the subject property from the ROW on Donnie Simmons Way, facing southeast.



View of the property to northwest of the subject property from the ROW on Donnie Simmons Way, facing northwest.

CONCEPTUAL PLAN



STAFF RECOMMENDATION

Staff recommends **Approval of SU 24-04-03**. 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 the special use permit does not grant the right to begin construction on the site. All buildings must be reviewed and approved by the City.
- (2) Any road closure requirements must be agreed upon by the Director of Public Works & Engineering prior to construction.

At the regularly scheduled meeting of the Planning Commission on May 6, 2025, the Commission recommended Approval of the request with a 6-0 vote.

CITY OF STATESBORO

COUNCIL

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



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: May 12, 2025

RE: May 20, 2025 City Council Agenda Items

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

Recommendation: Planning Commission Recommends Approval of the Preliminary Subdivision PLAT requested by SUB 25-04-02.

Background: 3SD Investments LLC requests a Preliminary Subdivision PLAT on 0.98 acres of property in order to develop a cottage court consisting of 8 units on East Main Street (Tax Parcel# S49 000016 001).

Budget Impact: None

Council Person and District: Johnson (District 1)

Attachments: Development Services Report SUB 25-04-02



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)

SUB 25-04-02 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	East Main Street
EXISTING ZONING:	R-4 (High Density Residential District)
ACRES:	0.98 acres
PARCEL TAX MAP #:	S49 000016 001
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Single Family Cottages Subdivision



PETITIONER 3SD Investments LLC-Wayne McQuaig
ADDRESS 2984 Busby Road, Statesboro GA 30458

REPRESENTATIVE Nathan Brown (Hussey Gay Bell Engineers)
ADDRESS 329 Commercial Drive, Statesboro GA, 30458

