



July 16, 2019 5:30 pm

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilman Jeff Yawn gave the Invocation and Pledge of Allegiance.

ATTENDENCE

| Attendee Name | Title | Status | Arrived |
|-------------------|---------------|---------|---------|
| Jonathan McCollar | Mayor | Present | |
| Phil Boyum | Councilmember | Present | |
| Sam Jones | Councilmember | Absent | |
| Jeff Yawn | Councilmember | Present | |
| John Riggs | Councilmember | Present | |
| Derek Duke | Councilmember | Present | |

Other staff present was: City Manager Charles Penny, Director of Engineering and Public Works Jason Boyles, City Attorney Cain Smith and City Clerk Sue Starling.

3. Recognitions/Public Presentations: None

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 06-18-2019 Council Minutes

b) 06-26-2019 Called Council Minutes

A motion was made to approve the consent agenda

RESULT:

Unanimous

MOVER:

Councilman Jeff Yawn

SECONDER:

Councilman John Riggs

AYES:

Boyum, Yawn, Riggs, Duke

ABSENT:

Sam Jones

6. Public Hearing & Consideration of a Motion to approve application for an alcohol license Sec. 6-5

**A) M L Associates Inc.
DBA Discount Beverage
Lav Valik
1285 Northside Dr. E
Statesboro, GA 30458**

A motion was made to open the public hearing

| | |
|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman John Riggs |
| SECONDER: | Councilman Jeff Yawn |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

No one spoke for or against the request.

A motion was made to close the public hearing

| | |
|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Derek Duke |
| SECONDER: | Councilman John Riggs |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

A motion was made to approve the alcohol license application.

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman John Riggs |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

7. Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 19-06-01; West District Development, LLC requests a zoning map amendment for a proposed combination of parcels addressed 40 West Cherry Street and West Cherry Street from the LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district to allow for the construction of a mixed-use development (Tax Parcels S18 000170 000 and S19 000001 A000).

A motion was made to open the public hearing

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman John Riggs |
| SECONDER: | Councilman Jeff Yawn |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

Brian Kent spoke in favor of the request.

A motion was made to close the public hearing

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Derek Duke |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

A motion was made to approve APPLICATION RZ 19-06- 01 with staff's conditions.

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Derek Duke |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

8. Public Hearing and Consideration of a Motion to Approve: APPLICATION V 19-06-02; West District Development, LLC requests a variance from Article XII, Section 1213(A) to reduce the required front yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).

A motion was made to open the public hearing for items 8 thru 13.

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Derek Duke |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

No one spoke for or against the request.

A motion was made to close the public hearing for items 8 thru 13.

| | |
|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Derek Duke |
| SECONDER: | Councilman John Riggs |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

A motion was made to approve APPLICATION V 19-06- 02 with staff's conditions.

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| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Phil Boyum |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

9. Public Hearing and Consideration of a Motion to Approve: APPLICATION V 19-06-03: West District Development, LLC requests a variance from Article XII, Section 1213(B) to reduce the required left side yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).

A motion was made to approve APPLICATION V 19-06- 03 with staff’s conditions.

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Phil Boyum |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

10. Public Hearing and Consideration of a Motion to Approve: APPLICATION V 19-06-04: West District Development, LLC requests a variance from Article XII, Section 1213(B) to reduce the required right side yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000)

A motion was made to approve APPLICATION V 19-06- 04 with staff’s conditions.

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman John Riggs |
| SECONDER: | Councilman Jeff Yawn |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

11. Public Hearing and Consideration of a Motion to Approve: APPLICATION V 19-06-05: West District Development, LLC requests a variance from Article XII, Section 1213(C) to reduce the required rear yard setback in order to create a zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).

A motion was made to approve APPLICATION V 19-06- 05 with staff’s conditions.

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| RESULT: | Unanimous |
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| MOVER: | Councilman Phil Boyum |
| SECONDER: | Councilman Jeff Yawn |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

12. Public Hearing and Consideration of a Motion to Approve: APPLICATION V 19-06-06: West District Development, LLC requests a variance from Article XXX, Section 3010 regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District for 2.44 acres of property located at 40 West Cherry Street (Tax Parcel S18 000170 000).

A motion was made to approve APPLICATION V 19-06- 06 with staff’s conditions.

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| RESULT: | Unanimous |
| MOVER: | Councilman Derek Duke |
| SECONDER: | Councilman John Riggs |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

13. Public Hearing and Consideration of a Motion to Approve: APPLICATION V 19-06-07: West District Development, LLC requests a variance from Article XII, Section 1216 to increase the minimum floor area ratio percentage in order to create zero-lot-line parcel for the redevelopment of an existing warehouse building on 0.892 acres, a portion of a larger 2.44 acre tract located at 40 West Cherry Street (Tax Parcel S18 000170 000).

