



**August 17, 2021 5:30 pm**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Venus Mack
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 08-03-2021 Council Minutes
    - b) 08-03-2021 Executive Session Minutes
5. Public Hearing & Consideration of a Motion to approve application for an alcohol license Sec. 6-5:
  - A. Sneaux La La  
408 S Main St  
Statesboro, Ga 30458  
Owner: Annie Natson
6. Public Hearing and Consideration of a Motion to Approve: **APPLICATION SE 21-07-01**: Oscar Mauricio requests a special exception from Article VIII, Section 801 of the Statesboro Zoning Ordinance to allow for the operation of a virtual car dealership at 22 South Main Street (Tax Parcel # S28 000068 000).
7. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 21-07-02**: John White requests a Zoning Map Amendment from the R8 (Single-Family Residential) zoning district to the R4 (High-Density Residential) zoning district, in order to develop a duplex on Parker & West Grady Street (Tax Parcel # S11 000031A000).
8. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 21-07-03**: Whitfield Signs requests a variance from Article XXX, Section 3005 of the Statesboro Zoning Ordinance, in order to place a 289 square foot vinyl wrapping on the wall of the developing Dolan's BBQ at 239 South Main Street (Tax Parcel # S19 000019 001).
9. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 21-07-04**: Renfroe Outdoor LLC request a variance from Article XV, Section 1511(H) of the Statesboro Zoning Ordinance, in order to upgrade the existing billboards to LED displays at 75 Northside Drive (Tax Parcel # MS84000100F00).

10. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 21-07-05**: Renfroe Outdoor LLC request a variance from Article XV, Section 1511(H) of the Statesboro Zoning Ordinance, in order to upgrade the existing billboards to LED displays at 17874 Highway 67 (Tax Parcel # MS75000012 002).
11. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 21-07-06**: Encounter Church requests a Variance from Article XV, Section 1509, Table 6 of the Statesboro Zoning Ordinance, in order to place a sign exceeding the 12-foot maximum height of building signs in the CBD (Central Business District) at 39A West Main Street (Tax Parcel # S18 000064 000).
12. Public Hearing and Consideration of a Motion to Approve:
  - A. **APPLICATION AN 21-07-07**: Nesmith Properties LLLP, requests Annexation of 1.58 acres of property in order to complete the development of a proposed subdivision on Lakeview Road (Tax Parcel MS5700000 000).
  - B. **APPLICATION RZ 21-07-08**: Nesmith Properties LLLP, requests a Zoning Map Amendment from the R40 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district for two properties located on Lakeview Road (Tax Parcels # MS57000004 000 & MS57000006 000).
13. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 21-07-10**: The Statesboro Convention & Visitors Bureau requests a variance from Article XI, Section 1102(D) of the Statesboro Zoning Ordinance, in order to increase the footprint of the secondary structure on the lot, in order to create a concrete slab and lean-to roof for exterior cooling & freezer units at 228 South Main Street (Tax Parcel # S29 000030 001).
14. Public Hearing and Consideration of a Motion to Approve: **APPLICATION CBD 21-07-11**: Justin Peay requests plan approval for the expansion of the existing Divy Desk facility located at 19 Courtland Street (Tax Parcel # S28 000023 000).
15. Consideration of a motion to approve **Resolution 2021-30**: A Resolution approving the amendment to Completion of Construction date in the current Intergovernmental Agreement (IGA) with the Georgia Environmental Finance Authority for the Creek on the Blue Mile project and authorization to execute contract document Exhibits E & F.
16. Consideration of a motion to approve **Resolution 2021-31**: A resolution approving application with the Governor's Office of Planning and Budget for State Fiscal Recovery Funds for the Creek on the Blue Mile project.
17. Consideration of a Motion to approve **Resolution 2021-32**: A Resolution granting approval to the Statesboro Police Department to apply for a grant through the Bureau of Justice Administration (BJA) in the amount of \$9,649.50.
18. Consideration of a motion to approve a Memorandum of Understanding with the Blue Mile Foundation, Inc. for the Creek on the Blue Mile project.

19. Consideration of a motion to approve the affordable housing plan for the City of Statesboro Georgia.
20. Consideration of a Motion to approve the purchase of eight new patrol cars including “up-fitting” with required equipment, as well as a replacement detective vehicle in an amount not to exceed \$572,014.00. This purchase will be paid from 2019 SPLOST funds.
21. Consideration of a Motion to approve the purchase of two (2) Pierce Fire Engines in the amount of \$1,342,410.00. This purchase will be paid for from 2019 SPLOST funds.
22. Consideration to set the dates for the required three (3) public hearings to solicit input regarding the millage rate of 7.308 for the 2021 property taxes. 1<sup>st</sup> Public Hearing August 31<sup>st</sup> 2021 at 9:00 am, 2<sup>nd</sup> Public Hearing August 31<sup>st</sup> 2021 at 6:00 pm, 3<sup>rd</sup> Public Hearing September 7<sup>th</sup> 2021 at 9:00 am.
23. Other Business from City Council
24. City Managers Comments
25. Public Comments (General)
26. 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)
27. Consideration of a Motion to Adjourn



CITY OF STATESBORO  
COUNCIL MINUTES  
AUGUST 3, 2021

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

**1. Call to Order**

Mayor Jonathan McCollar called the meeting to order

**2. Invocation and Pledge**

Mayor Pro Tem Paulette Chavers gave the Invocation and led the Pledge of Allegiance.

**ATTENDANCE**

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

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

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

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

**A) Approval of Minutes**

**a) 07-20-2021 Council Minutes**

**b) 07-20-2021 Executive Session Minutes**

A motion was made to approve the consent agenda.

**RESULT:**

Approved (Unanimous)

**MOVER:**

Councilmember John Riggs

**SECONDER:**

Mayor Pro Tem Paulette Chavers

**AYES:**

Boyum, Chavers, Riggs, Barr

**ABSENT**

Councilmember Venus Mack



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

**A. Cracker Barrel Old Country Store DBA Cracker Barrel #685  
216 Henry Blvd  
Statesboro Ga, 30458  
Owner: Cracker Barrel Old Country Store**

A Motion was made to open the Public Hearing.

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

No one spoke for or against the request.

A Motion was made to close the Public Hearing.

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

A Motion was made to approve the alcohol application for Cracker Barrel Old Country Store DBA Cracker Barrel #685 located at 216 Henry Blvd.

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

**B. Sneaux La La**  
**408 S Main St.**  
**Statesboro, Ga 30458**  
**Owner: Anne Natson**

A Motion was made to open the Public Hearing.

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

Police Chief Mike Broadhead stated an alcohol license for this establishment is outside the business model of what we have seen before. A couple of years ago Council established a more specific list of licenses for serving alcohol and alcohol being served at a shaved ice establishment does not fit into that mold. Some specific concerns to take into consideration include wondering where would the alcohol dispensing area be relative to where the children would be, if someone takes an alcohol infused ice away from the location and it not be an open container violation or how could we have any hope of trying to enforce those kinds of rules.

City Attorney Cain Smith seconded Chief Broadhead's concerns regarding this application, furthermore there is no way a beverage could be removed from there and it not be an open container violation. Even with the State's new cocktail law it would not be applicable because it would not have a prepared meal served along with it. So there's the question of the open container issues. Under 6-13(d) Council is allowed to impose conditions on licenses. If you are to approve this license it is recommended that any alcoholic snow cone served be in a different colored cup at a minimum and any other conditions you would deem fit and proper under these circumstances.

Annie and Jonathan Natson spoke in favor of the request. Mrs. Natson stated the container would not be open. Any to go alcoholic snow cone would be sold in a Styrofoam cup with a lid and with a piece of tape over the top. She also stated they would use a different cup for alcoholic snow cones and the alcohol would not be served all day but begin at 6 pm.

Joyce Stubbs representing Bulloch Alcohol and Drug Council stated their main focus is underage drinking and we are very much opposed to something that is normally associated with kids.

Mayor Jonathan McCollar stated maybe we should table this item and have Mr. and Mrs. Natson work with city staff about their business plan and how it will work. That way we all know exactly what to expect.

A motion was made to close the Public Hearing.

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

ABSENT

Councilmember Venus Mack
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Councilmember John Riggs stated he would like to see the business model before a vote is made. I hate to put it off for two weeks but if we have to vote today, I will have to vote against it until I have seen the business model. Mayor Pro Tem Paulette Chavers asked for verification of what times of the day alcohol would be served. Annie Natson stated alcohol sales would begin after 6 pm on Thursday, Friday, and Saturday. Councilmember Shari Barr asked that City Attorney Cain Smith address what we've heard about open container. City Attorney Cain Smith state the business model the Natson's discussed is not possible under Statesboro Code of Ordinances. The "Low Volume" license is an on premises consumption license and under 6-8(d) prohibits the removal of alcoholic beverages from the licensed premises.

After further discussion a motion was made to table this application until the 08-17-2021 Council Meeting.

**RESULT:**

Approved (Unanimous)
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**MOVER:**

Councilmember Phil Boyum
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**SECONDER:**

Councilmember Shari Barr
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**AYES:**

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

Councilmember Venus Mack
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**6. Consideration of a motion to approve Resolution 2021-29: A Resolution to accept certain real property donation from William P. Britt, for parks and recreation purposes.**

A motion was made to approve Resolution 2021-29 to accept certain real property donation from William P. Britt for parks and recreation purposes.

**RESULT:**

Approved (Unanimous)
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**MOVER:**

Councilmember Shari Barr
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**SECONDER:**

Councilmember Phil Boyum
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**AYES:**

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

Councilmember Venus Mack
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**7. Consideration of a motion to give local government approval to Citizens Against Violence, Inc. in its application to receive \$36,900 from Emergency Solutions Grant Program (ESG) for continued operation of Safe Haven Emergency Shelter.**

A motion was made to give local government approval to Citizens Against Violence, Inc. in its application to receive \$36,900 from Emergency Solutions Grant Program (ESG) for continues operations of Safe Haven Emergency Shelter.

**RESULT:**

Approved (Unanimous)
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**MOVER:**

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

**8. Consideration of a motion to approve insurance renewals for property/casualty/general liability insurance and workers compensation insurance to be awarded to the following carriers for the upcoming year with the policies commencing on August, 14, 2021:**

- A. Travelers Insurance to provide property/casualty/general liability insurance in the amount of \$632,071.00.**
- B. Bitco Insurance to provide workers compensation insurance in the amount of \$377,389.00.**
- C. VFIS insurance to provide property and equipment insurance in the amount of \$64,821.00.**

A motion was made to approve insurance renewals for property/casualty/general liability insurance and workers compensation insurance to be awarded to Travelers Insurance for property/casualty/general liability insurance, Bitco Insurance to provide workers compensation insurance and VFIS insurance to provide property and equipment insurance.

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

**9. Consideration of a motion to award a contract for probation services to Judicial Alternatives of Georgia (JAG) for a one year term with the option to renew for two additional one year terms.**

A motion was made to award a contract for probation services to Judicial Alternatives of Georgia (JAG) for a one year term with the option to renew for two additional one year terms.

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

**10. Consideration of a motion to approve change order 18 with Lavender & Associates, Inc. in the amount of \$37,129.00 for the Luetta Moore Park and Grady Street Park improvements project and authorize the Mayor to execute contract document amendments.**

A motion was made to approve change order 18 with Lavender & Associates, Inc. in the amount of \$37,129.00 for the Luetta Moore and Grady Street Park Improvements project and authorize the Mayor to execute contract document amendments.

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

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

Councilmember Shari Barr announced pop-up vaccination clinics will be on August 14<sup>th</sup> at the Chamber of Commerce and on August the 21<sup>st</sup> with a follow up clinic on September 11<sup>th</sup>.

Councilmember John Riggs inquired about how often SPD does alcohol compliance checks.

Chief Mike Broadhead stated alcohol compliance checks are conducted quarterly.

Mayor Jonathan McCollar thanked Lavender and Associates, Inc. for their work on the Luetta Moore and Grady Street Parks project.

Mayor McCollar stated that COVID-19 is effecting us all and the best thing you can do is get vaccinated. He also stated that anyone coming into City Hall will be required to wear a mask, your temperature will be taken and you will be asked to state your business.

Councilmember Phil Boyum asked if the City could contract with a provider and set up a place for vaccinations to be given that would be open to the public.

### **12. City Managers Comments**

City Manager Charles Penny stated as far as the number of City employees impacted by COVID, not just those that have tested positive but any exposure they may have had resulted in \$154,000 in lost labor. Therefore, we are requiring City employees to wear a mask in the building and when they are meeting with folks even if they have been vaccinated. Bulloch County is at twenty-six percent fully vaccinated and twenty-nine percent that have had one vaccination. Currently we have a COVID testing location on Railroad Street and they have extended the testing period through the end of the year

Mr. Penny informed Mayor and City Council that last week a letter of intent was submitted for the purchase of two fire trucks, which is part of our CIP. The City was able to piggyback with another community to lock in the current prices avoiding a price increase. The acquisition for these trucks will be on the next Council agenda.

Grady Street Park completion date is slated for the end of August and we will have a ribbon cutting once it is done.

### **13. Public Comments (General):**

Marcus Toole with Habitat for Humanity stated that a survey was done in 2017 by Bulloch Habitat in partnership with DSDA and the Blue Mile Committee. The survey was regarding downtown neighborhoods starting just west of South Main Street, between South Main Street and Institute Street and between Mikel Street and Bulloch Street. The survey asked for citizen concerns of the area and what issues they want the City to address. The listed concerns were narrowed down to six actionable items. Mr. Toole thanked Mayor and City Council for doing what the neighborhood asked. Since 2017 the City of Statesboro, particularly City Council has acted on every single item and most of them are nearing completion, including the removal of dilapidated structures, clean up and beautification of the area, a public pool at Luetta Moore Park, play grounds and youth activities, additional sidewalks and street lights, lastly public transportation which is on its way.

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

At 9:59 am a Motion was made to enter into Executive Session.

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

At 10:13 am, a motion was made to exit Executive Session.

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

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

Councilmember Shari Barr requested staff to look into the possibility of the City sponsoring pop up vaccination clinics and would also like a proposal on how the City can incentivize individuals to get the vaccination by possibly using some Cares Act funding.

#### **15. Consideration of a Motion to Adjourn**

A motion was made to adjourn.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs

**SECONDER:**

Mayor Pro Tem Paulette Chavers

**AYES:**

Boyum, Chavers, Mack, Riggs, Barr

**ABSENT**

Councilmember Venus Mack

The meeting was adjourned at 10:14 am.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk

# CITY OF STATESBORO

## COUNCIL

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



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

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

**To:** City Manager Charles Penny & City Clerk Leah Harden

**From:** Tax Department

**Date:** 7/26/2021

**RE:** Sneaux La La

**Policy Issue:** Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a):

No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

**Recommendation:** Planning & Development, Fire Department, Police Department, and Legal recommended approval

**Budget Impact:** None

**Council Person & District:** Venus Mack, District 3

**Attachments:** Application & Department Approvals



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

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

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

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

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

1. Business Trade Name: Sneaux La La

D/B/A Name

2. Applicant's Name: Annie K. Natson

Name of partnership, llc, corporation, or individual

3. Business Physical Address: 408 S. Main Street.  
Statesboro, GA 30458

4. Business mailing address: 708 Baytree Ln.  
Statesboro, Ga 30458

5. Local business phone number: 912-504-8653

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

6. Name of Manager: Annie Natson

Person responsible for alcohol licensing issues

7. Phone number for manager: 912-225-2021

8. Email address for manager: SneauxLaLa@gmail.com

9. Address of manager: \_\_\_\_\_

10. Purpose of application is:

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

Previous owner's name: \_\_\_\_\_

If the business name has changed, list previous name: \_\_\_\_\_

If the business address has changed, list the previous address: \_\_\_\_\_

\_\_\_\_\_

11. Indicate where the business will be located:

☒ Above ground  
☐ Street or ground floor level

Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business: \_\_\_\_\_ Individual \_\_\_\_\_ Corporation \_\_\_\_\_ Partnership ☒ LLC

Complete EITHER numbers 13, 14, and 15 OR 16, 17, and 18 in the section below:

13. If applicant is an individual: Attach a copy of the trade name affidavit.

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

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

\_\_\_\_\_

Have you completed the financial affidavit attached to this application? YES

14. If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners.

Name & address of partnership, LLC, or LLP: Sineaux La Pa LLC

408 S. Main St. Statesboro, GA 30458

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? Operating

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

\_\_\_\_\_

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

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

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

Name of Corporation: Sneaky La La LLC

Home Office address: 408 S. Main Street

Statesboro, GA 30458

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

Date & Place of incorporation: 3/5/21

Do you have a shareholders agreement?: no

If not, what documents establish the ownership rights of the shareholders? \_\_\_\_\_

\_\_\_\_\_

**17. Officers:**

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

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

Percentage of stock owned: \_\_\_\_\_ Office held: \_\_\_\_\_

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

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

Percentage of stock owned: \_\_\_\_\_ Office held: \_\_\_\_\_

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

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

Percentage of stock owned: \_\_\_\_\_ Office held: \_\_\_\_\_

**\*\*Attach additional pages if necessary\*\***

**18. Stockholders: (if different than officer names)**

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

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

Percentage of stock owned: \_\_\_\_\_ Office held: \_\_\_\_\_

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

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

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

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

**\*\*Attach additional pages if necessary\*\***

**Has each shareholder completed the financial affidavit attached to this application?** \_\_\_\_\_

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

**Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived there: \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived there: \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived there: \_\_\_\_\_

**Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived there: \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived there: \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived there: \_\_\_\_\_

**Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived there: \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived there: \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived there: \_\_\_\_\_



20. Name & address of owner of the property (land & building) where the business will be located:

Building - Annie Watson  
Land - Jake Dragon

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

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

Jake Dragon 404 S. Main St.  
Statesboro, Ga 30458

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? N/A

If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? N/A

If yes, give full details on a separate sheet of paper.

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?

If yes, please explain on a separate sheet of paper and submit copies of eligibility.

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? N/A

If yes, please provide details on a separate sheet of paper.

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? N/A

If yes, please provide details on a separate sheet of paper.

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred? N/A

If yes, please provide details on a separate sheet of paper.

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? N/A

If yes, please provide details on a separate sheet of paper.

28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? N/A

If yes, please provide details on a separate sheet of paper.

29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? N/A

If yes, please provide details on a separate sheet of paper.

30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? N/A

If yes, please provide details on a separate sheet of paper.

31. Will live nude performances or adult entertainment be a part of this business operation? No

If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

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

Annie K. Watson  
Print full name as signed below

[Signature]      Owner      6/18/21  
Signature of applicant      Title      Date

Sworn and subscribed before me this 18 day of June, 2021.

Kelly Slowinski  
Notary Public

March 30, 2025  
My commission expires





Calculation of Basic License Fee

For Calendar Year: 2021

Classification:	Mark all that apply	License Fee
1. Package Sales	<input type="checkbox"/>	\$1750
2. On Premise License Types		
A. Bar	<input type="checkbox"/>	\$4300
B. Bar with Kitchen	<input type="checkbox"/>	\$4300
C. Event Venue	<input type="checkbox"/>	\$2500
D. Low Volume	<input checked="" type="checkbox"/> <u>Ar</u>	\$750
E. Pub	<input type="checkbox"/>	\$5600
F. Restaurant	<input checked="" type="checkbox"/>	\$2800
3. Caterer	<input type="checkbox"/>	\$200
4. Brewer, manufacturer of malt beverages only	<input type="checkbox"/>	\$1750
5. Broker	<input type="checkbox"/>	\$1750
6. Importer	<input type="checkbox"/>	\$1750
7. Manufacturer of Wine only	<input type="checkbox"/>	\$1750
8. Sunday Sales Permit	<input type="checkbox"/>	\$300
9. In Room Service Permit	<input type="checkbox"/>	\$150

Total Due: \$ \_\_\_\_\_

**Sneaux La La**  
**408 S Main St**  
**Statesboro, Ga 30458**

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

**Alcohol License Review**

<b>Department</b>	<b>Full Name</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Planning &amp; Development</b>	Elizabeth Burns	Approve	
<b>Fire Department</b>	Justin Taylor	Approve	7/16/2021
<b>Police Department</b>	Jared Akins	Approve	7/23/21
<b>Legal</b>	Cain Smith	Consider	

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021

**RE:** August 17, 2021 City Council Agenda Items

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

**Recommendation:** Planning Commission recommends approval of the Special Exception Requested by SE 21-07-01.

**Background:** Oscar Mauricio requests a special exception from Article VIII, Section 801 of the Statesboro Zoning Ordinance to allow for the operation of a virtual car dealership at 22 South Main Street (Tax Parcel # S28 000068 000).