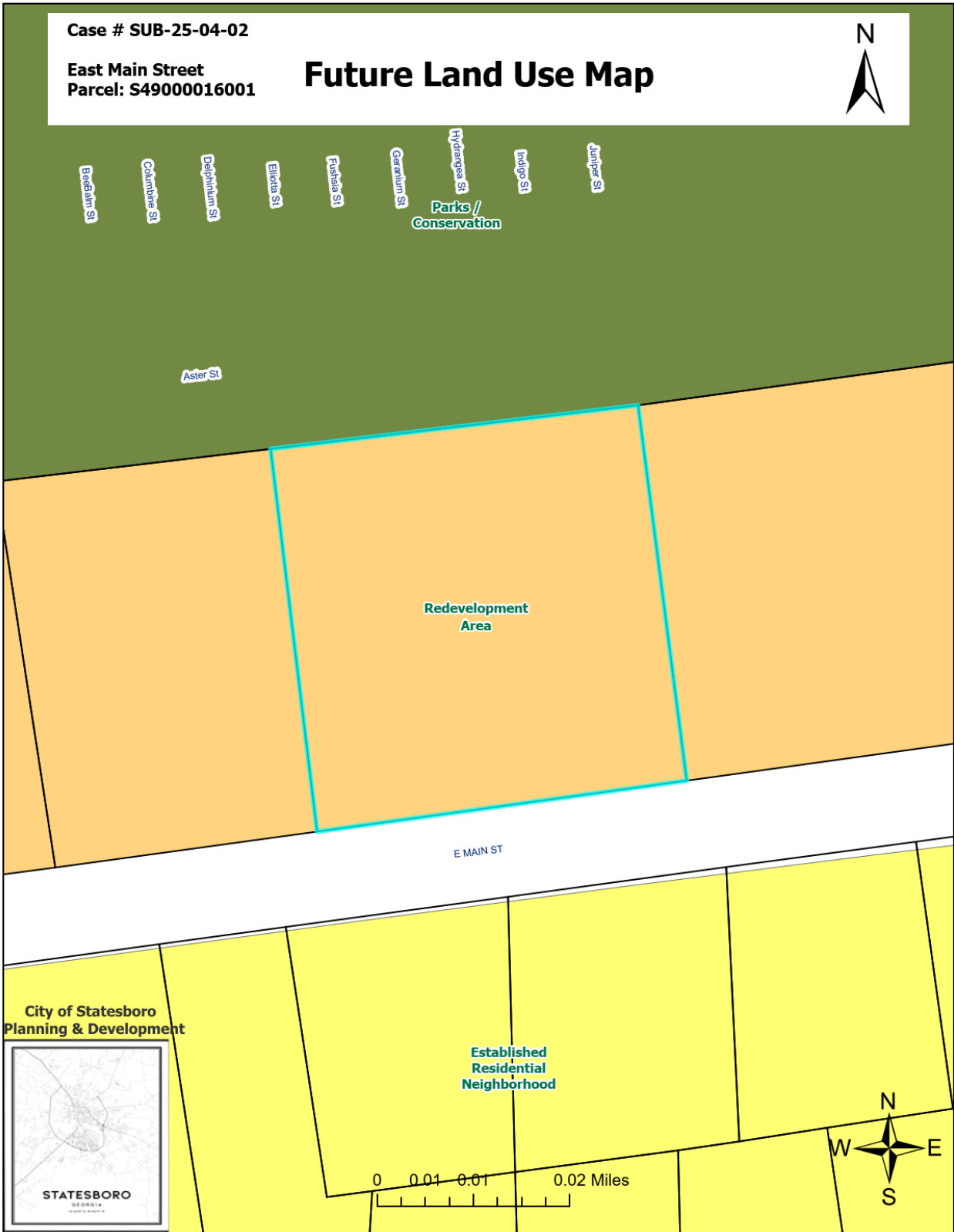
REQUEST

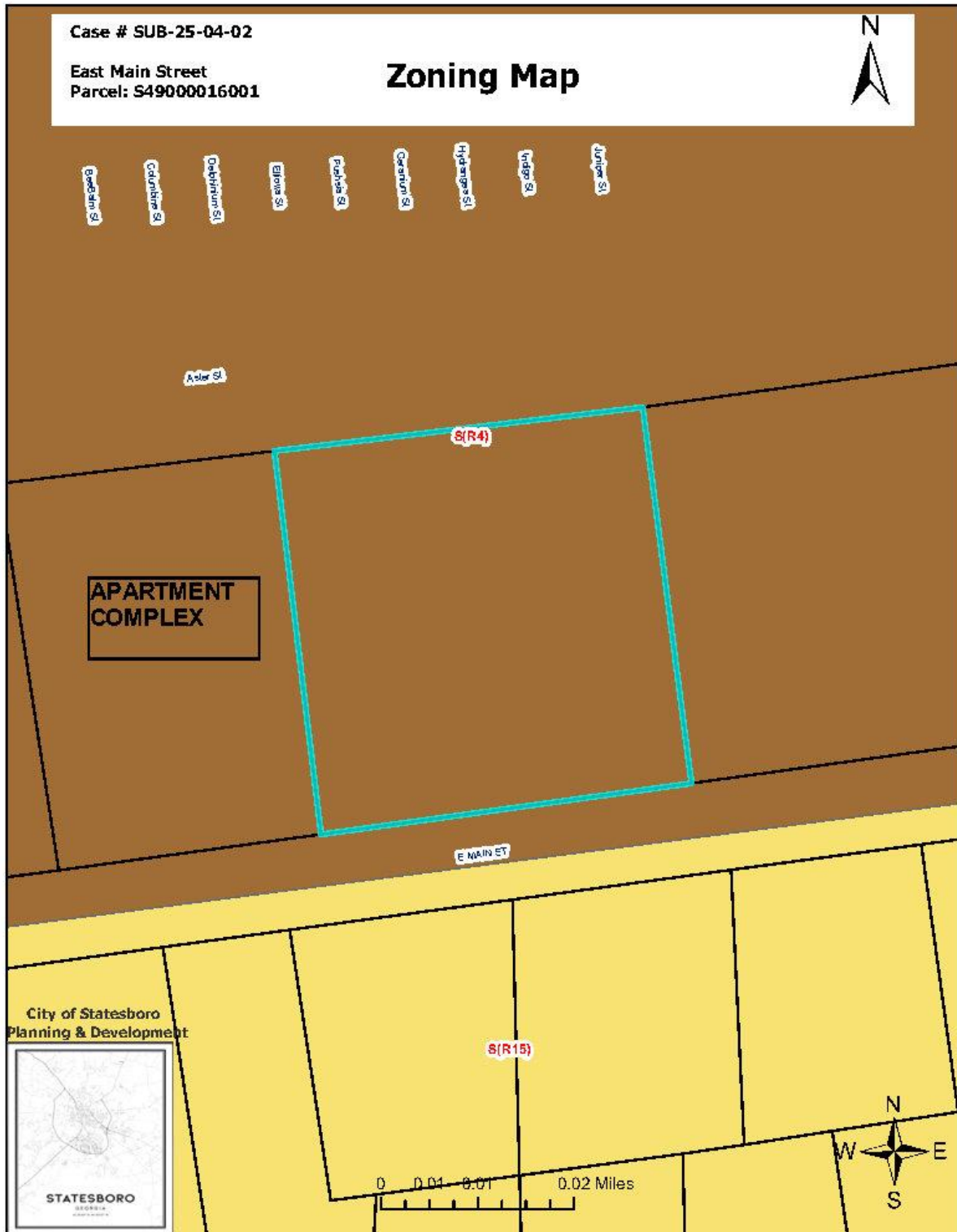
The applicant is requesting Preliminary Plan-Subdivision Approval on approximately .98 acres of property located on north side of East Main Street between Northside Drive East and Packinghouse Road, which is a R-4 (High-Density Multihousehold Residential) zone. The plan consists of eight (8) one-bedroom units with accompanying parking lot. The cottages would surround a centered courtyard with benches. Additionally, the site is proposed to have walkways leading from the parking lot to each of the units.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 25-04-02 – CONDITIONAL APPROVAL







<u>SURROUNDING LAND USES/ZONING</u>		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-4 (High Density Residential)	Cemetery
Northeast	Location Area #2: R-4 (High Density Residential)	Cemetery
East	Location Area #3: R-4 (High Density Residential)	Single Family House
Northwest	Location Area #4: R-4 (High Density Residential)	Cemetery
Southeast	Location Area #5: R-15 (One-Household Residential)	Single Family House
South	Location Area #6: R-15 (One-Household Residential)	Single Family House
Southwest	Location Area #7: R-15 (One-Household Residential)	Single Family House
West	Location Area #8: R-4 (High Density Residential)	Multi-Family Housing

<u>SITE CHARACTERISTICS</u>	
Acreage	0.98-acres (42,688.80 sq ft)
Lot	Cleared and Vacant
Flooding	Flooding to the north and northwest of the property
Wetlands	No Wetlands

<u>SITE DESIGN DETAILS: Cottage Courts</u>	
<u>Required:</u>	<u>Proposed:</u>
R-4 (High Density Residential) Maximum 12 units per acre	Eight (8) Units
Maximum building height restrictions: 75 feet Maximum building coverage of lot: 50%	Single story 25%
Setbacks (underlying Zoning District R-4): Front yard: 20 feet Side Yard: 20 feet from residential districts. Rear yard: 20 feet from residential setbacks	Front Yard 20 feet setback Side yard 20 feet setback Rear Yard 20 feet setback

Central courtyard:	Yes, Central courtyard proposed
Parking Requirement: 1 per dwelling = eight (8) total	Sixteen (16) spaces proposed

STAFF SUMMARY AND ANALYSIS

The subject site is a mostly vacant lot with of approximately .98 acres under the R-4 (High Density Residential) zoning district. As per the R-4 use regulations, Cottage Courts are permitted and must comply with the underlying zone. Additionally, Cottage Courts must comply with the specific use standards in Section 2.4.2 of UDC.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Redevelopment Area” is an area where the city shall encourage redevelopment of underutilized parcels and neglected structures. Redevelopment within this area characterized by pedestrian-oriented neighborhood scale development.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water or Sewer, but water and sewer are both available on East Main Street. However, there may be elevation constraints that may affect gravity flow from proposed development. In addition, Natural Gas is also available on the south side of East Main Street.