A motion was made to approve APPLICATION V 19-06- 07 with staff’s conditions.

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Phil Boyum |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

14. Public Hearing and Consideration of a Motion to Approve: APPLICATION CBD 19-06-08: West District Development, LLC requests approval of the proposed site plans submitted for a proposed combination of parcels totaling 5.52 acres of property located at South College Street, 40 West Cherry Street and West Cherry Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District (Tax Parcels S19 000001 000, S18 000170 000, and S19 000001 A000).

A motion was made to open the public hearing.

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman John Riggs |
| SECONDER: | Councilman Phil Boyum |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

No one spoke for or against the request.

A motion was made to close the public hearing.

| | |
|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Phil Boyum |
| SECONDER: | Councilman John Riggs |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

A motion was made to approve APPLICATION CBD 19-06- 08 with staff’s conditions.

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| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Phil Boyum |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

15. Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 19-06-09; Continental Road, LLC requests a zoning map amendment of 4.74 acres, a portion of a larger 33.35+/- acre tract located at 7130 Veterans Memorial Parkway from the CR (Commercial Retail) zoning district to the HOC (Highway Oriented Commercial) zoning district to allow for the construction of a car dealership (Tax Parcel MS42 000007 000).

A motion was made to open the public hearing.

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| RESULT: | Unanimous |
| MOVER: | Councilman Derek Duke |
| SECONDER: | Councilman Phil Boyum |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

Joey Maxwell spoke in favor of the request.

A motion was made to close the public hearing.

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman John Riggs |
| SECONDER: | Councilman Derek Duke |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

A motion was made to approve APPLICATION RZ 19-06- 09 with staff's conditions.

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|------------------|--------------------------|
| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Derek Duke |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

16. Consideration of a Motion to Approve the Revision of the Intergovernmental Agreement (IGA) with Bulloch County regarding City of Statesboro Tax Allocation District #1: Downtown TAD.

A motion was made to approve IGA.

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| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Derek Duke |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

17. Consideration of a motion to approve Task Order 3 with Goldwyn Mills Cawood (formerly Ecological Planning Group) in the amount of \$93,100.00 to assist the City of Statesboro with stormwater master planning for Basin #2 studies.

A motion was made to approve the Task Order 3.

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| RESULT: | Unanimous |
| MOVER: | Councilman Phil Boyum |
| SECONDER: | Councilman Derek Duke |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

18. Consideration of a Motion to enter into an Intergovernmental Agreement (IGA) with Bulloch County for Fire Protection Services in the Statesboro Fire Tax District, also known as the Statesboro 5-mile Fire District

A motion was made to approve the IGA.

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| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Phil Boyum |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

19. Consideration of a Motion to Approve RESOLUTION 2019-25: A Resolution authorizing the closing of the bank account for the 2007 Special Purpose Local Option Sales Tax fund.

A motion was made to approve Resolution 2019-25.

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| RESULT: | Unanimous |
| MOVER: | Councilman Phil Boyum |
| SECONDER: | Councilman John Riggs |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

20. Consideration of a Motion to Approve RESOLUTION 2019-26: A Resolution amending the job position classification and compensation plan.

A motion was made to approve Resolution 2019-26.

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| RESULT: | Unanimous |
| MOVER: | Councilman Jeff Yawn |
| SECONDER: | Councilman Phil Boyum |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

21. Other Business from City Council

Councilman Boyum asked for an update on the Blight Ordinance. City Attorney Cain Smith stated he could bring it forward at the next Council meeting. Mayor McCollar asked that we hold off until we know if the City will qualify for an assistance program to help with housing issues.

Councilman Duke stated the Anti Bullying Rally will be held July 27th from 10-2 pm at Mill Creek and a Balloon Block Party will be held from 3-6pm at the Police Department.

22. City Managers Comments

City Manager Charles Penny thanked Mayor and Council for the opportunity to serve as City Manager and looks forward to working with them as well as all the departments. He also stated he would like to meet with Mayor and Council to better understand their expectations and also discuss his ideas and plans for the City.

23. Public Comments (General)

John from Boy Scout Troop 935 and Tony from Boy Scout Troop 332 were present as they are working to obtain their merit badges.

24. 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)

There was no Executive Session held.

25. Consideration of a Motion to Adjourn

A motion was made to adjourn the meeting.

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| RESULT: | Unanimous |
| MOVER: | Councilman John Riggs |
| SECONDER: | Councilman Phil Boyum |
| AYES: | Boyum, Yawn, Riggs, Duke |
| ABSENT: | Sam Jones |

The meeting was adjourned at 6:36 pm.