**Budget Impact:** None

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

**Attachments:** Development Services Report (SE 21-07-01)



## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

<b>SE 21-07-01 SPECIAL EXCEPTION REQUEST 22 SOUTH MAIN STREET</b>	
<b>LOCATION:</b>	22 South Main Street
<b>EXISTING ZONING:</b>	CBD (Central Business District)
<b>ACRES:</b>	0.06 acres
<b>PARCEL TAX MAP #:</b>	S28 000068 000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Retail/Office Space
<b>PROPOSED USE:</b>	Office for Virtual Car Dealership

Case # SE 21-07-01  
22 South Main St  
Parcel # S28 000068 000

**Location Map**

Legend  
City Limits  
Subject Property  
Neighboring Lots

Scale: 200 Feet

STAGIS

The information contained herein is for informational purposes only and does not constitute an official City of Statesboro document.

City of Statesboro  
Department of Planning and Development

**PETITIONER** Oscar Mauricio  
**ADDRESS** 1 South College Street #2956, Statesboro, GA 30458

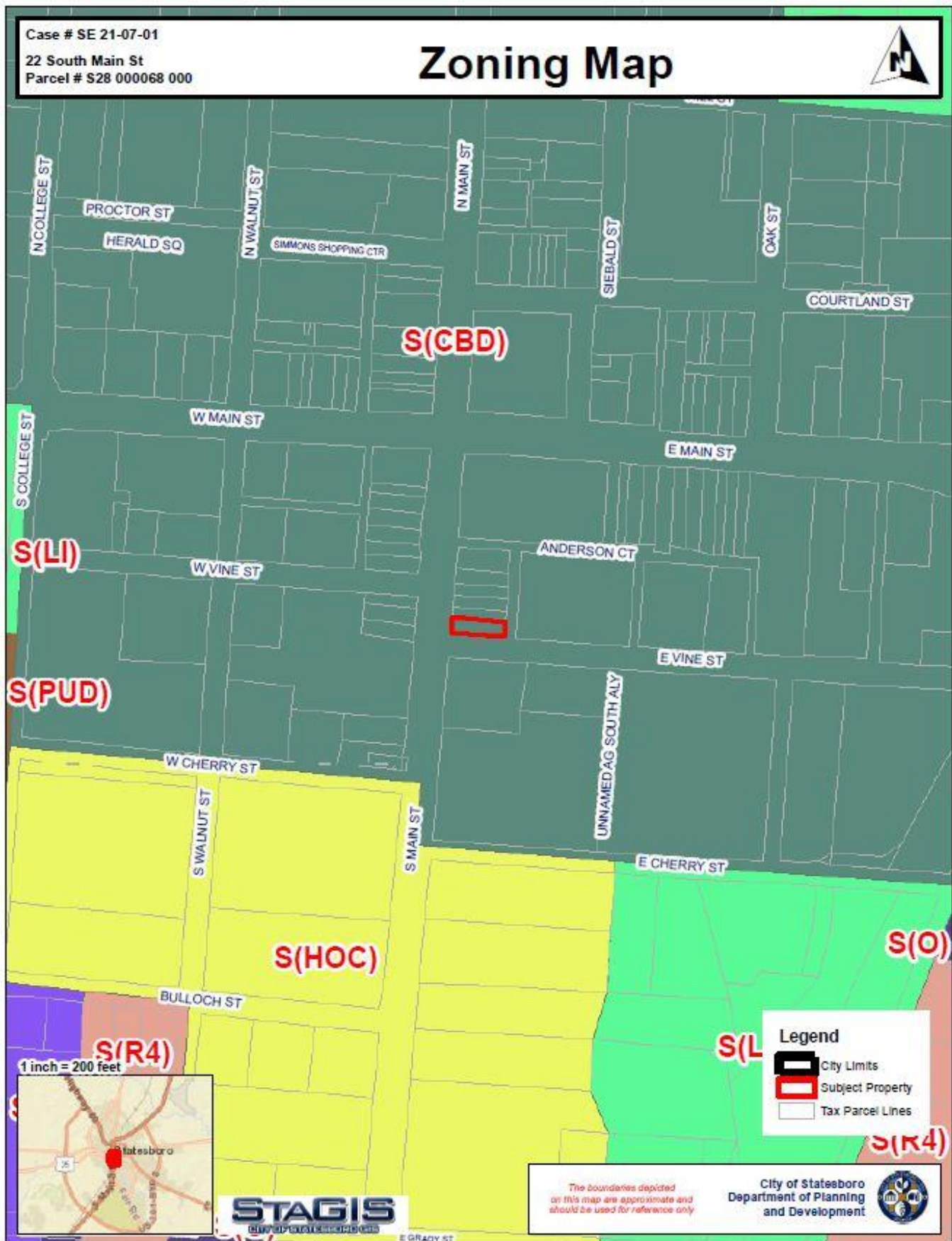
**REPRESENTATIVE** Same As Above  
**ADDRESS**

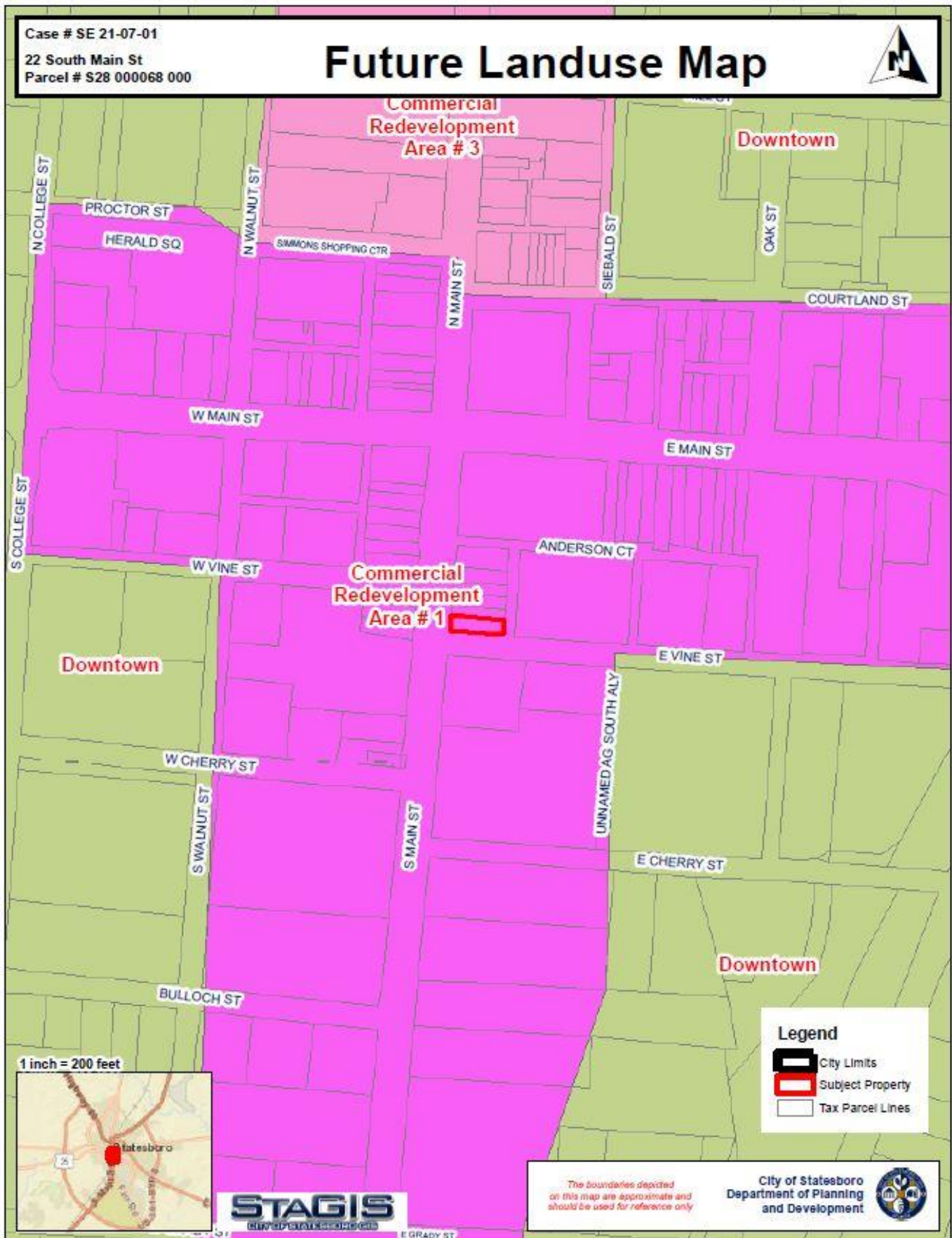
<b>PROPOSAL</b>
The applicant requests a special exception to locate a virtual car dealership office in the building on 0.06 acre property located on South Main Street. Car Dealerships are not permitted in the CBD (Central Business District) zoning district unless granted a special exception by the City Council.
<b>STAFF RECOMMENDATION</b>
<b><u>SE 21-07-01 CONDITIONAL APPROVAL</u></b>

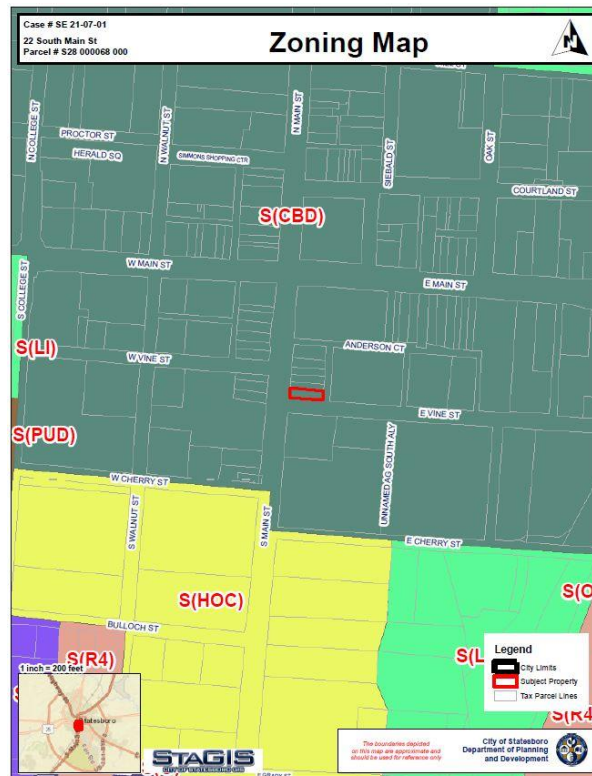












### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CBD (Central Business District)	Studio
Northeast	<b>Location Area #2:</b> CBD (Central Business District)	Clothing Store
East	<b>Location Area #3:</b> CBD (Central Business District)	Bank Teller/Parking Lot
Northwest	<b>Location Area #4:</b> CBD (Central Business District)	Bank
Southeast	<b>Location Area #5:</b> CBD (Central Business District)	Office
South	<b>Location Area #6:</b> CBD (Central Business District)	Office
Southwest	<b>Location Area #7:</b> CBD (Central Business District)	Behavioral Counseling Center
West	<b>Location Area #8:</b> CBD (Central Business District)	Floral Shop



## **SUBJECT SITE**

The subject site is a multi-story building located on 0.06 acres. Surrounding properties include retail and office uses. The applicant's request is to locate a virtual car dealership office in the building. The building itself contains multiple units for rental office space on the bottom floor, with potential apartment space on the top floor.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the "Commercial Redevelopment Area #1", which is intended for a varied scale of commercial, retail and office uses. At the intersection of major thoroughfares, development of large-scale commercial uses to serve surrounding areas of the city and unincorporated portions of Bulloch County is appropriate.

## **ENVIRONMENTAL SITE ANALYSIS**

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

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently leased to small businesses and served by City utilities. As per the parking Ordinance, locations in the Downtown are not required to provide specific parking spaces for customers.

## **CONDITIONAL ZONING STANDARDS OF REVIEW**

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

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

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

- The business would be located inside the pre-existing structure.

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

- There should be no substantial change regarding this facility if allowed to operate, as the area already allows for parking and pedestrian traffic.

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

- As a section of the Central Business District, it is not required that additional dedicated parking be developed for the structure. The applicant

has specified that the intent is for the storage of vehicles to be completed off-site, and delivered to customers.

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

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

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

- N/A.

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

- N/A.

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

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

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

- The proposed use is generally consistent with the subject site's character area ("Commercial Redevelopment") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*.

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

Staff recommends **Approval of SE 21-07-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.
- (2) Autos shall be delivered to customers directly. Any on-site transactions must have dedicated parking spaces.

At the regularly scheduled meeting of the Planning Commission on August 3, 2021, the Commission voted to Approve the Special Exception with staff conditions by a 4-0 vote.

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021

**RE:** August 17, 2021 City Council Agenda Items

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

**Recommendation:** Planning Commission Recommends Approval of the Zoning Map Amendment requested by RZ 21-07-02

**Background:** John White requests a Zoning Map Amendment from the R8 (Single-Family Residential) zoning district to the R4 (High-Density Residential) zoning district, in order to develop a duplex on Parker & West Grady Street (Tax Parcel # S11 000031A000).

**Budget Impact:** None

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


**Attachments:** Development Services Report (RZ 21-07-02)



## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

<b>RZ 21-07-02 ZONING MAP AMENDMENT West Grady Street Ext. Lot 16</b>		
<b>LOCATION:</b>	West Grady Street Ext. Lot 16	
<b>EXISTING ZONING:</b>	R-8 (Single-Family Residential)	
<b>ACRES:</b>	0.39 Acres	
<b>PARCEL TAX MAP #:</b>	S11 000031A000	
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)	
<b>EXISTING USE:</b>	Vacant Lot	
<b>PROPOSED USE:</b>	Duplex Development	

**PETITIONER** John White

**ADDRESS** 100 Johnny White Road, Pembroke, GA 31321

**REPRESENTATIVE** Same As Above

**ADDRESS**

<b>PROPOSAL</b>
The applicant requests a zoning map amendment from the R-8 (Single-Family Residential) zoning district to the R-4 (High Density Residential) zoning district, in order to construct a duplex on the site.
<b>PLANNING COMMISSION RECOMMENDATION</b>
<b><u>RZ 21-07-02 CONDITIONAL APPROVAL</u></b>