The city has a proposed sidewalk project for East Main Street which will impact this property.



Subject Property: view from the ROW on East Main Street, facing north.



View of the property to the east of the subject property from the ROW on East Main Street, facing northeast.

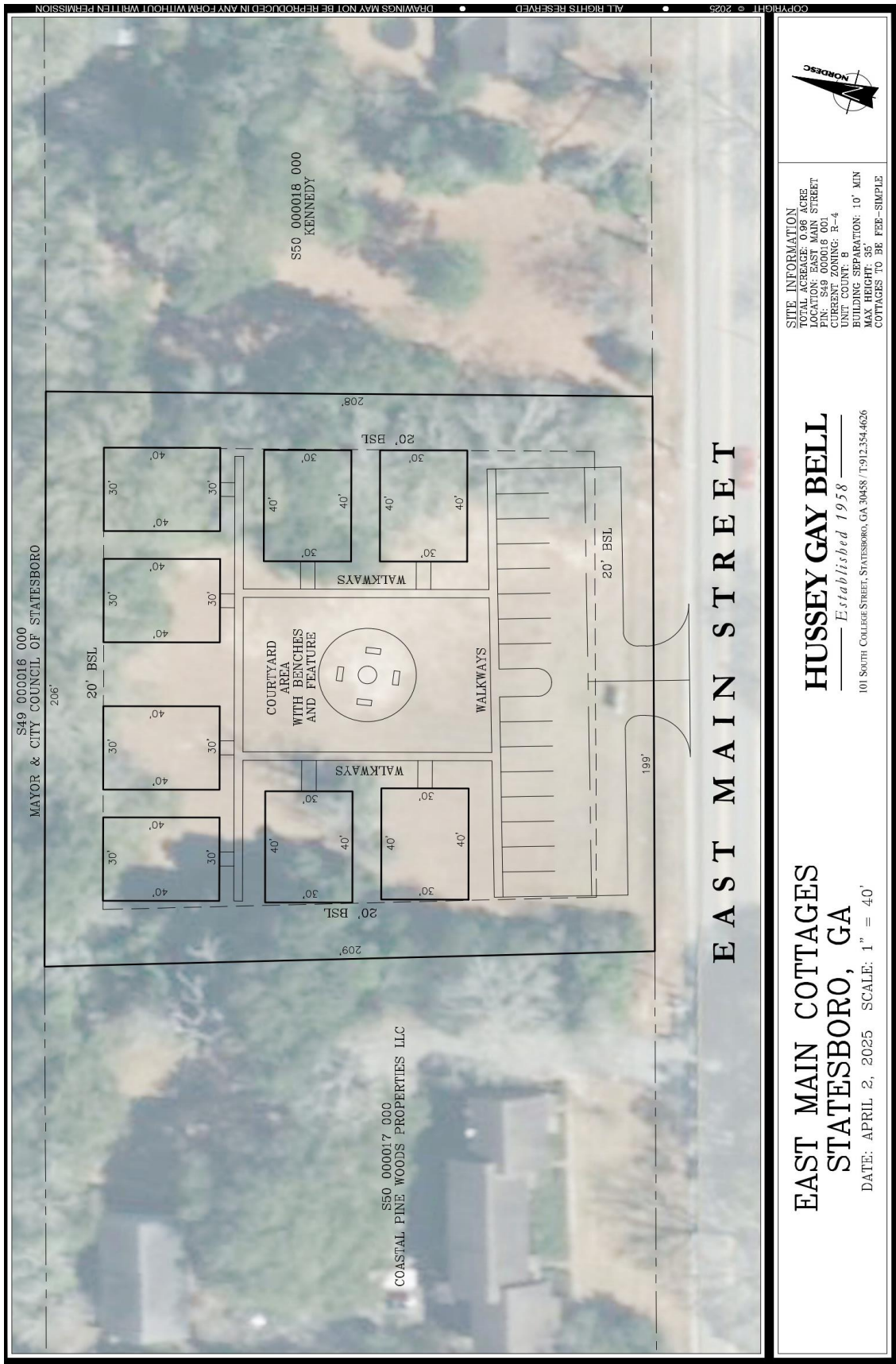


View of the property to west of the subject property from the ROW on East Main Street, facing northwest.



View of the property to the south of the subject property from the ROW on East Main Street, facing south.

PRELIMINARY PLAT



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 25-04-02**. If this petition is approved the following enumerated condition(s):

- (1) Final Subdivision PLAT must show an appropriate dumpster pad or trash collection area to facilitate trash removal.

At the regularly scheduled meeting of the Planning Commission on May 6, 2025, the Commission recommended Approval of the request and staff conditions with a 6-0 vote.

CITY OF STATESBORO



COUNCIL

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

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
I. Cain Smith, City Attorney

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

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

From: Brad Deal, Director of Public Works and Engineering

Date: May 9, 2025

RE: Road & Right-of-Way Dedication
Bel-Air East Subdivision

Policy Issue: Subdivision Regulations

Recommendation:

Staff recommends approval of the road and right-of-way dedications for Bel-Air East Subdivision. Request consideration of a motion for Council to authorize the Mayor to execute the attached resolution authorizing the Mayor to accept the roads and rights-of-way on behalf of the City of Statesboro.

Background:

In June 2023, the Statesboro City Council approved the annexation and zoning changes for the Belair subdivision on Northside Drive East, which initiated subsequent infrastructure developments, including road construction. A total of five proof rolls were completed for subgrade and GAB during road construction between August 2024 and December 2024. The developer now desires to dedicate these roads, Roscomare Lane, Somera Lane, Anzio Drive, and Hamner Drive, to the City of Statesboro.

Budget Impact:

The City of Statesboro will maintain the roadway and limits of right-of-way. No funds will be required in FY2025.