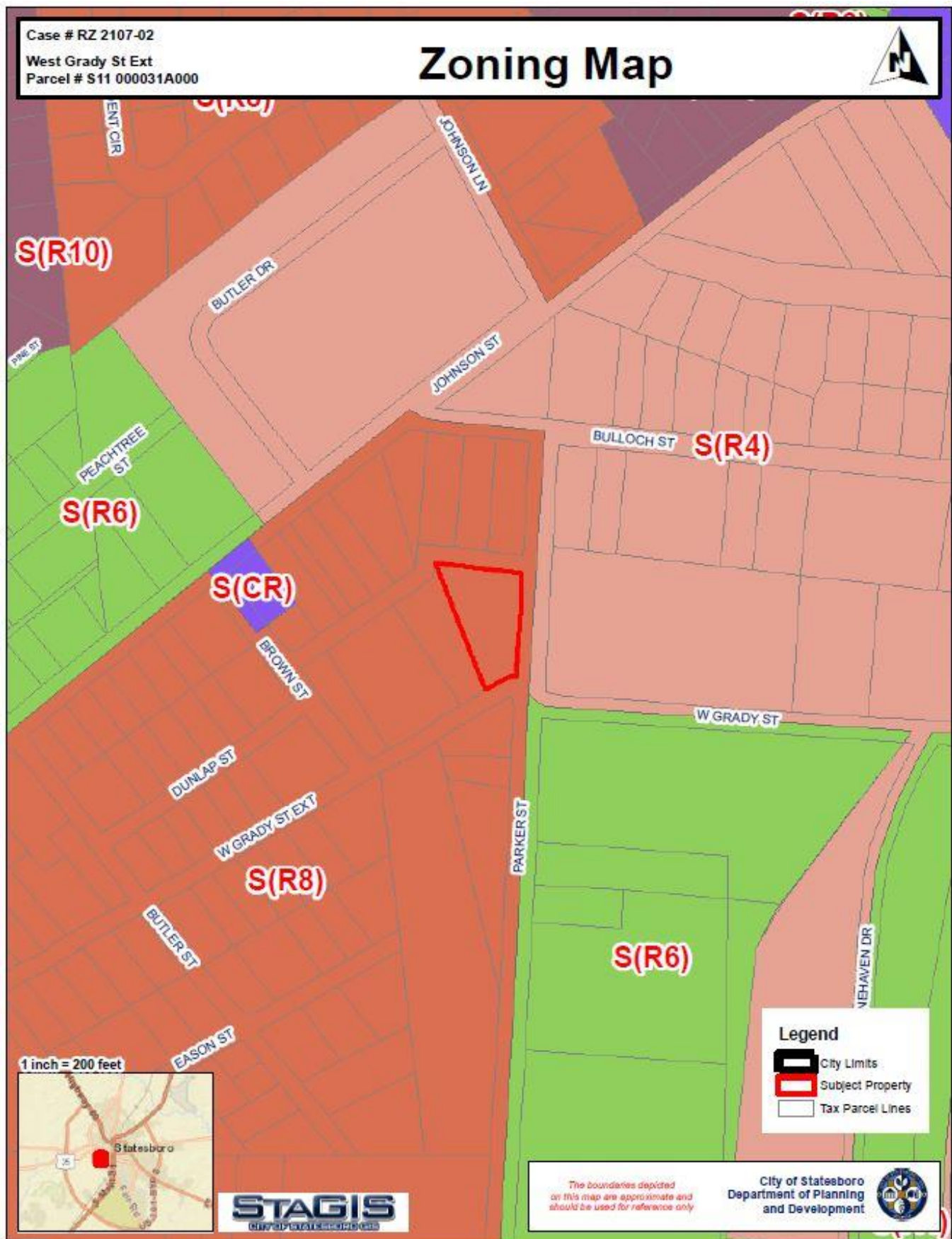


Case # RZ 2107-02  
West Grady St Ext  
Parcel # S11 000031A000

# Location Map

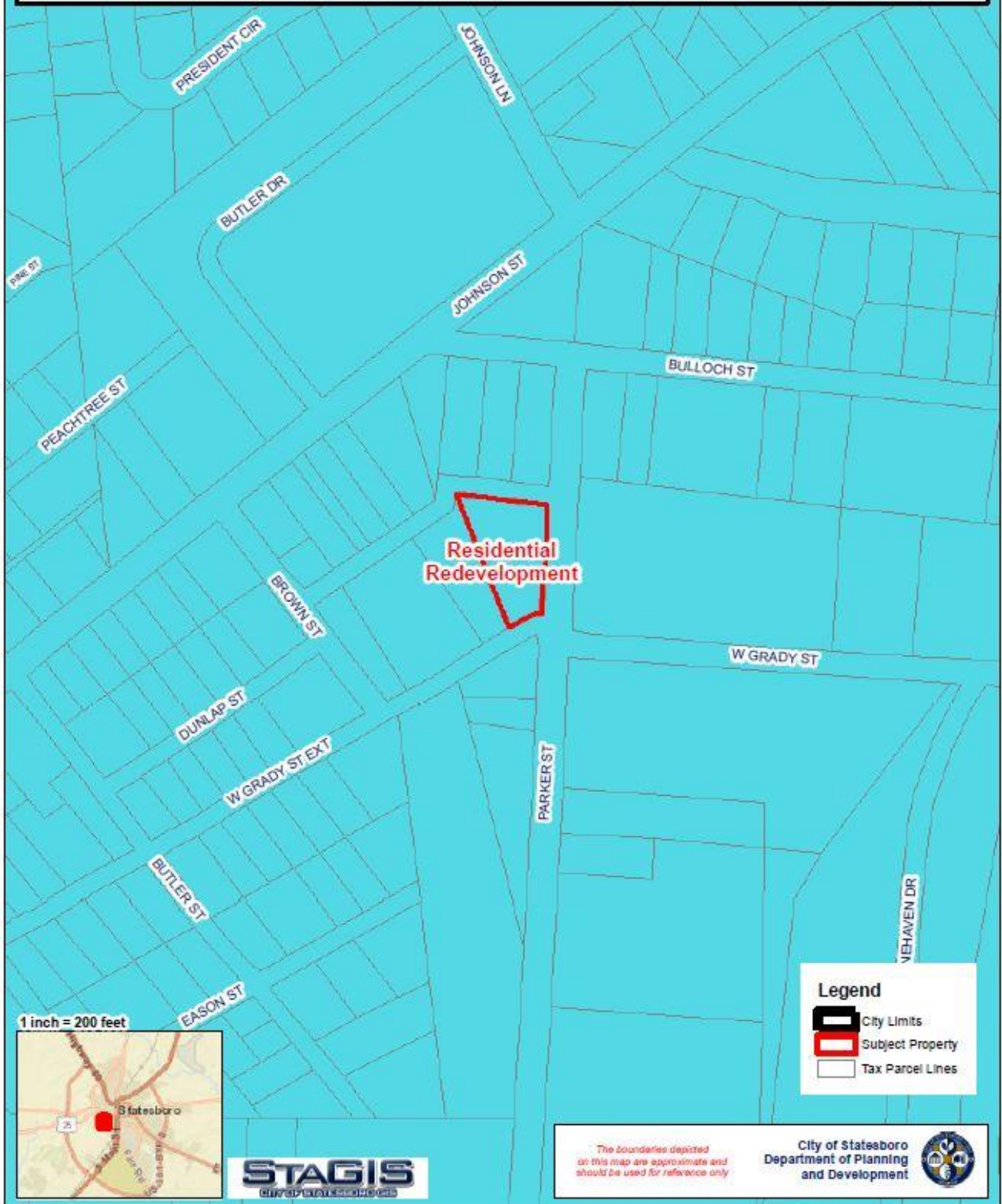




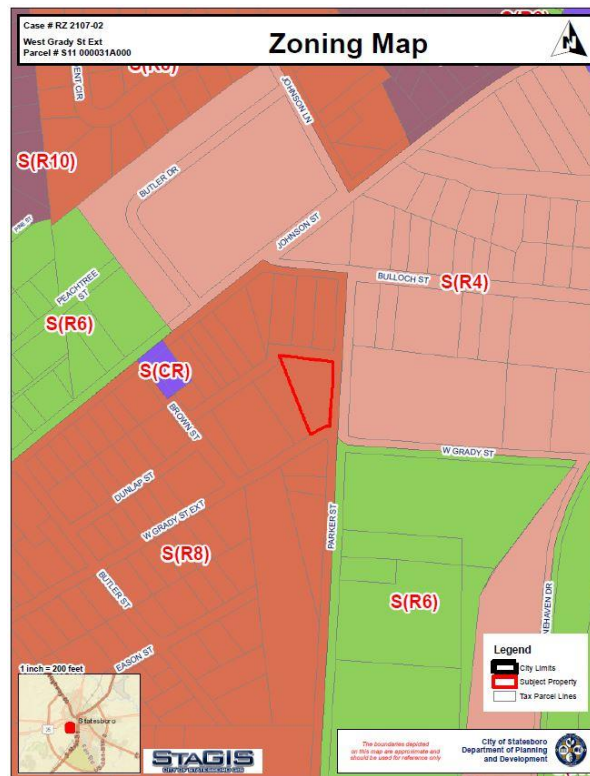


Case # RZ 2107-02  
West Grady St Ext  
Parcel # S11 000031A000

# Future Development Map







### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R8 (Single-Family Residential)	Undeveloped Lot
Northeast	<b>Location Area #2:</b> R-4 (High Density Residential)	Single-Family Dwelling
East	<b>Location Area #3:</b> R-4 (High Density Residential)	Park
North West	<b>Location Area #4:</b> R-8 (Single-Family Residential)	Single-Family Dwelling
Southeast	<b>Location Area #5:</b> R-6 (Single-Family Residential)	Single –Family Dwelling
South	<b>Location Area #7:</b> R-8 (Single-Family Residential)	Undeveloped Lot
Southwest	<b>Location Area #8:</b> R-8 (Single-Family Residential)	Single-Family Dwelling
West	<b>Location Area #9:</b> R-8 (Single-Family Residential)	Single-Family Dwelling



## **SUBJECT SITE**

The subject site consists of one parcel containing 0.39 acres. The lot is currently overgrown with dense trees and no development, but is adjacent to the developing West Grady Street Park. There is a noted area of the parcel that contains a stormwater channel, which appears to be an easement through the centerline of the property.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Residential Redevelopment” character area, it has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance.

## **ENVIRONMENTAL SITE ANALYSIS**

The property does not contain any wetlands. It should be noted that there could be substantial stormwater moving through the site due to the possibility of a drainage easement.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

This site has access to City of Statesboro utilities. Adjacent to the site, the City of Statesboro is currently renovating the public park.

## **ZONING MAP AMENDMENT STANDARDS OF REVIEW**

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

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

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

- The surrounding area is primarily single-family residential, although both Butler Homes and the West Grady Street Park are nearby. The park itself is zoned R-4 which makes this property contiguous to said zoning.

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

- The surrounding area generally contains fair to poor housing conditions, and some dilapidated buildings. Additional new development would be beneficial to the area.

### **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.**

- An increase in the availability of housing in this section of the municipality is important, and would benefit the efforts of the municipality in providing housing to this particular GICH neighborhood.

- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
  - As the land is currently vacant, adding this use to the property would be beneficial to the public as long as there are no significant issues created by traffic entering and exiting the neighborhood.
- 5. The suitability of the subject property for the zoned purposes.**
  - The current state of the property does not appear to have significant impediments to the development, but there is a stormwater box at the southeast corner of the property that must be preserved to ensure drainage in the area.
- 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.**
  - N/A
- 7. The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in the adjacent areas; and**
  - The density of this development would not cause significant changes in the traffic pattern of the area.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
  - The proposed use is consistent with the subject site's character area ("Residential Redevelopment Area") as stated in the *2019 – 2029 Comprehensive Master Plan*. This area does allow for lower density, single-family attached units.

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

Staff recommends **Approval of RZ 21-07-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) All stormwater outfall on the site must be directed into the main system to ensure that there are no significant problems resulting from the development.

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

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021, 2021

**RE:** August 17, 2021 City Council Agenda Items

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

**Recommendation:** Planning Commission recommends Denial of the variance requested by V 21-07-03.

**Background:** Whitfield Signs requests a variance from Article XXX, Section 3005 of the Statesboro Zoning Ordinance, in order to place a 289 square foot vinyl wrapping on the wall of the developing Dolan's BBQ at 239 South Main Street (Tax Parcel # S19 000019 001).

**Budget Impact:** None

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

**Attachments:** Development Services Report (V 21-07-03)



# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

<b>V 21-07-03</b> <b>ZONING VARIANCE REQUEST</b> <b>239 South Main Street</b>		
<b>LOCATION:</b>	239 South Main Street	
<b>EXISTING ZONING:</b>	HOC (Highway Oriented Commercial)	
<b>ACRES:</b>	1.06 acres	
<b>PARCEL TAX MAP #:</b>	S19 000019 001	
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)	
<b>EXISTING USE:</b>	Restaurant	
<b>PROPOSED USE:</b>	Restaurant	

**PETITIONER** Whitfield Signs

**ADDRESS** 91 South College Street, Statesboro GA 30458

**REPRESENTATIVE** Jana Phillips

**ADDRESS** 91 South College Street, Statesboro Ga 30458

<b>PROPOSAL</b>
<p>The applicant requests a variance from Article XXX, Section 3005(B) of the <i>Statesboro Zoning Ordinance</i> to allow for a mural on the exterior of the existing building located at 239 South Main Street in the HOC (Highway Oriented Commercial) zoning district.</p>
<b>PLANNING COMMISSION RECOMMENDATION</b>
<p align="center"><b><u>V 21-07-03 DENIAL</u></b></p>

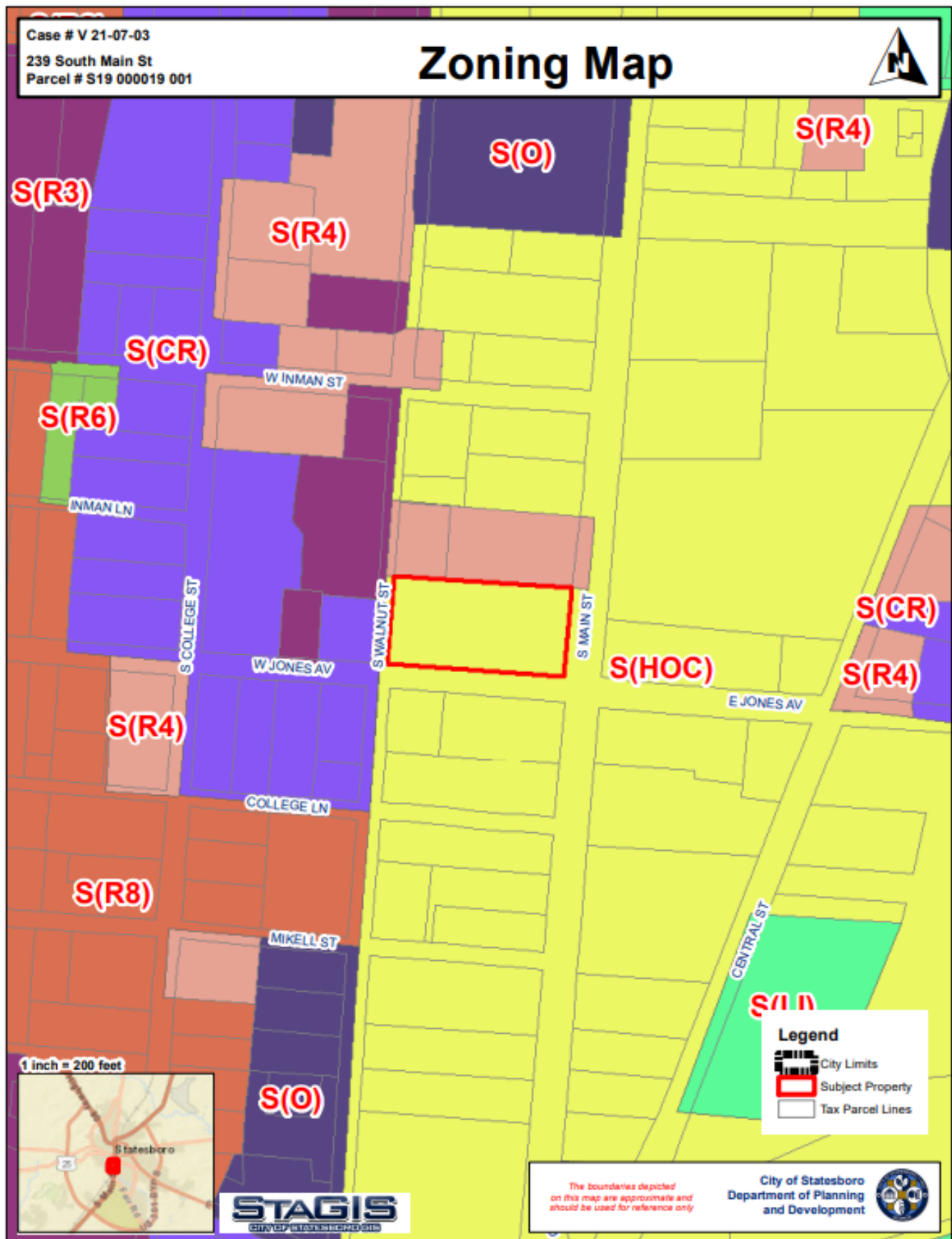


Case # V 21-07-03  
239 South Main St  
Parcel # S19 000019 001

# Location Map

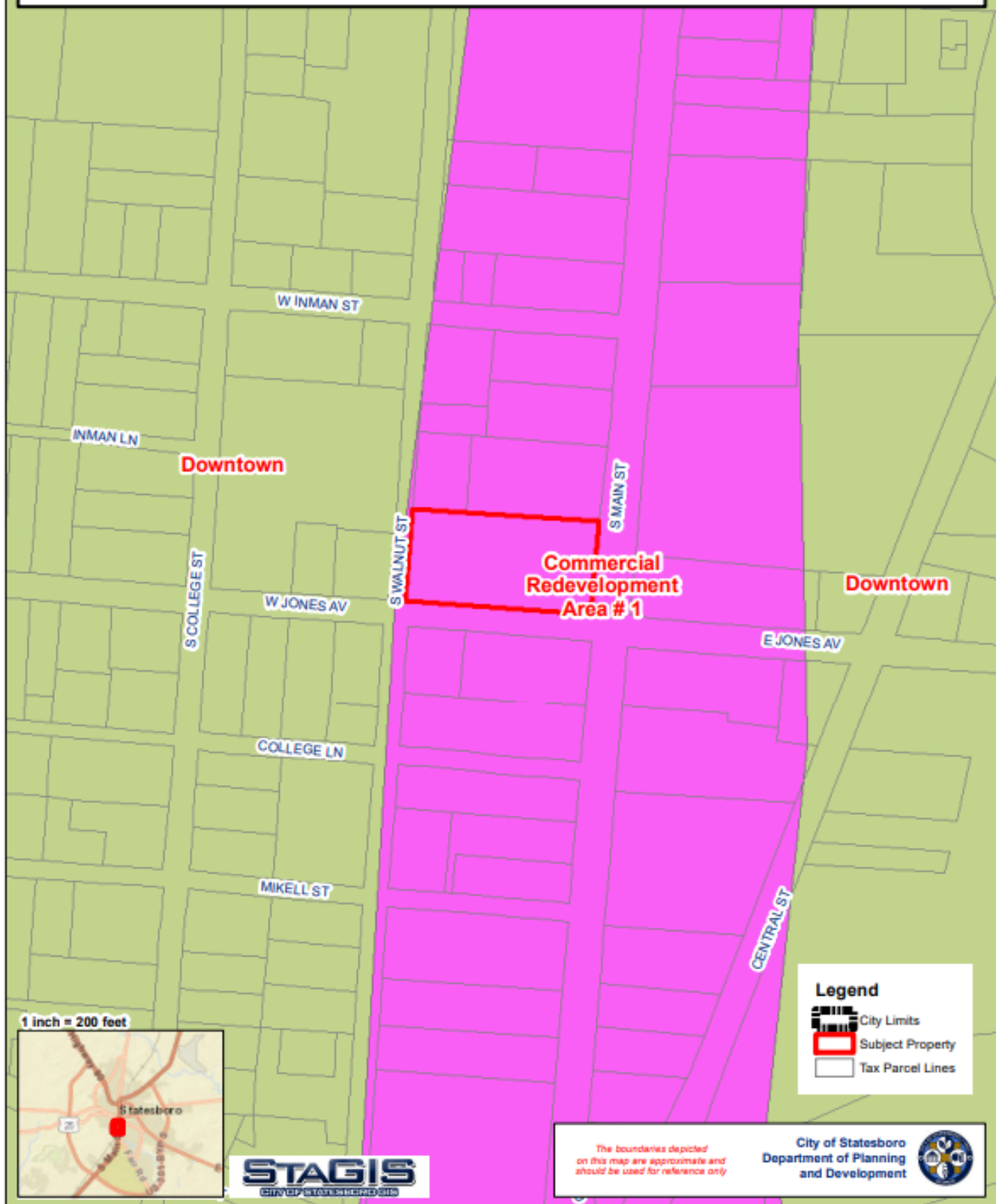


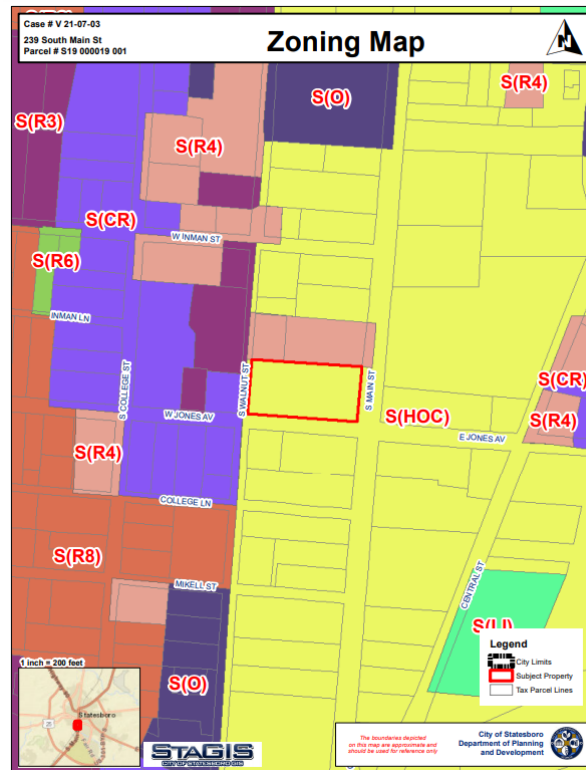




Case # V 21-07-03  
239 South Main St  
Parcel # S19 000019 001

# Future Landuse Map





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> HOC (Highway Oriented Commercial)	Apartments
Northeast	<b>Location Area #2:</b> HOC (Highway Oriented Commercial)	Motel
East	<b>Location Area #3:</b> HOC (Highway Oriented Commercial)	Gas Station/Convenience Store
Northwest	<b>Location Area #4:</b> CR/R3 (Commercial Retail/Medium Density Multiple Family Residential)	Nursing Home
Southeast	<b>Location Area #5:</b> HOC (Highway Oriented Commercial)	Apartments
South	<b>Location Area #6:</b> HOC (Highway Oriented Commercial)	Auto Glass Shop
Southwest	<b>Location Area #7:</b> CR (Commercial Retail)	Single-Family Dwelling
West	<b>Location Area #8:</b> CR (Commercial Retail)	Salon



413"

WE SMOKE SLEEP WHILE YOU SLEEP

101"

Exterior Wall wrap



## **SUBJECT SITE**

The subject site is a 1.06 acre lot containing a restaurant. The applicant is seeking to add a 289 square foot mural on the exterior of the building, which exceeds the maximum allowed size of 25% of a single façade of the building, as per Article XXX; Section 3005 of the Statesboro Zoning Ordinance. Based on the requirements of the Article XV; Section 1509 of the Zoning Ordinance, the applicant would only be allowed a traditional sign of 60 square feet.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Commercial Redevelopment Area #1” character area, which is generally intended for varied scale commercial retail and office use. This particular request does not meet the conditions of a mural as determined in in Article XXX of the Zoning Ordinance including:

1. Murals shall not contain text, graphics or symbols that promote or advertise a service, product or business or promote a political party or candidate.
2. Murals shall not comprise more than 25 percent of a single façade of a building.
3. The mural's theme should be historical in nature to the City of Statesboro and respect the greater context of the community.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. The variance applied for will have no impact on any storm water or wetlands in the surrounding area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

## **ZONING VARIANCE STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

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;**
  - There are no special conditions that would support this request.
2. **The special conditions and circumstances do not result from the actions of the applicant;**



- The request exceeds the square footage allowance based on the Sign ordinance and DSDA architectural standards. By right, the owner would be allowed to place a mural as long as it meets all section 3005 requirements. This particular mural does not meet all other requirements within Section 3005, and would be considered a non-conforming wall sign.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
- N/A.
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
- The proposed mural does not meet the general standards within the Ordinance to be considered a mural. Specifically, this item would be used for a purely commercial purpose and does not bear a historical relevance to the downtown.

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

- The proposed use is consistent with the subject site's character area "Commercial Redevelopment Area #1" as stated in the *2019 – 2029 Comprehensive Master Plan*.

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

Staff recommends **Denial of V 21-07-03 due to a lack of compliance with the requirements to be considered a mural in the Ordinance. Specifically the requirements for a mural include: Prohibition of advertising verbiage, maximum square footage (more than 25% of the façade), and the murals theme must be historical in nature.** 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) All freestanding or traditional wall signage on the building must meet the requirements of Article XV, Section 1509 (Table 6).

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

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021, 2021

**RE:** August 17, 2021 City Council Agenda Items

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

**Recommendation:** Planning Commission recommends approval of the Variance requested by V 21-07-04.

**Background:** Renfroe Outdoor LLC request a variance from Article XV, Section 1511(H) of the Statesboro Zoning Ordinance, in order to upgrade the existing billboards to LED displays at 75 Northside Drive (Tax Parcel # MS84000100F00).

**Budget Impact:** None

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

**Attachments:** Development Services Report (V 21-07-04)



City of Statesboro-Department of Planning and Development

# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

V 21-07-04 ZONING VARIANCE REQUEST 75 Northside Drive East		
<b>LOCATION:</b>	75 Northside Drive East	
<b>EXISTING ZONING:</b>	CR (Commercial Retail)	
<b>ACRES:</b>	1.10 acres	
<b>PARCEL TAX MAP #:</b>	MS84000100F000	
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)	
<b>EXISTING USE:</b>	Restaurant	
<b>PROPOSED USE:</b>	Restaurant	

**PETITIONER** Renfroe Outdoor, LLC  
**ADDRESS** 2001 Cook Street; Brunswick GA, 31520

**REPRESENTATIVE** Ben Jones  
**ADDRESS** SAME AS ABOVE

PROPOSAL
The applicant requests a variance from Article XV, Section 1511(H) of the <i>Statesboro Zoning Ordinance</i> to replace a tri-vision Billboard with external lighting with an LED Billboard at 75 Northside Drive East.
PLANNING COMMISSION RECOMMENDATION
<b><u>V 21-07-04 CONDITIONAL APPROVAL</u></b>

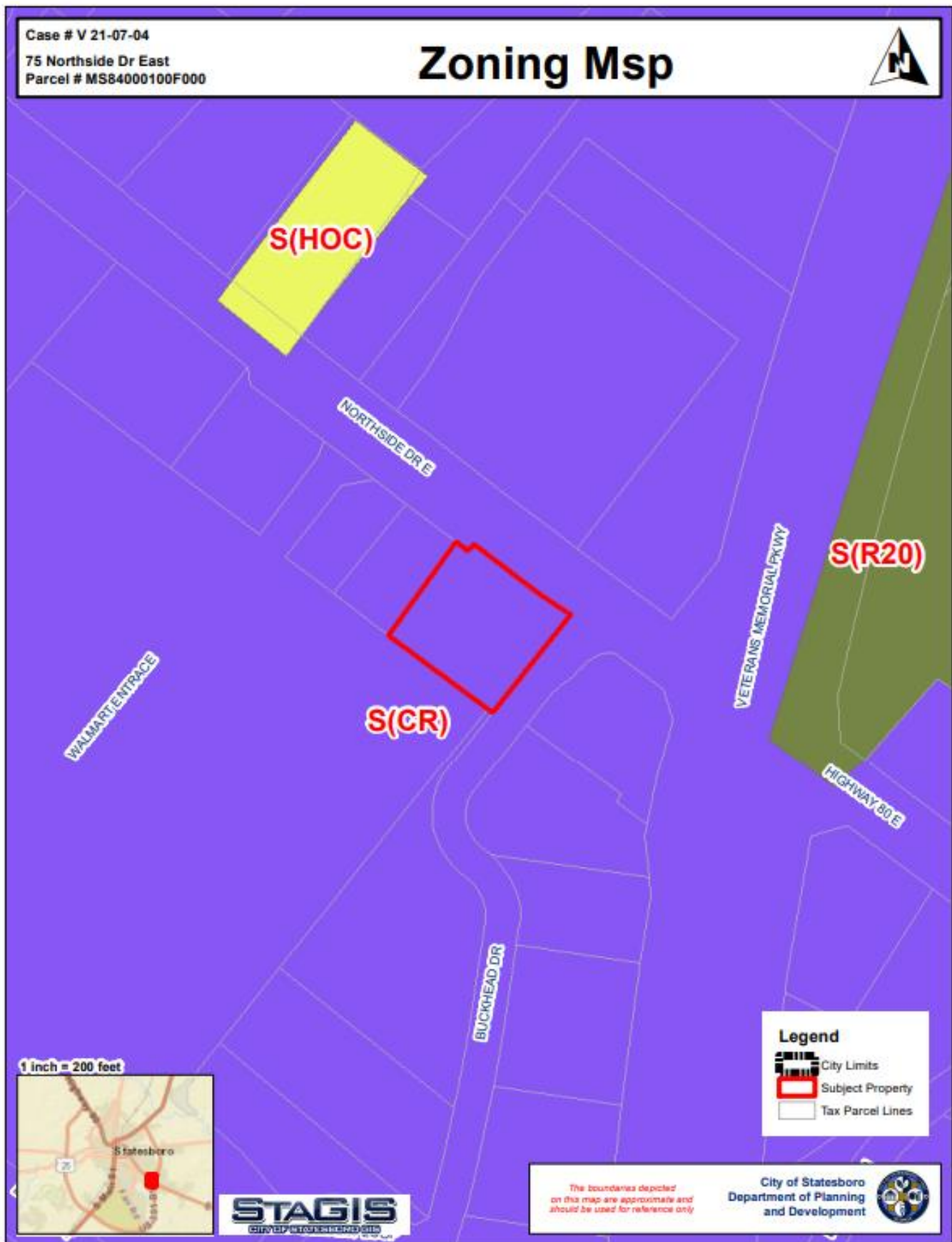


Case # V 21-07-04  
75 Northside Dr East  
Parcel # MS84000100F000

# Location Map







Case # V 21-07-04  
75 Northside Dr East  
Parcel # MS84000100F000

# Future Development Map



Established  
Residential  
Neighborhood

Activity  
Centers/Regional  
Centers

WALMART ENTRANCE

NORTHSIDE DR E

VETERANS MEMORIAL PKWY

HIGHWAY 80 E

BUCKHEAD DR

1 inch = 200 feet



**STAGIS**  
SPECIAL SERVICES GROUP

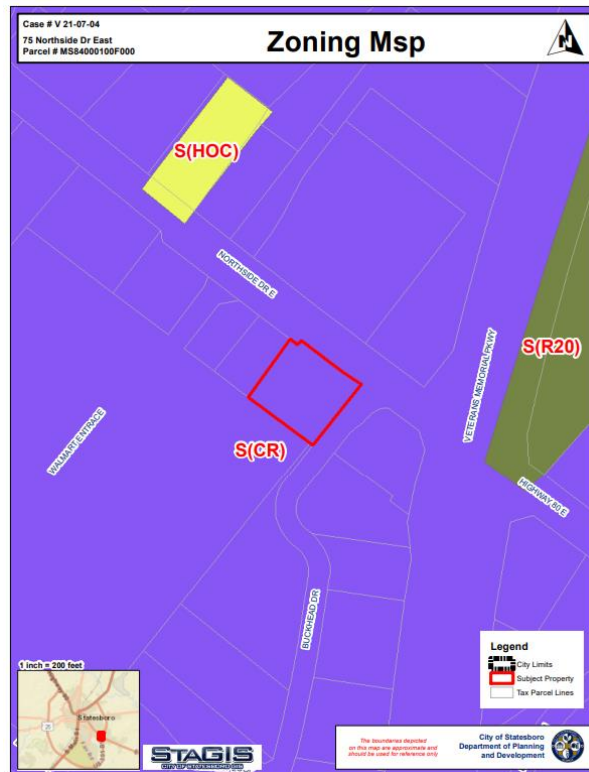
## Legend

- City Limits
- Subject Property
- Tax Parcel Lines

The boundaries depicted  
on this map are approximate and  
should be used for reference only

City of Statesboro  
Department of Planning  
and Development





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CR (Commercial Retail)	Car Dealership
Northeast	<b>Location Area #2:</b> CR (Commercial Retail)	Car Dealership
East	<b>Location Area #3:</b> CR (Commercial Retail)	Restaurant
Northwest	<b>Location Area #4:</b> CR (Commercial Retail)	Restaurant
Southeast	<b>Location Area #5:</b> CR (Commercial Retail)	Mobile Phone Store
South	<b>Location Area #6:</b> CR (Commercial Retail)	Grocery Store
Southwest	<b>Location Area #7:</b> CR (Commercial Retail)	Grocery Store
West	<b>Location Area #8:</b> CR (Commercial Retail)	Eye Doctor





## **SUBJECT SITE**

The subject site is a 1.10 acre lot containing a restaurant. The applicant is seeking to replace the tri-vision elements of the billboard, remove the catwalk, remove the exterior lighting, and install a LED board to replace it. This will not make changes to the overall size of the board as a display, and would not require the removal of the supporting structure.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Activity/Regional Center” character area, which is expected to evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. The variance applied for will have no impact on any storm water or wetlands in the surrounding area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No impact is expected on community facilities or services as a result of this request.

## **ZONING VARIANCE STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 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;**
  - No special conditions or hardships exist for this application. The requested variance will not require any structural changes to the lot, although the removal of the catwalk and external structures reduces the amount of objects that could fall if a structural failure were to happen.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
  - The request is prohibited within the ordinance, and billboards are generally restricted in most areas of the City.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
  - N/A.



**4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

- It is staff's concern that by allowing said variance, precedents could be set regarding the development of other billboards within the City. Additionally, as there are currently billboards in the Downtown, it is the concern that setting such a precedent would allow for billboards that are inconsistent with the historic nature of the DSDA area.

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

- The proposal is not applicable in regard to the subject site's character area "Activity/Regional Centers" as stated in the *2019 – 2029 Comprehensive Master Plan*.

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

Staff recommends **Denial of V 21-07-04 due to the concerns of setting a precedent for allowing other billboards of this type and light pollution in other areas of the City.** If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the applicant the right to make structural changes to the Billboard. All modifications must be approved through the issuance of a billboard permit.

At the regularly scheduled meeting of the Planning Commission on August 3, 2021, the Commission voted to Approve the Variance by a 4-1 vote.

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021, 2021

**RE:** August 17, 2021 City Council Agenda Items

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

**Recommendation:** Planning Commission recommends approval of the Variance Requested by V 21-07-05.

**Background:** Renfroe Outdoor LLC request a variance from Article XV, Section 1511(H) of the *Statesboro Zoning Ordinance*, in order to upgrade the existing billboards to LED displays at 17874 Highway 67 (Tax Parcel # MS75000012 002).

**Budget Impact:** None

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

**Attachments:** Development Services Report (V 21-07-05)



## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**V 21-07-05**  
**ZONING VARIANCE REQUEST**  
**17874 Highway 67**

<b>LOCATION:</b>	17874 Highway 67
<b>EXISTING ZONING:</b>	CR (Commercial Retail)
<b>ACRES:</b>	1.5 acres
<b>PARCEL TAX MAP #:</b>	MS75000012002
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)
<b>EXISTING USE:</b>	Gas Station
<b>PROPOSED USE:</b>	Gas Station



**PETITIONER** Renfroe Outdoor LLC  
**ADDRESS** 2001 Cook Street; Brunswick GA, 30458

**REPRESENTATIVE** Ben Jones  
**ADDRESS** SAME AS ABOVE

### PROPOSAL

The applicant requests a variance from Article XV, Section 1511(H) of the *Statesboro Zoning Ordinance*, in order to upgrade the existing billboards to LED displays at 17874 Highway 67 in the CR (Commercial Retail) zoning district.

### PLANNING COMMISSION RECOMMENDATION

**V 21-07-05 CONDITIONAL APPROVAL**

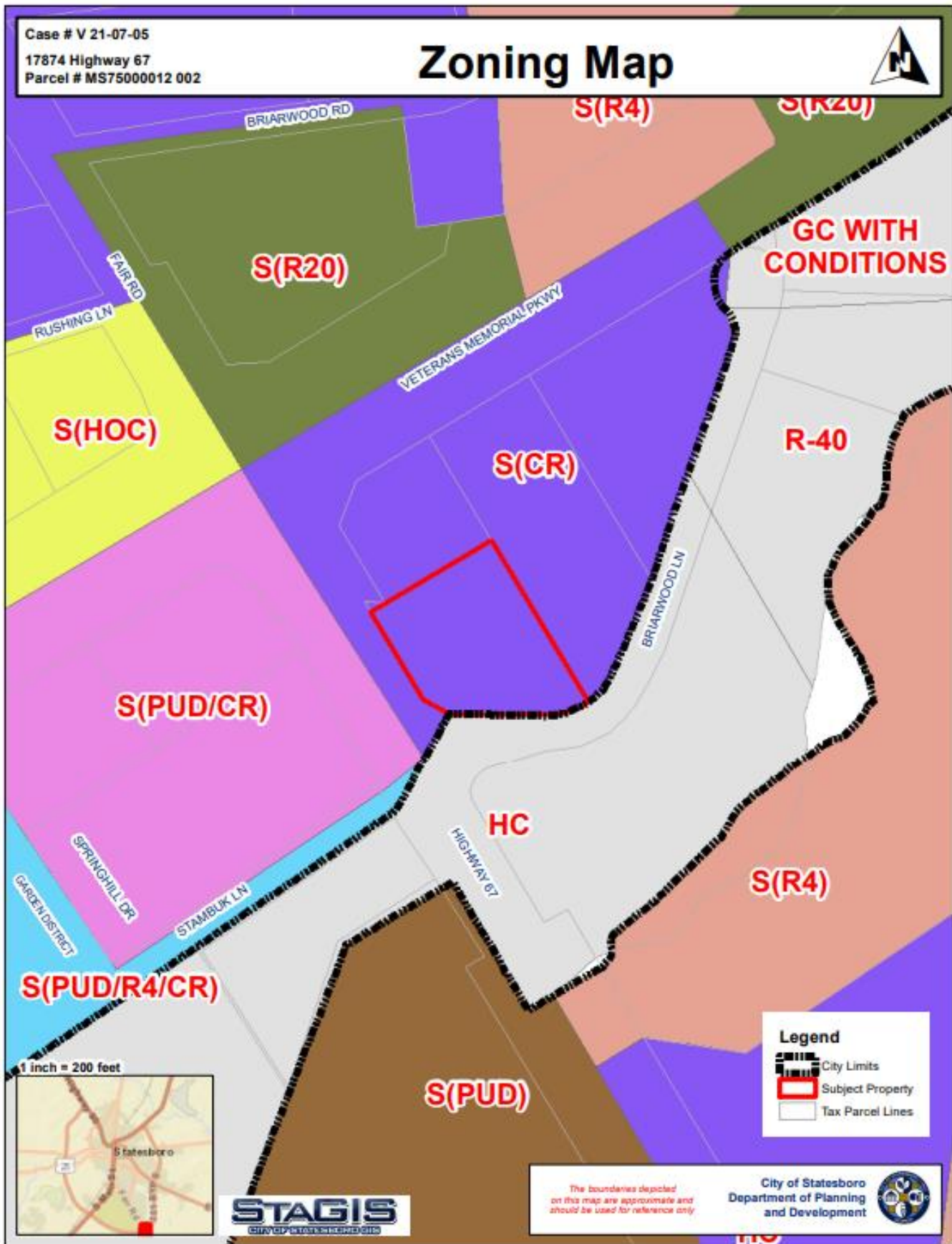


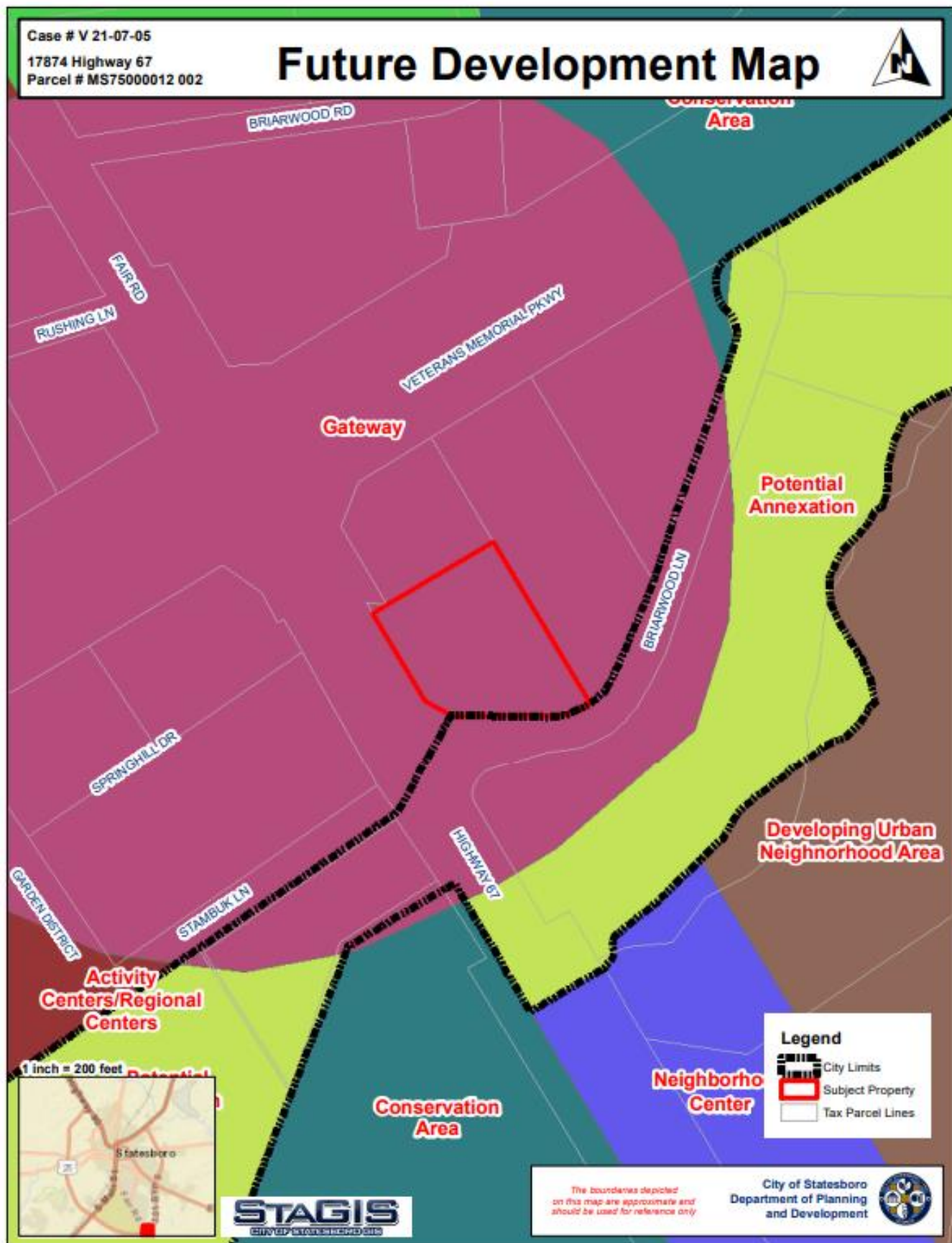
Case # V 21-07-05  
17874 Highway 67  
Parcel # MS75000012 002