Council Person and District:

Shari Barr, District 5

Attachments:

Proposed Resolution



Bulloch County 911 Addressing

Post Office Box 1421 • Statesboro, Georgia 30459 • (912) 764-0189

Paul Conner
GIS Coordinator

August 13, 2024

City of Statesboro Engineering Department
50 East Main Street
Statesboro, Georgia 30458

Attention: City Engineer

The Bulloch County Tax Assessor Address Coordinator received the following names for consideration:

Subdivision Name: Bel Air East

Street Names for Addressing: Hamner Drive
Somera Lane
Anzio Drive
Casiano Drive
Roscomare Lane

Requestor: Maxwell Reddick c/o Clark O'Barr
Phone: 912-489-7112
Email: cobarr@maxred.com
Parcel: MS91000013 000
Owner/ Responsible for Signage: SLA Communities, LLC
Owner Number: 912-237-3710
Owner Email: adurrence@smithfamilyhomes.com

There are no conflicts or duplications with any other complex names or subdivisions within the county or city. The approved names are on the proposed status for 36 months from the date of this letter. Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon K. Mixon".

Shannon K. Mixon
Addressing Coordinator

RESOLUTION 2025-09:

RESOLUTION ACCEPTING RIGHT OF WAY OF ROSCOMARE LANE, SOMERA LANE, ANZIO DRIVE, AND HAMNER DRIVE AS PUBLIC STREETS TO BE OWNED AND MAINTAINED BY THE CITY OF STATESBORO, GEORGIA.

THAT WHEREAS, SLA Communities, LLC of Statesboro is the owner of four street segments known as Roscomare Lane, Somera Lane, Anzio Drive, and Hamner Drive and wishes to convey said streets to the City of Statesboro; and

WHEREAS, with the planned growth of the surrounding area, the City believes it is in the best interest of the public for these roads to be public streets, owned and maintained by the City;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of Statesboro, Georgia as follows:

Section 1. That Roscomare Lane, Somera Lane, Anzio Drive, and Hamner Drive are hereby formally accepted for dedication by the City of Statesboro, Georgia as public streets and rights-of-way to be owned and maintained by the City of Statesboro.

Section 2. That this resolution authorize and direct the Mayor of the City of Statesboro, Georgia to accept the dedication of the above described property by virtue of a right of way deed.

Section 3. All that certain, lot, tract or parcel of land lying, situate and being in the 1209th G.M.D., Bulloch County, Georgia, and in the City of Statesboro, containing 3.118 acres and being the proposed sixty (60') foot public rights-of-way as shown on a plat prepared by Maxwell Reddick and Associates, dated March 18, 2025 and last revised on March 19, 2025, recorded in Plat Book 70, Pages 199 to 200, Bulloch County Records. The above referenced plat and the description thereon are by reference incorporated herein for all purposes of this description.

Section 4. That this Resolution shall be and remain effective from and after its date of adoption.

APPROVED AND ADOPTED this ____ day of _____, 2025.

CITY OF STATESBORO, GEORGIA

By: _____
Jonathan McCollar, Mayor

Attest: _____
Leah Harden, City Clerk

THIS FINAL PLAT SUPERSEDES
THE FINAL PLAT RECORDED IN PLA
BOOK 70, PAGES 001-002

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LEGEND	
—	WATER
—	OVERHEAD POWER
—	OVERHEAD TELEPHONE
—	WATER VALVE
—	FIRE HYDRANT
—	WATER METER
—	SEWER REPAIR FOUN
—	CONCRETE WORKER FOUN
—	WALL FOUN
—	IRON PIPE FOUN
—	CAPPED IRON SET
—	TELEPHONE POLE
—	POWER POLE
—	STREET LIGHT
—	STREETCAND CITY LIGHTS
—	NOVAPMENT

<p>REFERENCES</p> <p>BOULGARIY & HYDROGRAPHIC SURVEY PHILIPINES COAST AND GEOSTRATIGRAPHY, LAND & WATERS ASSOCIATE, SMITH JANUARY 03, 2002.</p> <p>CELEST ROCK 2013, PG. 121</p> <p>PLAT ROCK 09, PG. 131</p>	<p>SUBJECT PROPERTY</p> <p>THE CO. NUMBER: MS 91 0000 13 000</p> <p>CURRENT LAND OWNER: S&L LAND HOLDINGS</p> <p>STREET ADDRESS: BEALEY ROAD</p>
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This figure shows a large, complex grid-like structure, possibly a data table or a complex diagram. It consists of many small cells arranged in a regular pattern, with some cells containing text or symbols. The overall structure is rectangular and appears to be a detailed representation of a system or process.