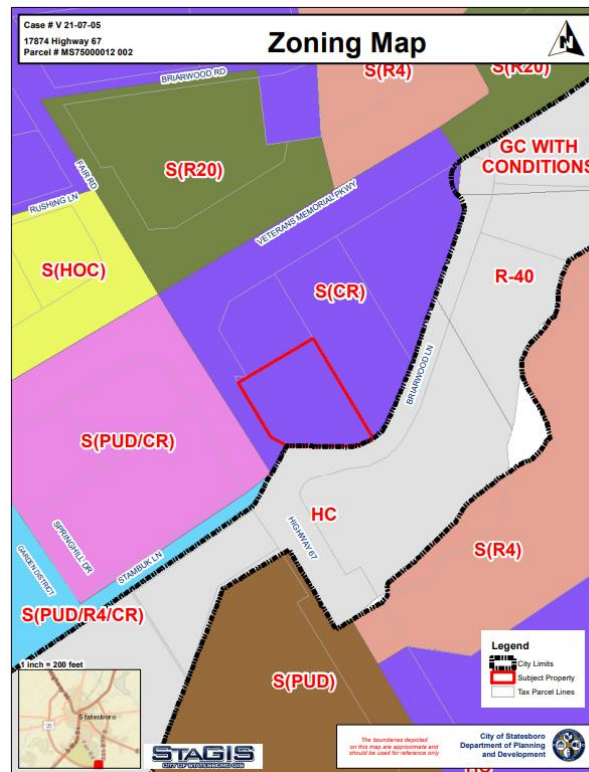
# Location Map







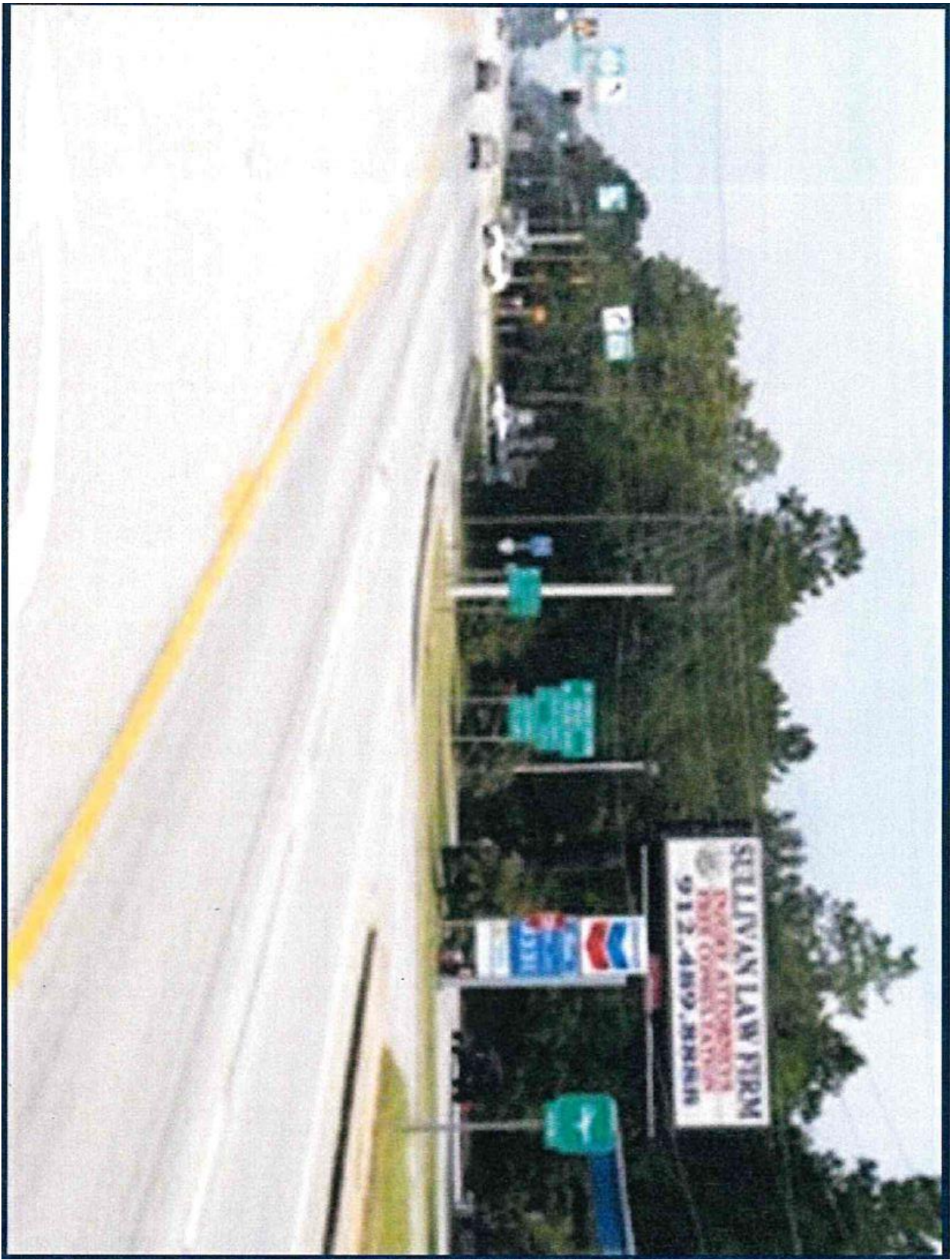




### **SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CR (Commercial Retail)	Undeveloped Lot
Northeast	<b>Location Area #2:</b> CR (Commercial Retail)	Restaurant
East	<b>Location Area #3:</b> CR (Commercial Retail)	Hotel
Northwest	<b>Location Area #4:</b> PUD/CR (Planned Unit Development/Commercial Retail)	Bank
Southeast	<b>Location Area #5:</b> R4 (High Density Residential)	Undeveloped Lot
South	<b>Location Area #6:</b> HC (Highway Commercial) (County Zoning)	Undeveloped Lot
Southwest	<b>Location Area #7:</b> HC (Highway Commercial) (County Zoning)	Single-Family Dwelling
West	<b>Location Area #8:</b> PUD/CR (Planned Unit Development/Commercial Retail)	Hotel





## **SUBJECT SITE**

The subject site is a 1.5 acre lot containing a gas station, convenience store, and an existing billboard. The applicant is seeking to convert the existing billboard to LED display that does not meet the standard of using base or top mounted lights and shall be activated by photoelectric cells and that will not impair the vision of the traveling public in any way, as per Article XV; Section 1511(H) of the Statesboro Zoning Ordinance. Section (H) prohibits additional lighting including but not limited to neon, animation and running lights.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Gateway Area” character area, which is generally intended to be a transitional layer.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is located in a special flood hazard area. The variance applied for the existing billboard structure will have no impact on any storm water or wetlands in the surrounding area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

## **ZONING VARIANCE STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 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;**
  - No special conditions or hardships exist for this application. The requested variance will not require any structural changes to the lot, although the removal of the catwalk and external structures reduces the amount of objects that could fall if a structural failure were to happen.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
  - The request does not meet the general requirements for billboard signage based on the ordinance. By right, the owner would be allowed to upgrade the billboard as long as it meets all section 1511 requirements.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**



- N/A.

**4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

- It is staff's concern that by allowing said variance, precedents would be created regarding the development of other billboards within the City. Additionally, as there are currently billboards in the historic Downtown, it is a concern that setting such a precedent would allow for Billboards that are inconsistent with the historic nature of the DSDA area.

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

- The proposal is not applicable in regard to the subject site's character area "Gateway Area" as stated in the *2019 – 2029 Comprehensive Master Plan*.

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

Staff recommends **Denial of V 21-07-05 due to the concerns of setting a precedent for allowing other billboards of this type and of light pollution in other areas of the City.** If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the applicant the right to make structural changes to the Billboard. All modifications must be approved through the issuance of a sign permit.

At the regularly scheduled meeting of the Planning Commission on August 3, 2021, the Commission voted to Approve the Variance by a 4-1 vote.

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021, 2021

**RE:** August 17, 2021 City Council Agenda Items

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

**Recommendation:** Planning Commission recommends approval of the Variance requested by V 21-07-06

**Background:** Encounter Church requests a Variance from Article XV, Section 1509, Table 6 of the *Statesboro Zoning Ordinance*, in order to place a sign exceeding the 12-foot maximum height of building signs in the CBD (Central Business District) at 39A West Main Street (Tax Parcel # S18 000064 000).

**Budget Impact:** None

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

**Attachments:** Development Services Report (V 21-07-06)



City of Statesboro-Department of Planning and Development

## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**V 21-07-06**  
**ZONING VARIANCE REQUEST**  
**39 WEST MAIN STREET**

<b>LOCATION:</b>	39 West Main Street, Unit A
<b>EXISTING ZONING:</b>	CBD (Central Business District)
<b>ACRES:</b>	0.13 acres
<b>PARCEL TAX MAP #:</b>	S18 000064 000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Church
<b>PROPOSED USE:</b>	Church



**PETITIONER** Encounter Church  
**ADDRESS** 9 Cromartic Drive, Statesboro GA 30458

**REPRESENTATIVE** Curtis Szykowski  
**ADDRESS** 9 Cromartic Drive, Statesboro GA 30458

### PROPOSAL

The applicant requests a variance from Article XV, Section 1509 of the *Statesboro Zoning Ordinance* to allow for a sign on the exterior of the existing building located at 39 West Main Street, Unit A in the CBD (Central Business District) zoning district.

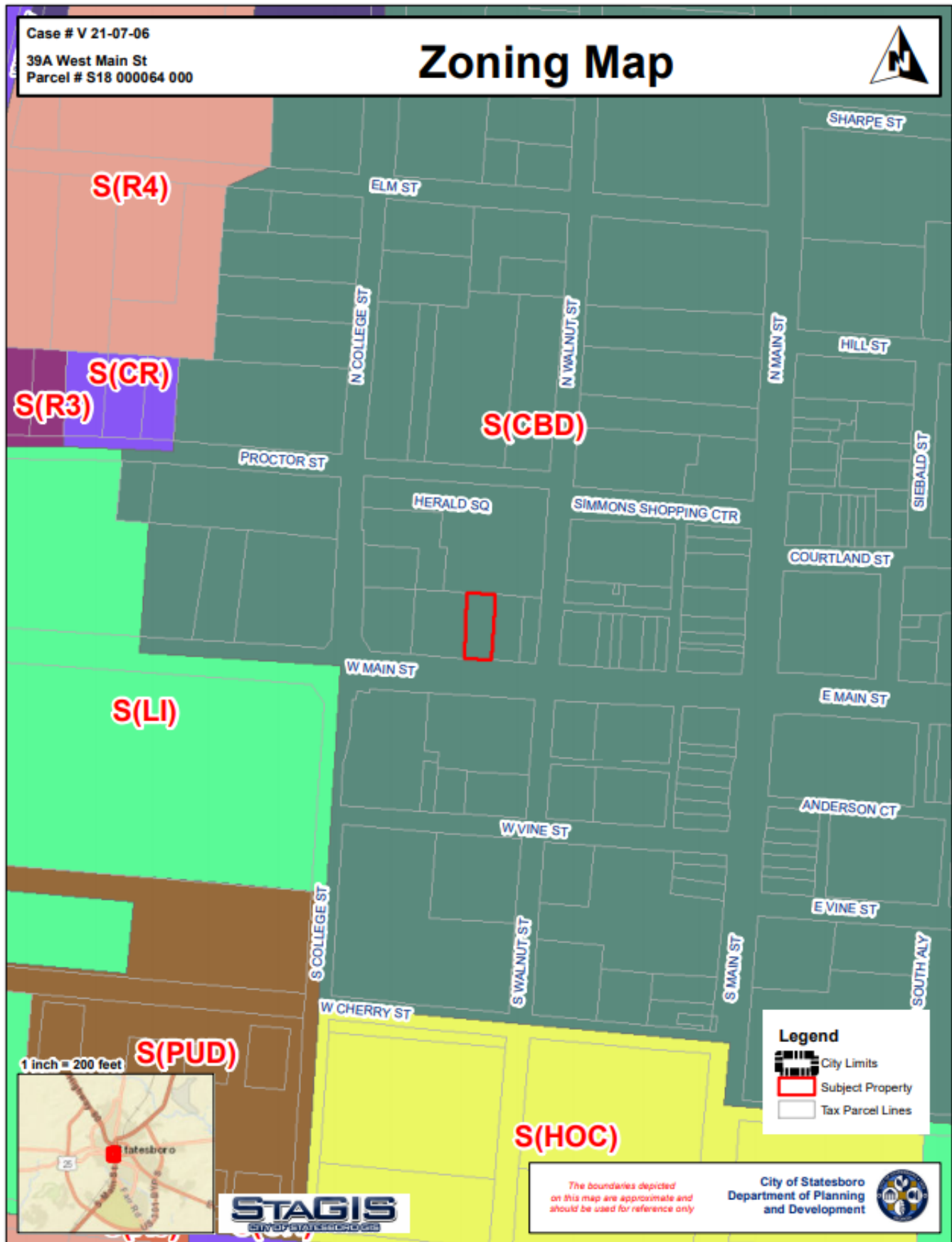
### PLANNING COMMISSION RECOMMENDATION

**V 21-07-06 Conditional Approval**



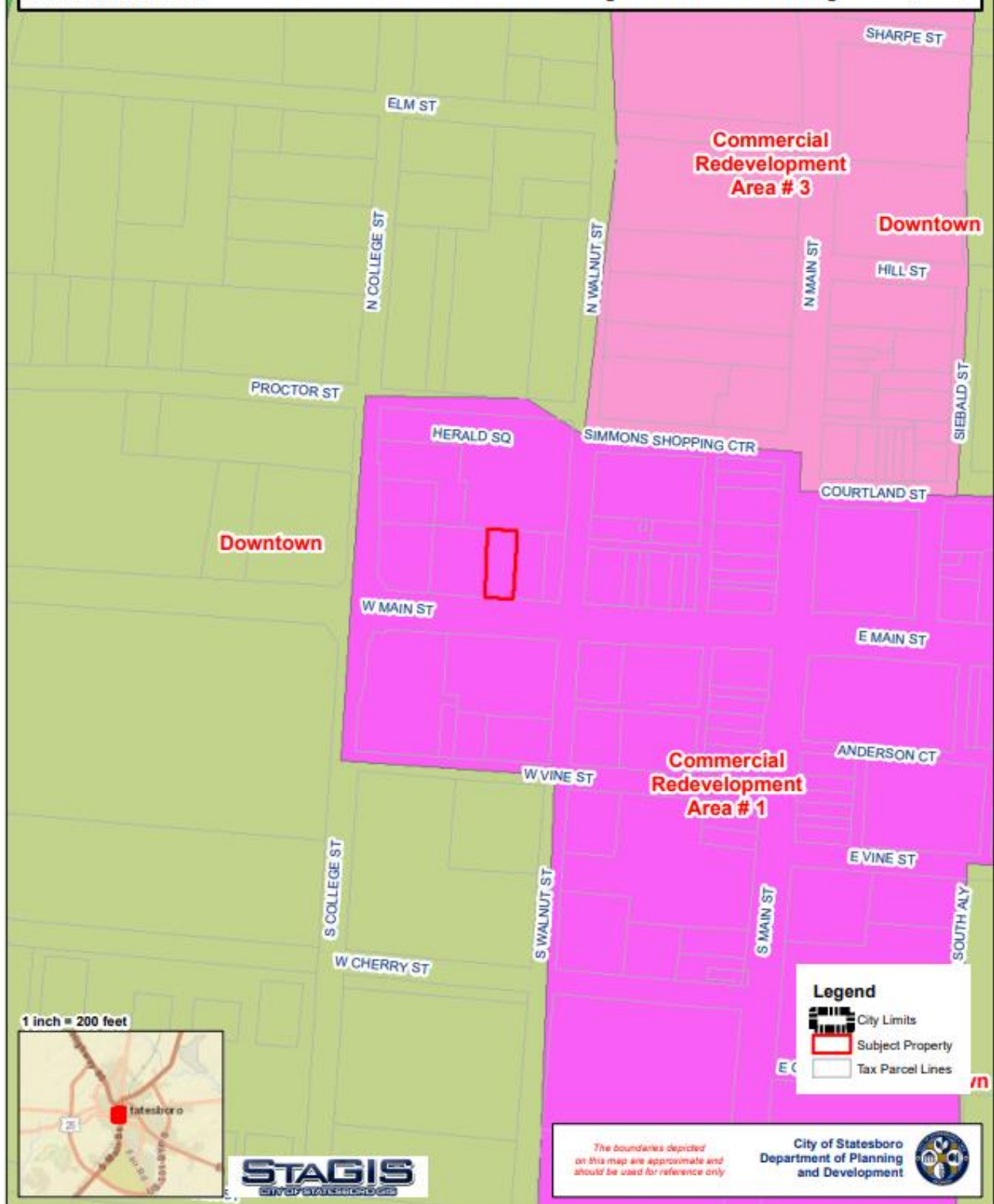


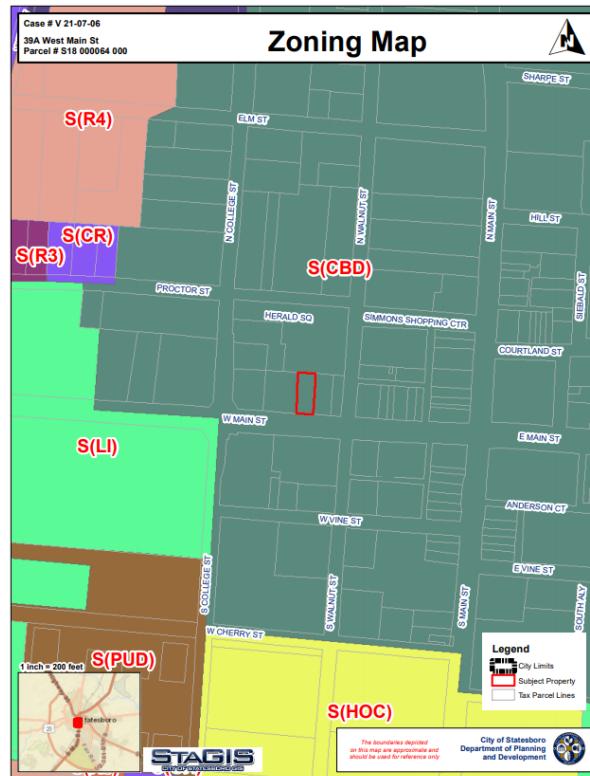




Case # V 21-07-06  
39A West Main St  
Parcel # S18 000064 000

# Future Development Map





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

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CBD (Central Business District)	Retail/Office Space
Northeast	<b>Location Area #2:</b> CBD (Central Business District)	Parking Lot
East	<b>Location Area #3:</b> CBD (Central Business District)	Residential Conversion
Northwest	<b>Location Area #4:</b> CBD (Central Business District)	Furniture Store
Southeast	<b>Location Area #5:</b> CBD (Central Business District)	Residential Development
South	<b>Location Area #6:</b> CBD (Central Business District)	Apartments
Southwest	<b>Location Area #7:</b> CBD (Central Business District)	Parking Lot
West	<b>Location Area #8:</b> CBD (Central Business District)	Furniture Store



## **SUBJECT SITE**

The subject site is a 0.13 acre lot containing a row style building. The applicant is seeking to add a sign on the exterior of the building that exceeds the maximum allowed height of 12 feet, as per Article XV; Section 1509 of the Statesboro Zoning Ordinance.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Commercial Redevelopment Area #1” character area, which is generally intended for varied scale commercial retail and office use.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. The variance applied for will have no impact on any storm water or wetlands in the surrounding area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

## **ZONING VARIANCE STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 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 fascia of the building does not allow for the sign to be placed any lower on the façade.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
  - The request exceeds the general allowance based on the ordinance. By right, the owner would be allowed to place a sign as long as it meets all section 1509 requirements. Numerous signs within the district have received variances to exceed the standard height.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
  - N/A
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**



- Both The Post and Bull & Barrel have received variances to allow for a greater height than traditionally allowed per the Ordinance. This height would be in line with what is already in the surrounding area.