CERTIFICATE OF APPROVAL FOR RECORDING

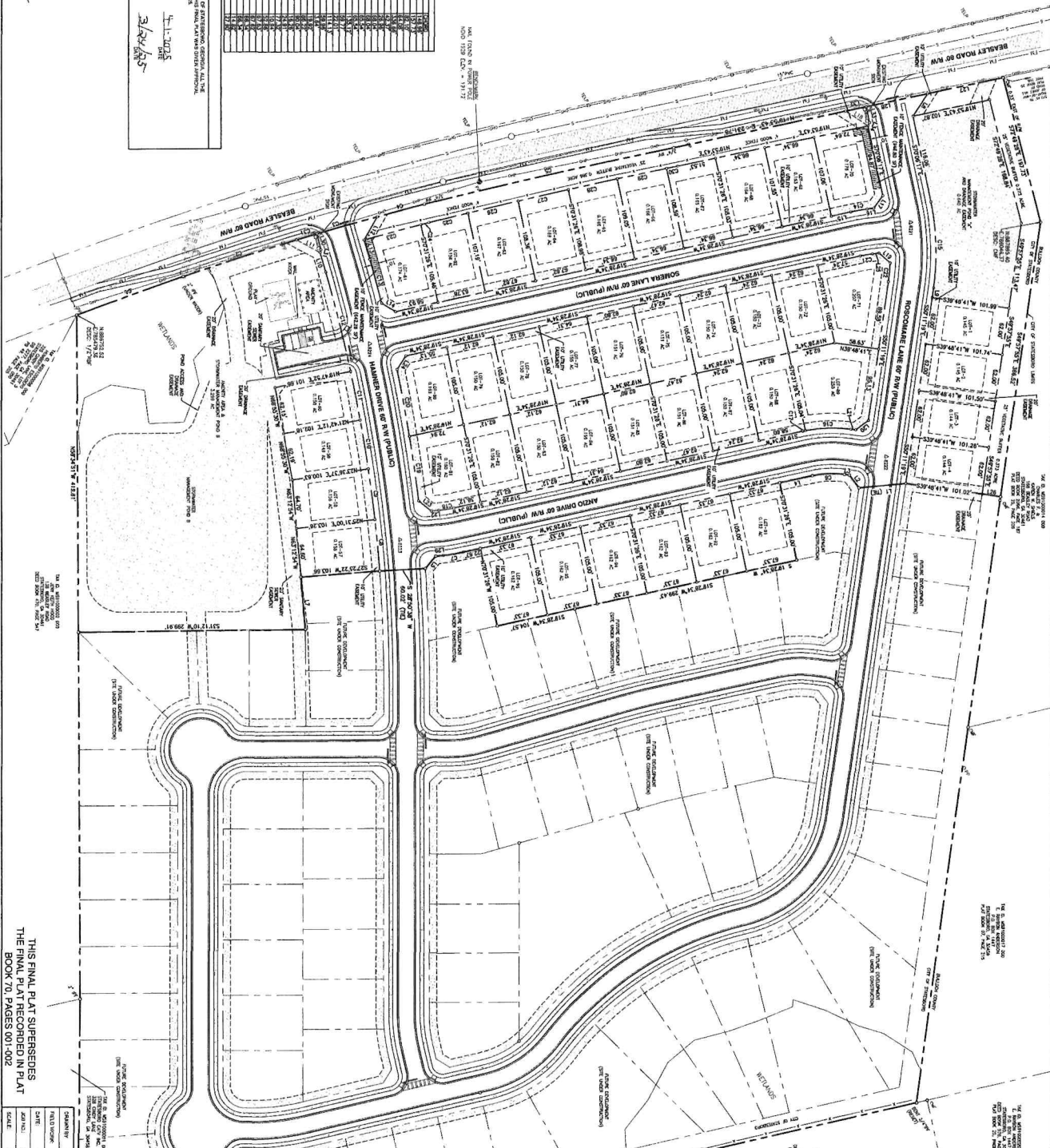
4-1-2025
DATE

3/24/25
DATE

John J. McNeil
UNION

Pat O'Brien
PLANNING AND ZONING DIRECTOR

 <p>MAXWELL REDDICK AND ASSOCIATES</p> <p>ENGINEERING & LAND SURVEYING</p> <p>400 KENNEDY BLVD STATESBORO, GA 30428 P: 912-333-1100 F: 912-333-1112</p>	<p>DESIGNED BY APPROVED BY</p> <p>DATE</p>
<p>NON-RESIDENTS IN STATE MAY APPLY FOR 120-1412 OFFICE</p>	

[illegible]

THIS FINAL PLAT SUPERSEDES
THE FINAL PLAT RECORDED IN PLAT
BOOK 70, PAGES 001-002

CREATED BY	RS
FIELD WORK	AW
DATE	03/18/2005
JOB NO.	00027943
SCALE	1" = 10'

2

2 OF 2 SHEETS

FINAL SUBDIVISION PLAT
BEL-AIR EAST SUBDIVISION
PREPARED FOR
SLA LAND HOLDINGS
LOCATED IN THE 180TH S.E.D.
BULLOCK COUNTY, CITY OF STATESBORO, GA

City of Statesboro
50 East Main Street
Statesboro, Georgia 30458

RIGHT-OF-WAY DEED

THIS INDENTURE made this 9th day of April, 2025 between SLA LAND HOLDINGS, LLC as party of the first part, hereinafter called Grantor, and THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, convey, and confirm unto the said Grantee, all the following described property, to-wit:

All that certain, lot, tract or parcel of land lying, situate and being in the 1209th G.M.D., Bulloch County, and in the City of Statesboro, Georgia, containing 3.118 acres and being the proposed sixty (60') foot right-of-way as shown on a plat prepared by Maxwell-Reddick and Associates, dated 03-18-2025 and last revised on 03-19-2025, recorded in Plat Book 70, Page's 199 to 200, Bulloch County Records. The above referenced plat and the description thereon are by reference incorporated herein for all purposes of this description.

TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any way appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

SLA Land Holdings, LLC

BY: 

OWNER/AGENT

Date: 04/09/2025

CITY OF STATESBORO



COUNCIL

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

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
I. Cain Smith, City Attorney

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

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

From: Cain Smith, City Attorney

Date: May 14, 2025

RE: Acceptance of real property, May 20, 2025 consent agenda

Policy Issue: Acceptance of 0.65 acres of real property from DSDA for BIG (Business Innovation Group) expansion

Recommendation:

Staff recommends Council approval of the transfer

Background:

This 0.65 acre transfer is part of the ongoing BIG expansion as contemplated in an MOU between the City, DSDA, and GSU. This is Phase III of the development with the City already holding title to Phases I and II

Budget Impact: None

Council Person and District: Paulette Chavers, District 2

Attachment: Warranty deed

RETURN RECORDED DOCUMENT TO:
STEPHEN T. RUSHING, ESQUIRE
TAULBEE, RUSHING, SNIPES, MARSH & HODGIN, LLC
12 SIEBALD STREET
STATESBORO, GA 30458

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA]
]
COUNTY OF BULLOCH]

LIMITED WARRANTY DEED

THIS INDENTURE, made this 2 day of May, 2025, between **DOWNTOWN STATESBORO DEVELOPMENT AUTHORITY**, as party of the first part, hereinafter referred to as the "Grantor", and **MAYOR AND COUNCIL OF THE CITY OF STATESBORO**, as party of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE, subject to the Permitted Exceptions listed on Exhibit "A" attached hereto and made a part hereof.

AND GRANTOR WILL WARRANT and forever defend the right and title to the above-described property unto Grantees against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto signed and sealed this deed, the day and year above written.

**DOWNTOWN STATESBORO
DEVELOPMENT AUTHORITY**

By: Delores Grooms
Delores Grooms, Chairman

Attest: Floranne Cruz
Floranne Cruz, Secretary

Signed, sealed and delivered this 2
Day of May, 2025, in the presence of:

[Signature]
Witness

[Signature]
Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot or parcel of land lying and being in the 1209th G.M. District of Bulloch County, Georgia, and in the City of Statesboro, more particularly described by a Plat of same prepared for A & D Real Estate by Lamar O. Reddick and Associates dated October 28, 1981, and recorded in Plat Book 20, Page 205, Bulloch County Records, and described as follows: Beginning at a point on the norther edge of E. Vine Street 69.17 feet from Smith Alley and running thence North 06 degrees 01 minutes 36 seconds East 67.08 feet to a railroad spike; running thence South 83 degrees 30 minutes 48 seconds East 75.64 feet to a railroad spike set on the western edge of Railroad Street; running thence South 06 degrees 09 minutes 12 seconds West 67.1 feet to a point; and running thence North 83 degrees 30 minutes West 75.47 feet to the point of beginning.

Said recorded plat is made a part of this description by reference.

TOGETHER with that certain easement conveyed by Warranty Deed dated January 20, 1988 and recorded in Deed Book 492, Page 488, Bulloch County Records.

[S28 000061 000]

AND

All that certain lot or parcel of land with improvements thereon lying and being in 1209th G.M. District of Bulloch County, Georgia, and in the City of Statesboro, containing 0.65 acre and being more particularly described on a plat of survey dated February 11, 1988, prepared by James M. Anderson, Registered Land Surveyor, recorded in Plat Book 30, page 135 in the Office of the Clerk of Superior Court of Bulloch County, Georgia.

Reference is made to the aforesaid plat and the record thereof for all descriptive purposes.

This being the same property conveyed to Johnny L. Harrington by deed dated January 1, 1990 from Cheri P. Duffey and recorded in the Office of the Clerk of Superior Court of Bulloch County, Georgia in Deed Book 526, page 37.

[S28 000060 000]

CITY OF STATESBORO

COUNCIL

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



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

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

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

From: Olympia Gaines, Assistant to the City Manager

Date: May 13, 2025

RE: Request from the Archibald Bulloch Chapter National Society Daughters of the American Revolution Historical Marker Recognizing

Policy: Easement for Historical Marker Placement on City of Statesboro Property

Recommendation:

Consideration of a motion to approve an easement with the Archibald Bulloch Chapter, National Society Daughters of the American Revolution to place a historical marker on City of Statesboro property adjacent to the Triangle Park.

Background:

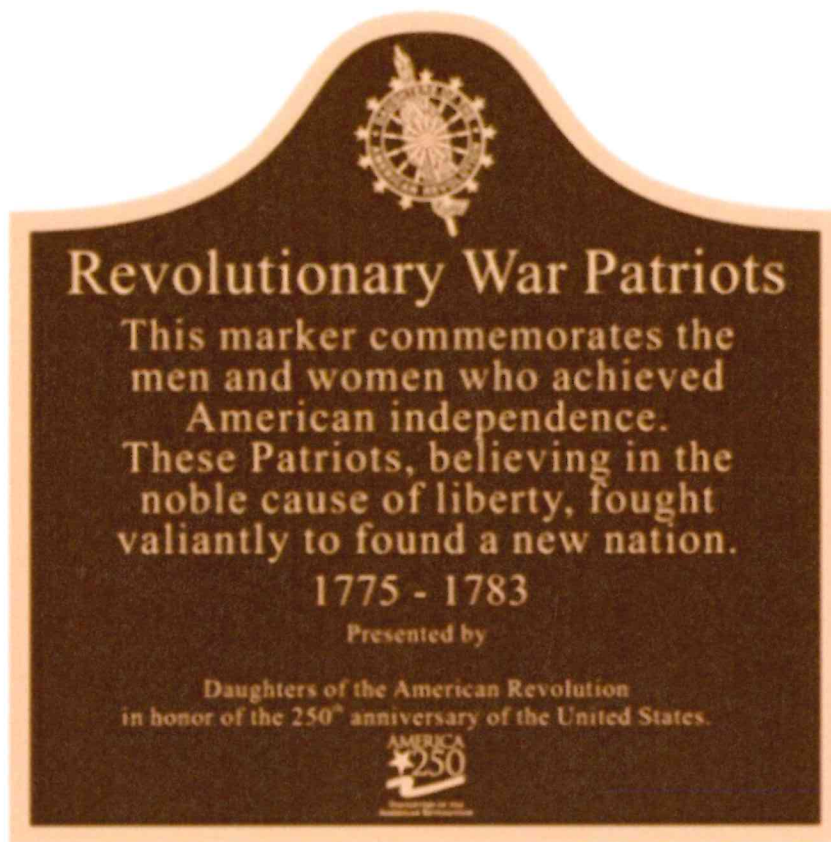
The Archibald Bulloch Chapter, National Society, Daughters of the American Revolution is requesting approval to install a historical marker recognizing the 250th anniversary of the American Revolution.

The Archibald Bulloch Chapter NSDAR would like to place this marker in the vicinity of the Triangle Park.

Attached is supporting documentation regarding the draft text to be placed on the marker and a draft easement (easement language is subject to change pending review by city attorney).

Council Person and District: District 1, Tangie Johnson

Attachments: Draft text for historical marker, Draft Easement



30" x 30" Stand-alone Bronze Marker

The bottom text will include the local chapter's information.

Archibald Bulloch Chapter, National Society, Daughters of the
American Revolution
Historical Marker Property Owner Easement/Agreement

As the owner or lessee of the property on Savannah Avenue at its intersection with the East Main Street, Statesboro Georgia:

I/We agree to allow the erection of said historical marker for/on this property.

I/We have been notified by the Archibald Bulloch Chapter, National Society Daughters of the American Revolution as to the subject of/proposed site for said marker and agree that this is acceptable. It is understood that the marker will not be moved, removed, or altered in any way without prior consent from the Archibald Bulloch Chapter, National Society Daughters of the American Revolution.