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

- The proposed use is consistent with the subject site's character area "Commercial Redevelopment Area #1" as stated in the *2019 – 2029 Comprehensive Master Plan*.

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

Staff recommends **Approval V 21-07-06**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) All freestanding or traditional wall signage on the building must meet the requirements of Article XV, Section 1509 (Table 6).
- (2) Approval of this variance does not grant the right to place the sign on this building. All signage must be properly reviewed and approved by the City.

At the regularly scheduled meeting of the Planning Commission on August 3, 2021, the Commission voted to Approve the Variance by a 5-0 vote.

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021, 2021

**RE:** August 17, 2021 City Council Agenda Items

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

**Recommendation:** Planning Commission recommends approval of the Annexation requested by AN 21 -07-07.

**Background:** Nesmith Properties LLLP, requests Annexation of 1.58 acres of property in order to complete the development of a proposed subdivision on Lakeview Road (Tax Parcel MS5700000 000).

**Budget Impact:** None

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

**Attachments:** Development Services Report (AN 21-07-07 & RZ 21-07-08)

# CITY OF STATESBORO

## COUNCIL

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



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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021, 2021

**RE:** August 17, 2021 City Council Agenda Items

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

**Recommendation:** Planning Commission recommends approval of the Zoning Map Amendment requested by RZ 21-07-08.

**Background:** Nesmith Properties LLLP, requests a Zoning Map Amendment from the R40 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district for two properties located on Lakeview Road (Tax Parcels # MS57000004 000 & MS57000006 000).

**Budget Impact:** None

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

**Attachments:** Development Services Report (AN 21-07-07 & RZ 21-07-08)




## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

### AN 21-07-07 & RZ 21-07-08 ANNEXATION AND ZONING MAP AMENDMENT REQUEST LAKEVIEW ROAD

<b>LOCATION:</b>	Lakeview Road	
<b>EXISTING ZONING:</b>	R40 (Single-Family Residential)	
<b>ACRES:</b>	1.58 acres	
<b>PARCEL TAX MAP #:</b>	MS57000004 000	
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum) – (Projected)	
<b>EXISTING USE:</b>	Undeveloped	
<b>PROPOSED USE:</b>	Residential Development	

**PETITIONER** Nesmith Properties  
**ADDRESS** 12 Clayton Lane, Statesboro, GA 30458

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

### PROPOSAL

The applicant is requesting an Annexation by the 100% method of 1.58 acres of vacant land on Lakeview Road for the purposes of developing residential lots. The applicant is also requesting a Zoning Map Amendment to allow for the amendment of the adjacent PUD (Planned Unit Development) zoning classification to include this parcel. As per the City Ordinance, all annexations into the City are granted the R40 zoning specification without a Zoning Map Amendment.

### PLANNING COMMISSION RECOMMENDATION

**AN 21-07-07 & RZ 21-07-08 CONDITIONAL APPROVAL**

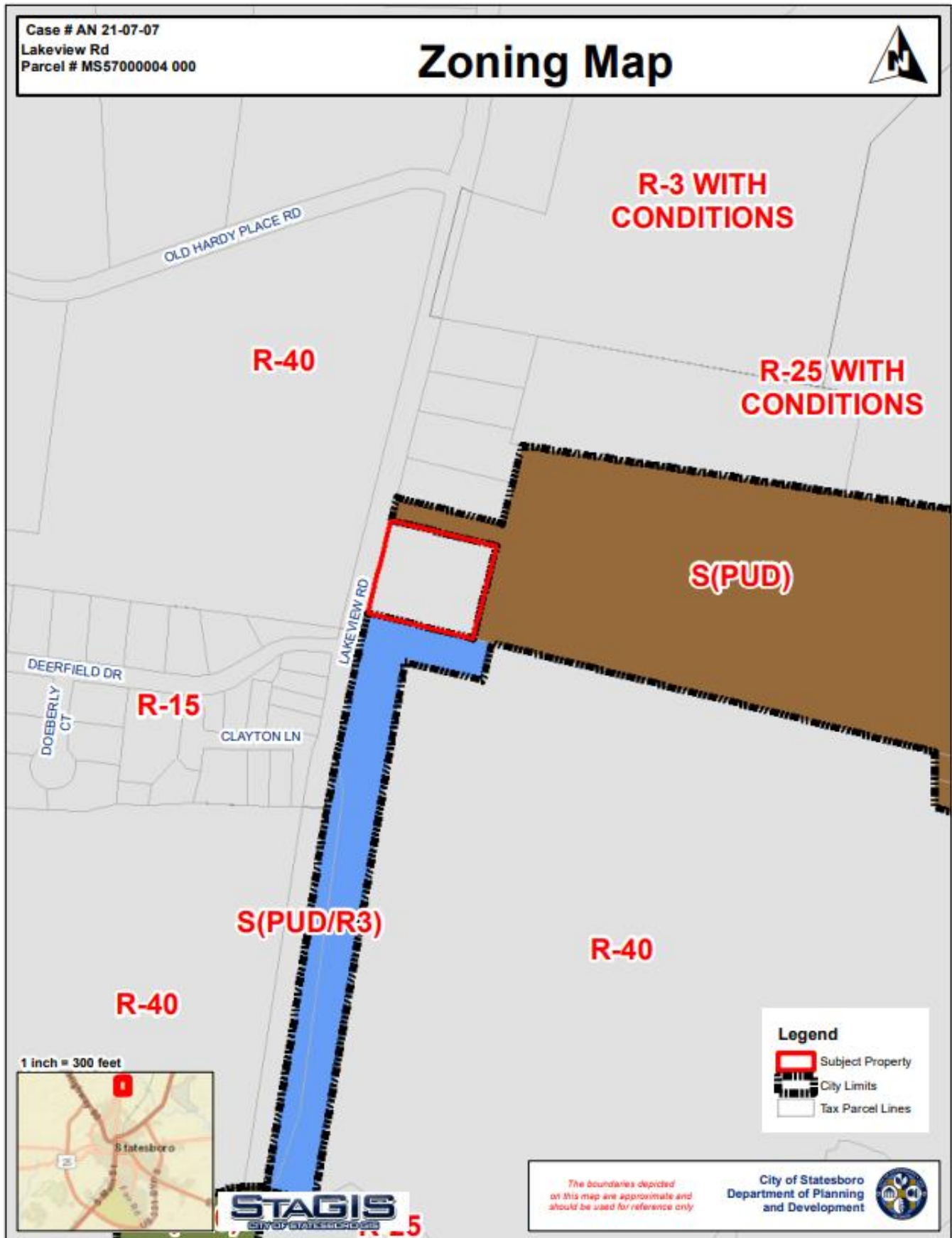


Case # AN 21-07-07  
Lakeview Rd  
Parcel # MS57000004 000

# Location Map

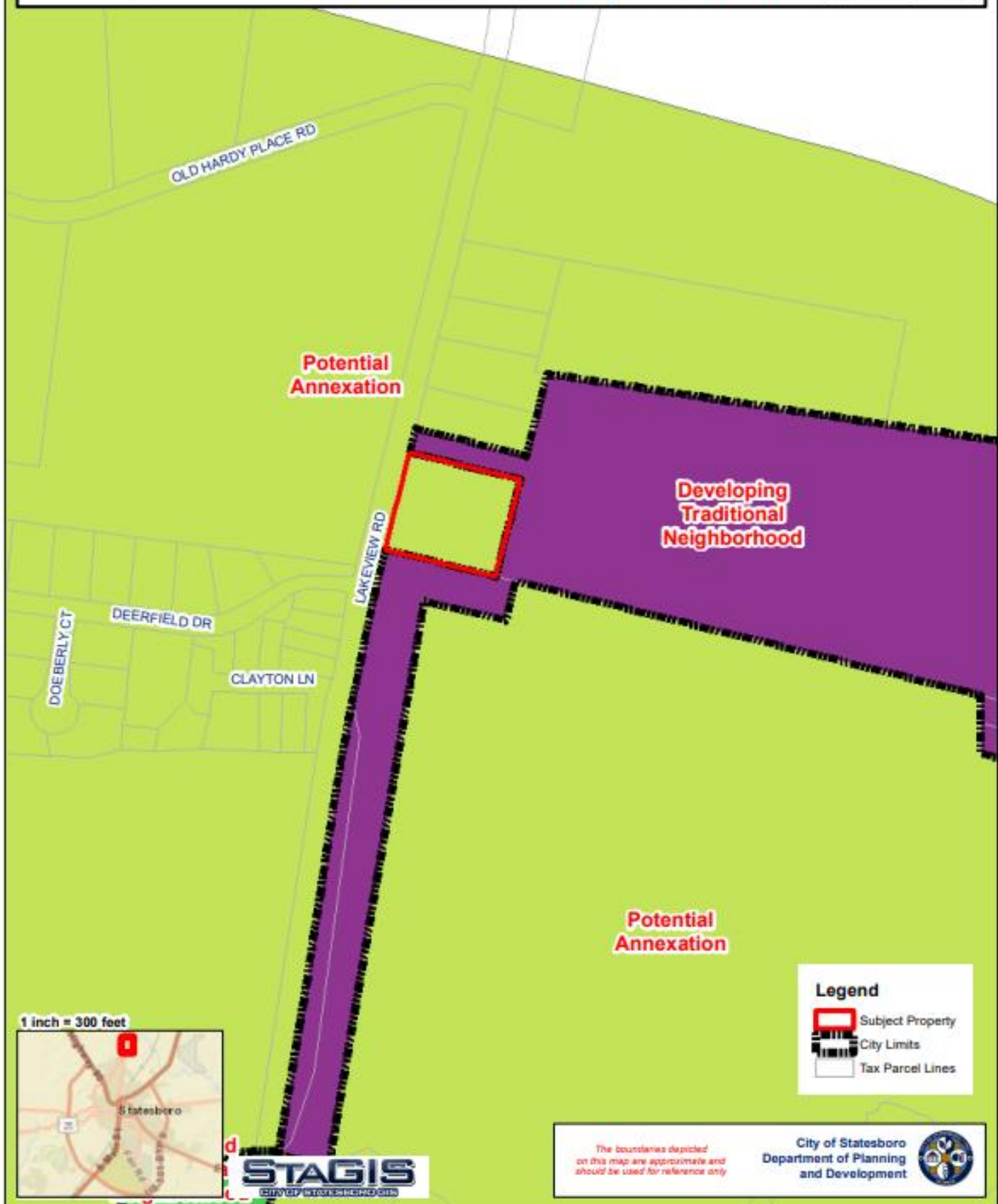


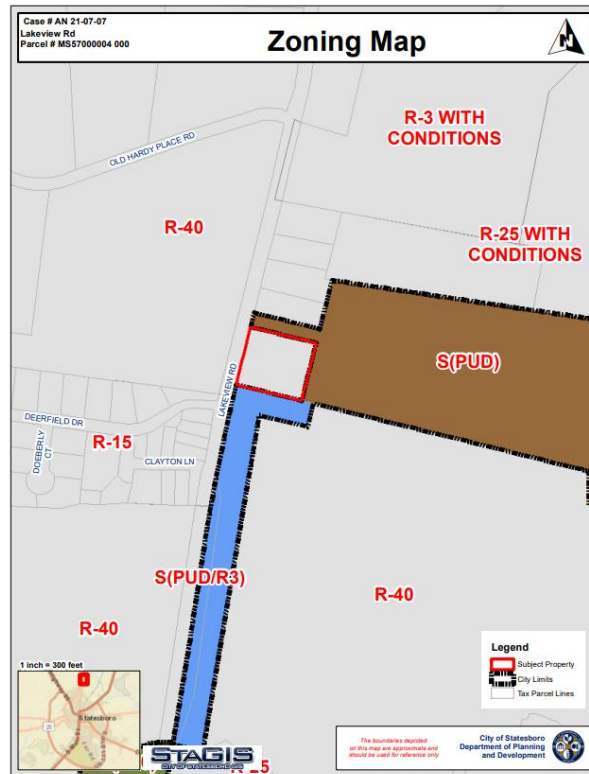




Case # AN 21-07-07  
Lakeview Rd  
Parcel # MS57000004 000

# Future Development Map





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R40 (Single Family Residential) County Zoning Designation	Undeveloped Land
Northeast	<b>Location Area #2:</b> R40 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
Northwest	<b>Location Area #3:</b> R40 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
East	<b>Location Area #4:</b> PUD (Planned Unit Development)	Rural/Open Land
West	<b>Location Area #5:</b> R40 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling/Conservation Rural Land
Southwest	<b>Location Area #6:</b> R15 (Single Family Residential) County Zoning Designation	Multifamily Subdivision
Southeast	<b>Location Area #7:</b> R40 (Single Family Residential) County Zoning Designation	Agricultural Land
South	<b>Location Area #8:</b> PUD/R3 (Planned Unit Development/Medium Density Multiple Family Residential)	Single-Family Residential Dwelling



**PROPOSED FACADE MATERIALS**  
BRICK AND HARDY PLANK

**MIN. SF OF HEATED SPACE**  
1,414 SF

**MIN. DIM. OF GARAGE SPACE**  
22.8' W x 22.3' D = 509 SF

**NUMBER OF ADDITIONAL HOME AMENITIES**  
PARK, PICNIC TABLES, SWING SETS, AND DOG PARK

**ARCHITECTURAL FEATURES**

**PROXIMITY MAP:**  
1.0 MILE TO NEAREST PARK  
FLETCHER PARK  
MAXWELL TOWNE ELEMENTARY SCHOOL  
1.7 MILES TO NEAREST SCHOOL

**TYPICAL LOT DETAIL: 1"=60'**

**INCENTIVE PLAN NOTES:**  
SITE AREA: 547.3 ACRES  
ORIGINAL SITE AREA: 547.3 ACRES  
PROPOSED SITE AREA: 19.0 AC

**SITE ZONING:**  
PROPOSED ZONING: PUD  
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

**INCENTIVE PLAN NOTES:**  
PROPOSED LOTS: 60  
DISTANCE TO NEAREST SCHOOL: 1.8 MILES  
DISTANCE TO NEAREST PUBLIC PARK: 1.0 MILES  
PROPOSED AMENITIES: PARK  
PROPOSED DENSITY: 3.2 DU/AC  
PROPOSED OPEN SPACE: 2.0 AC (10.5% OF PRO SITE)

**LEGEND:**  
UNINCORPORATED AREA  
NON-JURISDICTIONAL WETLANDS TO BE FILLED  
DOG PARK  
SWING SETS  
PICNIC TABLES, TYP.  
MAIL BOXES  
BENCHES, TYP.  
EXISTING UTILITY EASEMENT  
EXISTING CITY OF STATESBORO SANITARY SEWER LIFT STATION  
WETLAND BOUNDARY  
FUTURE DEVELOPMENT  
PROPOSED DETENTION POND  
TREE SAVE AREA ±14.0 ACRES

**MAXWELL, REDDICK AND ASSOCIATES**  
ENGINEERING • LAND SURVEYING  
40 JOE KENNEDY BLVD  
SUITE 360  
ATLANTA, GA 30346  
PH: 404.525.1111  
FAX: 404.525.1112  
WWW.MRA-ENGINEERS.COM

**REVISIONS:**

**PROPOSED SUBDIVISION**  
LAKEVIEW ROAD  
STATESBORO, GA  
INCENTIVE PLAN CONCEPT

**DRAWING NUMBER**  
1  
1 OF 1 SHEETS



## **SUBJECT SITE**

The subject site is a vacant 1.58 acre lot, on Lakeview Road. The property has no historical usage, and is contiguous to the City Limits, allowing eligibility for annexation.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Potential Annexation” area, which currently seeks to have a mixed-use developmental pattern if possible, specifically high-density housing types such as multi-family, townhomes, and apartments. Regarding this, there is no implementation strategy for potential annexations.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property listed for annexation does not contain wetlands and is not located in a flood zone. The existing PUD does contain significant wetlands in the rear, but this does not affect the plans associated with the proposal. The eastern border of the currently existing PUD also includes a flood plain, which will not be developed and will be reserved as a tree save area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City Water or Sewer, but there are utilities available on the site. In addition, natural gas can be extended to this property if necessary.

## **ANNEXATION COST ANALYSIS**

As per annexation requirements, the overall PUD will consists of a total of 80 individual lots, with 60 proposed as the first phase of development. It should be noted that these 60 proposed lots have met the preliminary eligibility for the Residential Subdivision Incentive Program. The section considered for annexation consists of approximately 6 lots and the primary entrance to the development. Based on the general cost of service, for water/sewer, the City would receive approximately \$1150 per lot in water and sewer tap fees. Overall, this would result in a \$6900 in overall tap fees for development. Estimating homes of 1400 square feet with an average cost at \$147,000 (\$105 per square foot) average assessed value would be \$58,800. This would result in approximately \$429 per house across the lots being annexed. Overall, this would result in a total of \$2574 in city taxes, which would create a combined total for taxes and taps of \$9474.

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

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

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

- The proposed use is of a similar density to the adjacent property. **The surrounding lots are zoned PUD (Planned Unit Development, R40 (County Residential), and R15 (County Residential),** and are currently occupied by a mix of single-family homes, vacant land, and a multi-family subdivision.

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

- Although an appraisal has not been conducted on the property, it is Staff's opinion that the proposal will not likely reduce the overall value of property in the area.

Under current annexation requirements, R40 zoning is the default zoning for any land annexed into the city limits.

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

- The property would serve as a higher use than currently serving.

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

- The site has not been developed at this time, and serves no general use for the public. The development would serve the public by increasing the stock of single-family housing within the City limits.

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

- This property would be developed in addition to the adjacent property, which provides significant space for the completion of the project, and would add significant housing to the City.

**6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**

- The property has not been developed, and has had no construction on it historically. The existing PUD has not been developed since the completion of the initial Annexation as outlined in Ordinance #2008-03, which annexed the existing PUD behind this property.

**7. The extent the proposed change would impact the following:**

- Population density in the area.
  - The population density would increase as a result of a new residential development in the area.
- Community facilities.
  - N/A
- Living conditions in the area.
  - The addition of the housing would benefit the City by providing much needed housing as in accordance with the City of Statesboro 2021 Housing Market Study.
- Traffic patterns and congestion.
  - Congestion of this road could be an issue as the density is a significant increase, especially with the construction of the developing Dollar General down the street.
- Environmental aspects.
  - No wetlands will be affected by this development, as per the plans submitted by Maxwell Reddick and Associates.
- Existing and future land use patterns.
  - There is a general residential development pattern in the area. This would be in alignment with that development type.

- Property values in the adjacent areas.
  - Additional development could drive the cost of surrounding property higher.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
  - The proposed residential use of the property is consistent with the overall developmental design of the proposed annexation area, and does meet the community's desire to increase the housing stock of single-family dwellings within the City.

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

Staff recommends **Approval of AN 21-07-07 and RZ 21-07-08**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Annexation & Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project(s) will be required to meet all City Ordinances and applicable building codes.
- (2) Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision Regulations.