I/We understand that it is the responsibility of the Archibald Bulloch Chapter, National Society Daughters of the American Revolution to maintain and repaint said marker. If the marker requires maintenance or in the event of damage, vandalism or loss I/We should contact the Archibald Bulloch Chapter, National Society Daughters of the American Revolution at (912) 682-3169.

I/We understand that upon the sale or transfer of said property, this agreement shall also be transferred and honored as a binding easement for the said marker and that it is the seller's responsibility to inform the buyer of this easement.

Title of Marker: DAR 250th Patriots Marker/Revolutionary War Patriots

Name of Property Owner: City of Statesboro

Attn: Jason Boyles, Assistant City Manager

Mailing Address: P O Box 348 Statesboro, Georgia 30459

Telephone: 912-764-0683 Email: jason.boyles@statesboroga.gov

Signature of Property Owner: _____
Mayor, Jonathan McCollar

City of Statesboro

Public Utilities Department



To: Jason Boyles, Assistant City Manager

From: Matt Aycock, Assistant Public Utilities Director

Date: 5-09-2025

RE: Change Order #1 from Southeast Pipe Survey, Inc. for the 2024 Sanitary Sewer Rehabilitation project.

Policy Issue: Purchasing

Recommendation: Consideration of a motion to approve Change Order #1 in the amount of \$33,500.00, to Southeast Pipe Survey, Inc. to be paid for with funds included in CIP projects #WWD 14, 187, and 188.

Background: In December of 2024, Council approved to award the contract for the 2024 Sanitary Sewer Rehabilitation project to Southeast Pipe Survey, Inc. in the amount of \$609,467.50 with approval to spend up to \$1,200,000 for additional sewer rehabilitation in areas of immediate concern. This project involves sewer main pipe lining with Cured in Place liners, and, also adding liners to the inside of the associated manholes within the project area as part of the City's ongoing efforts to reduce ground water infiltration into the sewer system.

During the initial cleaning and inspection, it was discovered that two manholes along Fair Road were in critical condition from sewer gases deteriorating the entire concrete structure to the point that they may collapse. In order to rehabilitate these manholes, they will need to be rebuilt with new concrete from the inside and then lined, all while allowing high volumes of sewer flow to pass through. Since this additional work is outside the scope of the original project, we recommend approval of this change order in the amount of \$33,500.00 to restore these critical manholes.

Budget Impact: The total project cost will increase from \$1,200,000.00 to \$1,233,500.00.

Council Person and District: All

Attachments: Change order #1

CHANGE ORDER NO.: 01

Owner: City of Statesboro
Engineer: Hussey Gay Bell
Contractor: Southeast Pipe Survey, Inc.
Project: 2024 Sanitary Sewer Rehabilitation

Effective Date of Change Order:

Date Issued: 05/12/2025

 / /

Description: Adjustments to the scope of work include all labor, equipment, and materials necessary for surface preparation, structural reconstruction, and the installation of a protective lining for manholes #1 and #2. These manholes are located at the intersection of Brampton Avenue and Fair Road. An exhibit indicating the affected manholes and the proposal from Southeast Pipe Survey, Inc. are attached below.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>609,467.50</u>	Original Contract Times: Substantial Completion: <u>9/25/2025</u> Ready for final payment: <u>10/25/2025</u>
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [Number of previous Change Order] : \$ <u>NA</u>	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order] : Substantial Completion: <u>NA</u> Ready for final payment: <u>NA</u>
Contract Price prior to this Change Order: \$ <u>609,467.50</u>	Contract Times prior to this Change Order: Substantial Completion: <u>9/25/2025</u> Ready for final payment: <u>10/25/2025</u>
Increase this Change Order: \$ <u>33,500.00</u>	Increase this Change Order: Substantial Completion: <u>NA</u> Ready for final payment: <u>NA</u>
Contract Price incorporating this Change Order: \$ <u>642,967.50</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>9/25/2025</u> Ready for final payment: <u>10/25/2025</u>

Recommended by Engineer

Accepted by Contractor

By: George Kimbrell, E.I.T.

Title: Project Engineer

Date: May, 12, 2025

Authorized by Owner

Approved by Funding Agency (if applicable)

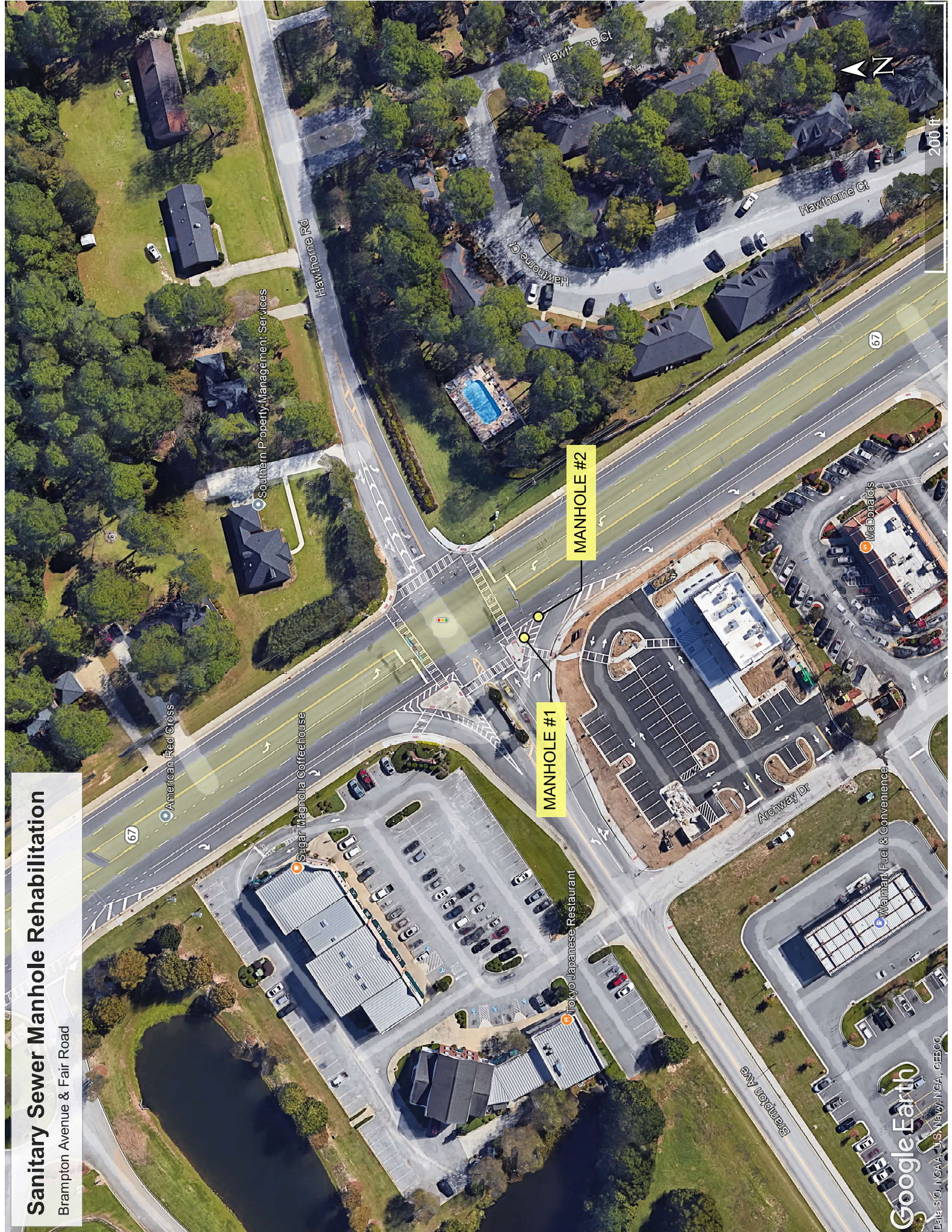
By: _____

Title: _____

Date: _____

Sanitary Sewer Manhole Rehabilitation

Brampton Avenue & Fair Road



Quote #: Q250213

Quote To:	Date:	Job Name:
GC Kimbrell	May 5, 2025	2024 Sanitary Sewer Rehabilitation
Hussey Gay Bell		Additional Manhole Rehab
329 Commercial Drive		
Savannah, GA 31406		
912-354-4626		
gkimbrell@husseygaybell.com		

Bid Item	Description	Qty	UOM	Unit Price	Bid Price
120	Additional Manhole Rehab - Manhole #1	1	LS	\$15,000.00	\$15,000.00
130	Additional Manhole Rehab - Manhole #2	1	LS	\$18,500.00	\$18,500.00
					\$0.00
	Rehab includes:				\$0.00
	Surface Prep - Remove H2S damaged material				\$0.00
	Structural Reconstruction - Apply Portland cement to				\$0.00
	restore roundness & structural integrity				\$0.00
	Protective Lining - add 1" thick layer of Sewper Coat				\$0.00
	Additional Work - abandon 12" side line in one of the MHs				\$0.00
					\$0.00
					\$0.00
					\$0.00
				Total:	\$33,500.00

Scope of Work: Southeast Pipe Survey, Inc. ("SPS") to provide all labor, equipment, and materials to perform the work described above except for the items to be provided by Client and exclusions as noted below.

Client to Provide:

All Rights of Entry
Access to water at no charge to SPS Access to water at a rate not to exceed \$_____ per gallon
Access to dumpsite at no charge to SPS for debris removed from pipe
Traffic Control - If more than signs and cones

Exclusions:

Point Repairs
Ground water pumping

PROJECT INFORMATION

Project Name: _____

Project Location: _____

Is project Federally funded?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Is Certified Payroll required?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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IMPORTANT IF THIS IS A FEDERALLY FUNDED PROJECT OR IF PROJECT REQUIRES CERTIFIED PAYROLL, PLEASE ATTACH COPY OF

Client/Company Name: _____

Billing/Physical Address: _____

Billing Rep. Name/Phone #/Email: _____

Date of Acceptance: _____ Authorized Signature: _____

Acceptance of Proposal - The prices, specifications, and conditions contained herein are satisfactory and are hereby accepted. Client authorizes SPS to perform the work as specified.



Summary of Terms:

Expiration:	This proposal shall expire 30 days from the quote date unless extended in writing by SPS.
Quality:	All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to industry standard practices.
Expectations:	<p>This quote is based on the timely cooperation of the Client and its advisors and also the avoidance of unknown circumstances during the engagement. To the extent that timing delays or unforeseen circumstances might cause additional costs, SPS will discuss the matter with the Client to negotiate a price adjustment prior to SPS incurring any additional cost.</p> <p>Dead Time: If a crew deployed to the job site cannot perform work due to delays caused by others or for circumstances beyond SPS control, SPS shall be permitted to charge for its stand-by time at an hourly rate of \$500 for each deployed CCTV crew and \$675.00 for each deployed CIPP crew.</p> <p>Additional Mobilizations: The above prices include one mobilization charge for the entire job, however, if additional mobilizations are required due to unknown circumstances or timing delays outside of SPS's control, SPS shall be permitted to bill for each additional mobilization at the quoted rate.</p>
Changes:	Any changes from this quote will require written Client and SPS approval and any changes involving extra manhours or other charges orders will necessitate an extra charge over and above this quote.
Billing Terms:	<p>Invoices will be issued monthly as segments are completed and ready for inspection.</p> <p>Amounts will be based on actual field measurements from center of manhole to center of manhole.</p>
Payment Terms:	Payment in full is due within 30 days of each invoice date and SPS will NOT be subject to retainage. Any invoices not paid within 30 days from invoice date will accrue interest at a rate of 1.5% per month on the unpaid balance.

Southeast Pipe Survey, Inc. appreciates the opportunity to quote this project. If you have any questions, please call Clay Herrin at 912-647-2847 ext 227.

Please email signed quote to clay@southeastpipe.com or fax to 912-647-2869

*Note: If this project is Federally Funded, all information must be provided to Southeast Pipe Survey, Inc. before work proceeds.