At the regularly scheduled meeting of the Planning Commission on August 3, 2021, the Commission voted to Approve the Annexation and Zoning Map Amendment by a 5-0 vote.



# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021, 2021

**RE:** August 17, 2021 City Council Agenda Items

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

**Recommendation:** Planning Commission recommends approval of the Variance requested by V 21-07-10.

**Background:** The Statesboro Convention & Visitors Bureau requests a variance from Article XI, Section 1102(D) of the Statesboro Zoning Ordinance, in order to increase the footprint of the secondary structure on the lot, in order to create a concrete slab and lean-to roof for exterior cooling & freezer units at 228 South Main Street (Tax Parcel # S29 000030 001).

**Budget Impact:** None

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

**Attachments:** Development Services Report (V 21- 07-10)



# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

V 21-07-10 ZONING VARIANCE REQUEST 228 SOUTH MAIN STREET		
<b>LOCATION:</b>	228 South Main Street	
<b>EXISTING ZONING:</b>	HOC (Highway Oriented Commercial)	
<b>ACRES:</b>	1.44 acres	
<b>PARCEL TAX MAP #:</b>	S29 000030 001	
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)	
<b>EXISTING USE:</b>	Farmers Market/Event Space	
<b>PROPOSED USE:</b>	Farmers Market/Event Space	

**PETITIONER** Statesboro Convention & Visitors Bureau  
**ADDRESS** P.O. Box 1516, Statesboro GA 30459

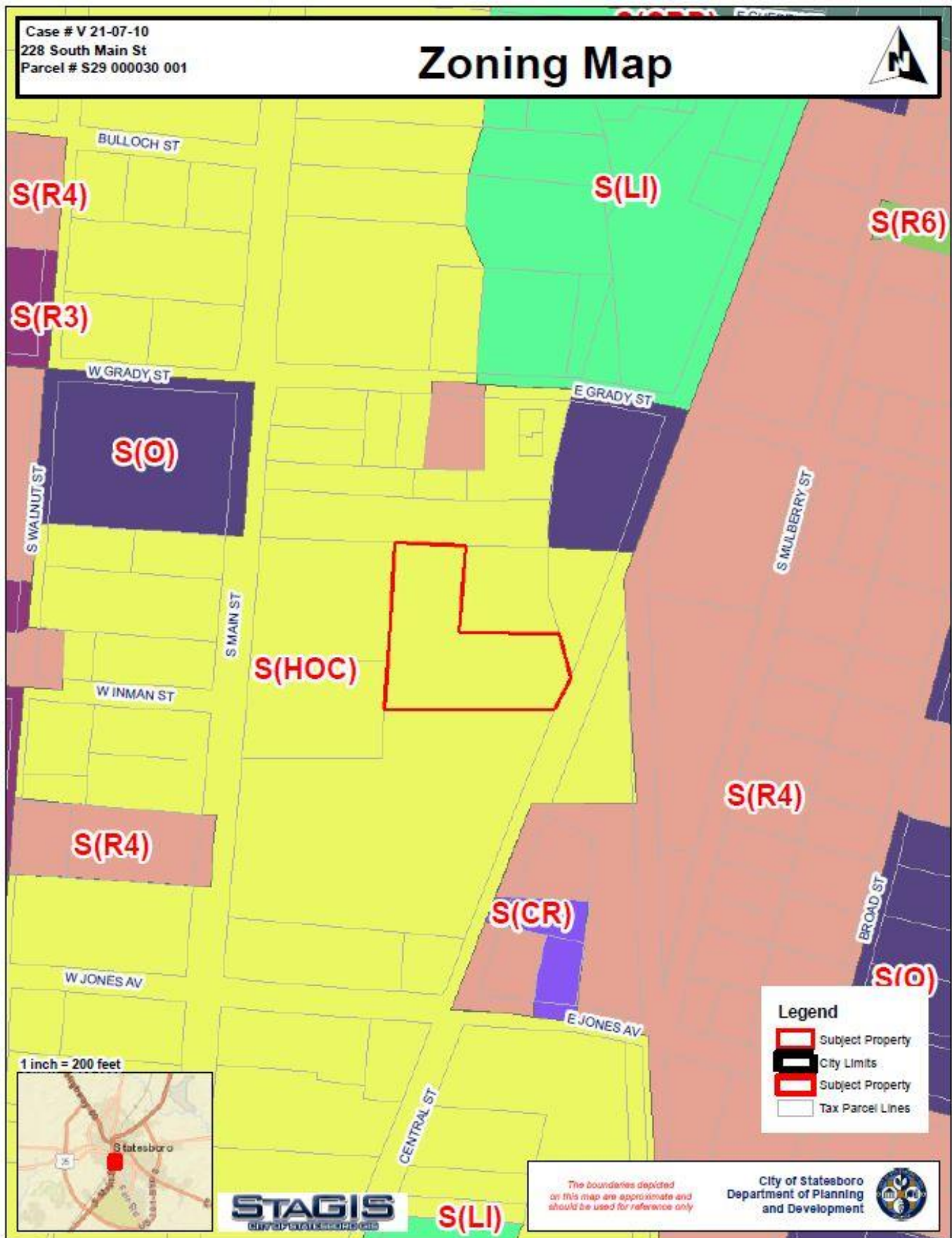
**REPRESENTATIVE** Justin Samples  
**ADDRESS** Same As Above

PROPOSAL
The applicant requests a variance from Article XI, Section 1102(D), of the <i>Statesboro Zoning Ordinance</i> to allow for the construction of a concrete slab and lean to roof for exterior cooler and freezer units on the exterior of the existing building located at 228 South Main Street in the HOC (Highway Oriented Commercial) zoning district.
PLANNING COMMISSION RECOMMENDATION
<b><u>V 21-07-10 CONDITIONAL APPROVAL</u></b>

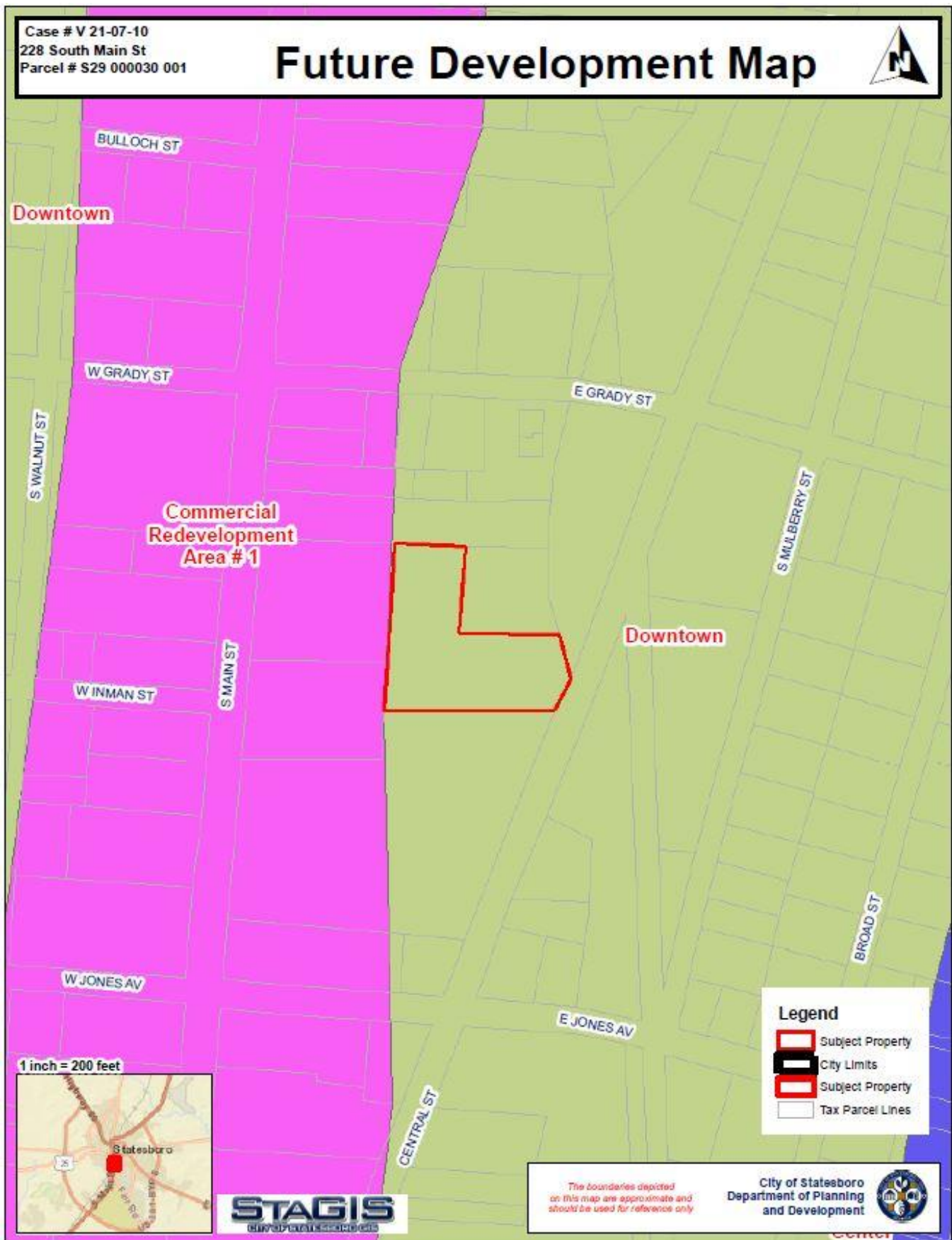


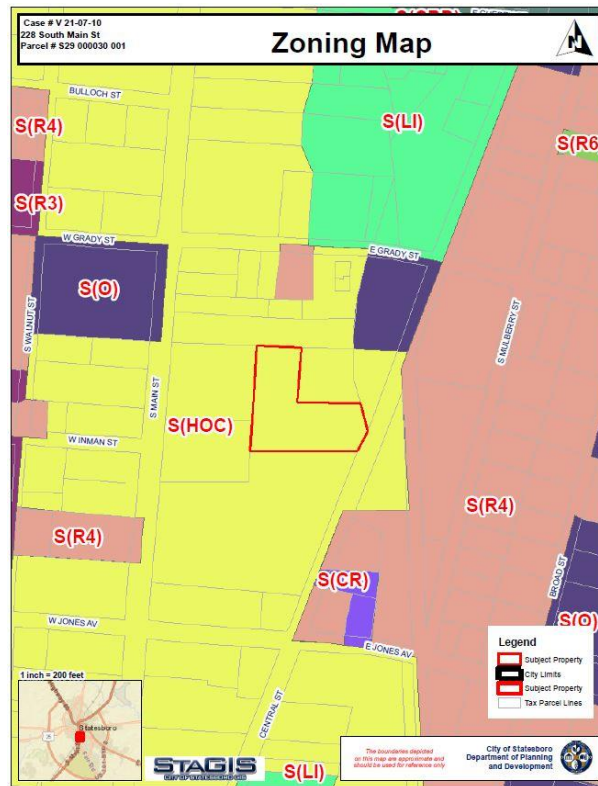






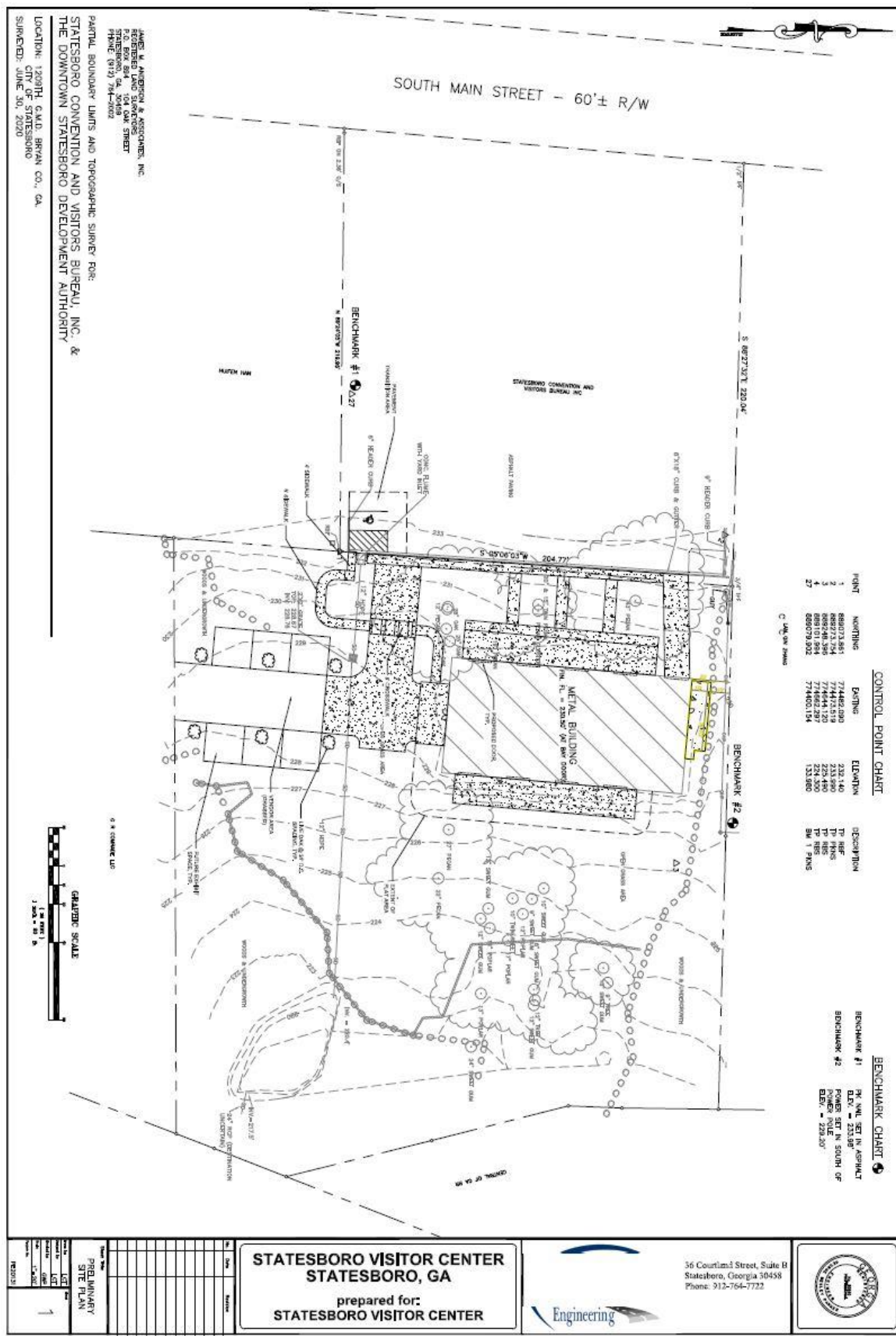






### **SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> HOC (Highway Oriented Commercial)	Apartments/Commercial Space
Northeast	<b>Location Area #2:</b> HOC (Highway Oriented Commercial)/O (Office)	Undeveloped Lot
East	<b>Location Area #3:</b> HOC (Highway Oriented Commercial)	Undeveloped Lot
Northwest	<b>Location Area #4:</b> HOC (Highway Oriented Commercial)	Real Estate Office
Southeast	<b>Location Area #5:</b> HOC (Highway Oriented Commercial)/R4 (High Density Residential)	Undeveloped Lot
South	<b>Location Area #6:</b> HOC (Highway Oriented Commercial)	Hotel
Southwest	<b>Location Area #7:</b> HOC (Highway Oriented Commercial)	Restaurant
West	<b>Location Area #8:</b> HOC (Highway Oriented Commercial)	Convention Center/Offices



## **SUBJECT SITE**

The subject site is a 1.44 acre lot containing one structure. The applicant is seeking to add a concrete pad and lean to roof for the exterior cooler and freezer units on the exterior of the building that exceeds the minimum allowed setback of at least 20 feet from any property line; except that, for any district line abutting any property within the CBD (central business) district, O (office) district, or any residential zoning district, there shall be a setback of at least 50 feet as per Article XI; Section 1102, Subsection D of the Statesboro Zoning Ordinance.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Downtown” character area, which is generally intended for varied scale usage in traditional development of buildings along the sidewalk.

## **ENVIRONMENTAL SITE ANALYSIS**

A portion of the subject property does contain wetlands and is located in a special flood hazard area. This area is not being considered for development.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. The existing property will serve as the primary location for the City of Statesboro Farmer’s Market. This building, although on a separate parcel, is owned by the Convention & Visitors Bureau.

## **ZONING VARIANCE STANDARDS OF REVIEW**

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 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;**
  - Site analysis shows that there is no other relevant location for the placement of these coolers.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
  - The request exceeds the set-back allowance based on the ordinance. By right, the owner would be allowed to place the requested additions at no closer than 20 feet from the property line unless abutting a property zoned Office, Central Business, or Residential. In such circumstances, the set-back is 50 feet.



3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and
  - N/A.
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.
  - The primary concern regarding the site is the issue of sound generation. The coolers produce approximately 69 Decibels at 5 paces, and approximately 58 decibels at 25 paces. As outlined within Section 1204 which generally outlines the control of noise by industrial districts, this sound level falls 3 decibels below the maximum allowance.

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

- The proposed use is consistent with the subject site's character area "Downtown" as stated in the *2019 – 2029 Comprehensive Master Plan*.

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

Staff recommends **Approval V 21-07-10**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the right to develop on the site. All construction work must be reviewed and approved by the City.
- (2) The applicant must ensure that some form of sound deafening fencing is installed around the coolers to prevent noise pollution to the nearby residence, which is a significant concern.

At the regularly scheduled meeting of the Planning Commission on August 3, 2021, the Commission voted to Approve the Variance by a 4-0 vote.

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Senior Planner

**Date:** August 5, 2021, 2021

**RE:** August 17, 2021 City Council Agenda Items

**Policy Issue:** *Statesboro Zoning Ordinance: CBD Plan Review*

**Recommendation:** Planning Commission recommends approval of the of the Development Plan requested by CBD 21-07-11.

**Background:** Justin Peay requests plan approval for the expansion of the existing Divy Desk facility located at 19 Courtland Street (Tax Parcel # S28 000023 000).

**Budget Impact:** None

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

**Attachments:** Development Services Report (CBD 21-07-11)



## ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

CBD 21-07-11 CBD PLAN REVIEW 19 COURTLAND STREET	
<b>LOCATION:</b>	19 Courtland Street
<b>EXISTING ZONING:</b>	CBD (Central Business District)
<b>ACRES:</b>	0.03 acres
<b>PARCEL TAX MAP #:</b>	S28 000023 000
<b>COUNCIL DISTRICT:</b>	District 1 (Boyum)
<b>EXISTING USE:</b>	Divy Desk
<b>PROPOSED USE:</b>	Divy Desk

Location Map

**PETITIONER** Justin Peay

**ADDRESS** 19 Courtland Street; Statesboro GA, 30458

**REPRESENTATIVE** SAME AS ABOVE

**ADDRESS**

PROPOSAL
The applicant requests approval of the architectural plans submitted for 0.03 acres of property located at 19 Courtland 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.
PLANNING COMMISSION RECOMMENDATION
<b><u>CBD 21-07-11 Conditional Approval</u></b>





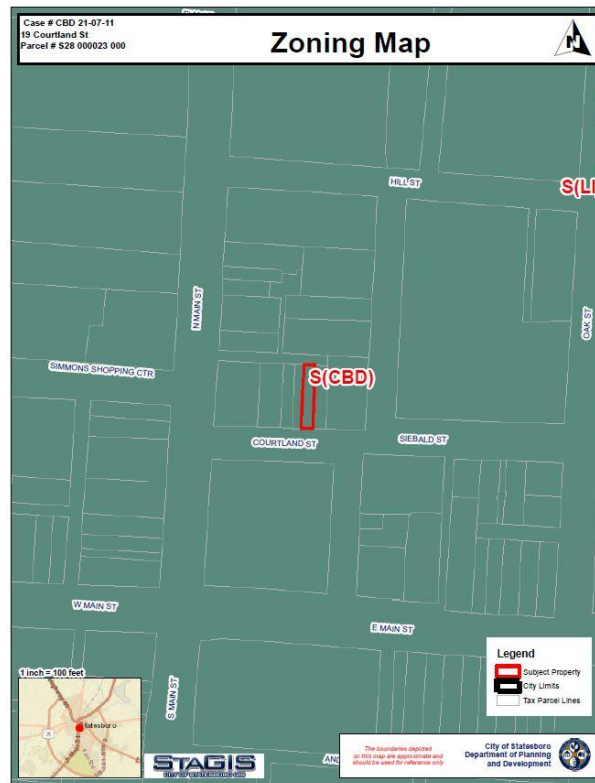
Case # CBD 21-07-11  
19 Courtland St  
Parcel # S28 000023 000

# Zoning Map





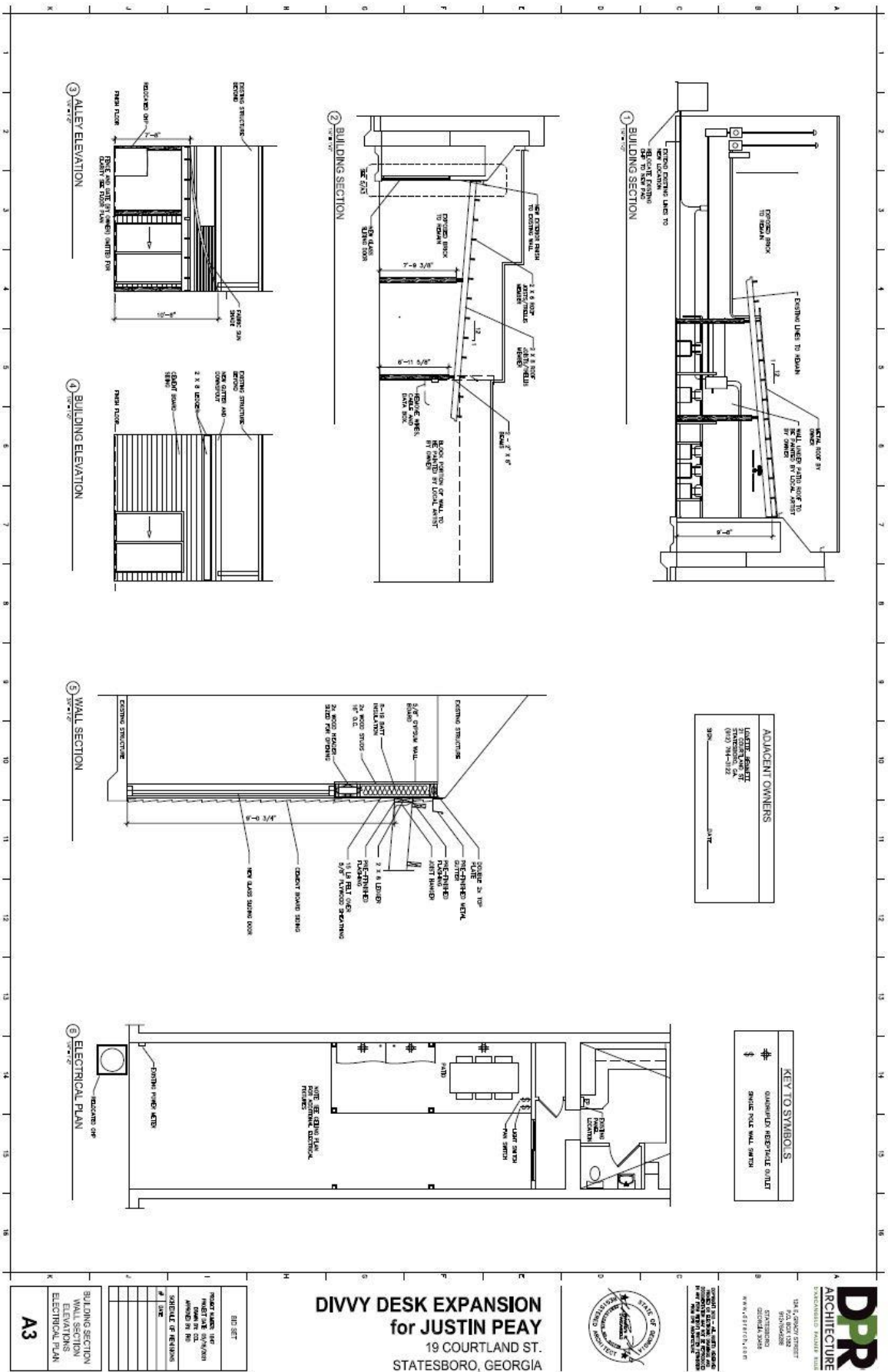




### **SURROUNDING LAND USES/ZONING**

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> CBD (Central Business District)	Retail/Office Space
Northeast	<b>Location Area #2:</b> CBD (Central Business District)	Parking Lot
East	<b>Location Area #3:</b> CBD (Central Business District)	Residential Conversion
Northwest	<b>Location Area #4:</b> CBD (Central Business District)	Furniture Store
Southeast	<b>Location Area #5:</b> CBD (Central Business District)	Residential Development
South	<b>Location Area #6:</b> CBD (Central Business District)	Apartments
Southwest	<b>Location Area #7:</b> CBD (Central Business District)	Undeveloped Lot
West	<b>Location Area #8:</b> CBD (Central Business District)	Furniture Store





## **SUBJECT SITE**

The subject site is a 0.03 acre lot containing the Divvy Desk business Center. The applicant is seeking to construct an outdoor seating deck with covered roof for staff members, with additional electrical work to provide fans and lighting. After review of the associated plans, the plans have received initial staff approval, but would require a Council determination to make changes to the structure of the building. Since the building is located in the historic downtown and CBD (Central Business District), any building expansion will require City Council Approval

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Commercial Redevelopment Area #3” character area, which is generally intended for varied scale commercial retail and office use. Respect should be taken to ensure that the scale of the Urban Core is also respected.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does not contain wetlands and is not located in a special flood hazard area. The variance applied for will have no impact on any storm water or wetlands in the surrounding area.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

## **CENTRAL BUSINESS DISTRICT: STANDARDS OF REVIEW**

Section 803 of the Statesboro Zoning Ordinance states the following with regarding to requirements for development in the CBD zoning district:

“A site plan and architectural drawings are required prior to issuance of a building permit. The planning commission shall review these plans and drawings and submit their findings and recommendations to the building inspector and city council prior to the issuance of the building permit. The drawings shall keep in mind the integrity and harmony of the central business district as designated in the future land use plan and other related studies.”

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

Staff recommends **Approval CBD 21-07-11**. 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) All exterior building materials utilized in the construction must meet the requirements as outlined in Article XXX: Section 3008 of the *Statesboro Zoning Ordinance*.
- (2) Exterior paint colors must be drawn from the range of colors already existing in the district, or as outlined by the historic color patterns governed by the DSDA.
- (3) Any signage proposed in the newly constructed area must be approved as per the signage requirements outlined for Article XV: Section 1509 unless a mural is proposed.
- (4) If a mural is proposed as the signage for this area, it must meet all regulations as outlined in Article XXX, Section 3005.

At the regularly scheduled meeting of the Planning Commission on August 3, 2021, the Commission voted to Approve the Plan by a 5-0 vote.

# CITY OF STATESBORO

## COUNCIL

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



Jonathan 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

**From:** John Washington, P.E., R.L.S., Director-Public Works and Engineering

**Date:** August 6, 2021

**RE:** Amendment to Contract – Completion of Construction Date Change  
Modification to SRF Loan CW2019010 - Georgia Environmental Financing Authority (GEFA)

**Policy Issue:** Purchasing

### Recommendation:

I am respectfully submitting this resolution for consideration of an amendment to Completion of Construction change in the current Intergovernmental Agreement (IGA) for the subject contract to January 2026.

### Background:

The City of Statesboro (City) has completed the Reservoir Environmental Feasibility Study for “Creek on the Blue Mile” (COTBM). However, the consultant is in the process of obtaining a more detailed analysis to determine the financial feasibility of the COTBM project.

The findings described above are pending from the consultant but it has been determined that the project will not be completed by the date in the current loan agreement. A request for an extension of four (4) years was submitted to GEFA for consideration and approval of an amendment to Completion of Construction date change in the current Intergovernmental Agreement (IGA) for the COTBM project.

Enclosed are the current modification agreements. Each copy is an original counterpart and each must be executed by the Mayor. When all documents have been completed, please return them to me for submission to GEFA.

**Budget Impact:** None.

**Council Person and District:** D2 - Paulette Chavers

**Attachments:** Agreement and Resolution provided by GEFA



# CITY OF STATESBORO



## COUNCIL

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

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

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

## EXHIBIT E

### OPINION OF BORROWER'S COUNSEL

August 10, 2021

Clean Water State Revolving Fund, Administered by  
Georgia Environmental Finance Authority  
233 Peachtree St, NE  
Harris Tower, Ste 900  
Atlanta, GA 30303-1506

Ladies and Gentlemen:

A legal opinion from **TAULBEE, RUSHING, SNIPES, MARSH & HODGIN, LLC** was delivered to you, dated **MAY 29, 2019** (the "Closing Opinion"), relating to the Loan Agreement (the "Loan Agreement"), dated **JUNE 6, 2019** between **CITY OF STATESBORO** (the "Borrower") and the **CLEAN WATER STATE REVOLVING FUND, ADMINISTERED BY GEORGIA ENVIRONMENTAL FINANCE AUTHORITY** (the "Lender"), and the Promissory Note (the "Note"), dated **MAY 29, 2019**, of the Borrower. As counsel for the Borrower, I have examined the original of the Modification of Promissory Note and Loan Agreement (the "Modification"), between the Borrower and the Lender, the proceedings taken by the Borrower to authorize the Modification, the Closing Opinion, and such other documents, records, and proceedings as I have deemed relevant or material to render this opinion. Based upon such examination, I hereby reconfirm as of the date hereof the opinions contained in the Closing Opinion, subject to the modification that all references to the Note and the Loan Agreement (as defined in the Closing Opinion) shall be deemed to include a reference to the Modification. Nothing has come to my attention, after due investigation, that in any way might question the continuing validity and accuracy of the Closing Opinion, as modified above.

Very truly yours,

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Signature

---

Printed Name

---

Date

**EXTRACT OF MINUTES  
RESOLUTION OF GOVERNING BODY**

**Recipient:**                **CITY OF STATESBORO**

**Loan Number:**        **CW2019010**

At a duly called meeting of the governing body of the Borrower identified above (the "Borrower") held on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the following resolution was introduced and adopted.

**WHEREAS**, the Borrower has borrowed **\$15,559,000** from the **GEORGIA ENVIRONMENTAL FINANCE AUTHORITY** (the "Lender"), pursuant to the terms of the Loan Agreement (the "Loan Agreement"), dated **JUNE 6, 2019**, between the Borrower and the Lender; and

**WHEREAS**, the Borrower's obligation to repay the loan made pursuant to the Loan Agreement is evidenced by a Promissory Note (the "Note"), dated **MAY 29, 2019** of the Borrower; and

**WHEREAS**, the Borrower and the Lender have determined to amend and modify the Loan Agreement, pursuant to the terms of a Modification of Promissory Note and Loan Agreement (the "Modification") between the Borrower and the Lender, the form of which has been presented to this meeting;

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Borrower that the form, terms, and conditions and the execution, delivery, and performance of the Modification are hereby approved and authorized.

**BE IT FURTHER RESOLVED** by the governing body of the Borrower that the terms of the Modification are in the best interests of the Borrower, and the governing body of the Borrower designates and authorizes the following persons to execute and deliver, and to attest, respectively, the Modification, and any related documents necessary to the consummation of the transactions contemplated by the Modification.

\_\_\_\_\_  
(Signature of Person to Execute Documents)

\_\_\_\_\_  
(Print Title)

\_\_\_\_\_  
(Signature of Person to Attest Documents)

\_\_\_\_\_  
(Print Title)

The undersigned further certifies that the above resolution has not been repealed or amended and remains in full force and effect.

Date: \_\_\_\_\_

\_\_\_\_\_  
Secretary/Clerk

(SEAL)



**Brian P. Kemp**     **Kevin Clark**  
Governor             Executive Director

July 26, 2021

Mr. John Washington, PE  
Director of Public Works  
City of Statesboro  
50 E Main St  
Statesboro, GA 30459

RE: Modification for Loan No. CW2019010

Dear Mr. Washington:

Enclosed are the modification documents for the Clean Water State Revolving Fund loan agreement between the Georgia Environmental Finance Authority (GEFA) and the city of Statesboro. GEFA is pleased to provide you with the following materials:

1. Three copies of the Modification of Promissory Note and Loan Agreement, including:
  - a. Exhibit A – Description of Project (Scope of Work, Budget, and Schedule)
  - b. Exhibit E – Opinion of Borrower's Counsel
  - c. Exhibit F – Resolution of Governing Body

In order to execute this modification in a timely manner, please read the following instructions:

#### MODIFICATION OF PROMISSORY NOTE AND LOAN AGREEMENT

Three copies of the modification are enclosed. Each copy is an original counterpart and each must be executed. Please do not date page one of these copies of the modification. This date will be completed by GEFA at the time of execution of this modification. Please have the appropriate official sign each copy and the appropriate person attest the signature. Once signed, return all three copies of the modification with any other documents for our review and execution. GEFA will send your counterpart to you after execution.

#### EXHIBIT E – OPINION OF BORROWER'S COUNSEL

Exhibit E is a letter that must be prepared by your local government's attorney. This letter ensures that the modification documents and other documents have been properly reviewed and approved by the borrower's counsel. On page 3 of the modification, the borrower's counsel must also sign where indicated that modification is "Approved as to form."

#### EXHIBIT F – RESOLUTION OF GOVERNING BODY

This resolution gives authorization to the chief elected official to execute the modification documents, and any and all other documents. This resolution must be submitted along with the signed Second modification documents. The same elected official authorized to sign the modification documents within the resolution must also sign the modification documents.



GEFA is glad to assist you with the modification of this loan agreement and promissory note. Please do not hesitate to let us know if we can answer any questions or be of assistance in any other way.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tracy Williams', with a stylized, cursive script.

Tracy Williams

Enclosures

cc: Chuck Perry / EMC Engineering Services, Inc. (w/o enclosures)





Brian P. Kemp    Kevin Clark  
Governor            Executive Director

### Recipient Execution Checklist

Borrower Name: CITY OF STATESBORO      Loan Number: CW2019010

For your convenience, this checklist will help you complete all pertinent documents that must be returned to GEFA for execution. Please **initial** each item below to verify the items are completed. Please return this initialed checklist with your executed loan documents.

\_\_\_\_\_ **(3) Modification of Promissory Note and Loan Agreement**

☐ Signed, dated, and marked with the borrower's seal

\_\_\_\_\_ **Exhibit E: Opinion of Borrower's Counsel**

☐ Signed, dated, and on the attorney's letterhead

\_\_\_\_\_ **Exhibit F: Resolution of Governing Body**

☐ Signed, dated, and marked with the borrower's seal. **This resolution authorizes the signer and attestor. The same people must sign all the documents.**



# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Jason Boyles, Assistant City Manager

**Date:** August 11, 2021

**RE:** State Fiscal Recovery Fund Grant Application for  
The Creek on the Blue Mile project

**Policy:** Grant Application

### **Recommendation:**

Staff recommends approval of application to the State Fiscal Recovery Fund grant program for funding to support the Creek on the Blue Mile project.

### **Background:**

On June 29 the Governor's Office announced an American Rescue Plan funded program to support jobs and infrastructure in Georgia which have been adversely impacted by COVID-19. The focus of infrastructure eligible projects will be water and sewer projects, which also includes stormwater infrastructure projects. The core fundamental principle of the Creek on the Blue Mile project is to mitigate flooding and reduce the flood plain and floodway and is, therefore, a qualifying project under this category.

Since this funding opportunity was announced staff has been working diligently with the Blue Mile Foundation and Creek on the Blue Mile members to develop the framework for a potential application. Staff is also working with Freese and Nichols to develop a current cost estimate. The intent will be to apply for funding to close the gap between the initial project cost estimate and the current cost estimate. The application period closes August 31, 2021. City staff seeks to submit application for this grant following approval of resolution and preparation of all necessary supporting documentation.

**Budget Impact:** None; this grant has no match requirement. However, the GEFA grant and loan funding will be identified in the application, in addition to in-kind contribution from the Blue Mile Foundation and Downtown Statesboro Development Authority.

**Council Person and District:** Paulette Chavers, District 2

**Attachment:** Grant Application Resolution

**RESOLUTION 2021 – 31: A RESOLUTION APPROVING APPLICATION FOR THE  
STATE FISCAL RECOVERY FUND PROGRAM**

THAT WHEREAS, the Mayor and City Council have found that the Creek on the Blue Mile project is critical stormwater infrastructure project that will reduce flooding, control drainage and will improve the quality of life of citizens and visitors in Statesboro; and,

WHEREAS, the COVID-19 pandemic has disrupted supply chains, manufacturing processes and construction costs which has resulted in negative and consequential financial impacts to the Creek on the Blue Mile project; and,

WHEREAS, the Mayor and City Council have found that the State Fiscal Recovery Fund Program is a desirable financial program to support the Creek on the Blue Mile project and address the negative economic impact created by the COVID-19 pandemic; and,

WHEREAS, City staff shall prepare application to provide funding for an amount necessary to provide the balance remaining to fully fund the Project; and,

WHEREAS, the local match for said application will include funding previously secured from the Georgia Environmental Finance Authority, Project funding commitment by the Blue Mile Foundation, and Project investment made by the Downtown Statesboro Development Authority; and,

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

Section 1. That the Mayor and City Council hereby authorize the submittal of application for funding from the State Fiscal Recovery Fund Program.

Section 2. That the Mayor and City Manager are hereby authorized to execute all documents related to the application of said grant.

Adopted this 17th day of August, 2021.

STATESBORO, GEORGIA

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

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



# STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police *MB*

DATE: August 17, 2021

RE: Grant Application

POLICY ISSUE: Application for Grant

RECOMMENDATION: That Council approve the application of a grant by the police department to the Bureau of Justice (BJA) Edward Byrne Memorial Justice Assistance Grant in the amount \$9,649.50.

BACKGROUND: The police department would like to apply for a grant in the amount \$9,649.50 through a recent BJA grant solicitation notice. The funds would be used for realistic, scenario based training equipment to use as part of the training improvements at the joint BCSO-SPD range training facility. This equipment would be available for both agencies to use to improve real-world experience through effective, realistic training.

BUDGET IMPACT: There are no requirements for matching funds. This is a reimbursable grant, so funds have to be expended and then reimbursed from the grant.

COUNCIL DISTRICT: All

ATTACHMENTS: Resolution



Resolution 2021-32: A Resolution Requesting Approval to Apply for a  
Grant through the Bureau of Justice Administration

**That Whereas** the Bureau of Justice Administration (BJA) is currently taking applications for the FY21 Edward Byrne Justice Assistance Grant

**Whereas the** Statesboro Police Department is eligible to apply for a grant through the BJA

**Whereas the** grant allows the reimbursement of costs up to the awarded grant amount

**Now Therefore, be it Resolved** by the City Council of the City of Statesboro, Georgia, in regular session assembled this August 17, 2021 hereby authorizes the Statesboro Police Department to apply for grant funds under this announcement from the BJA

**Be it Further Resolved** that the City Manager is hereby authorized to execute all documents related to the application of said grant.

Adopted this 17th Day of August, 2021

City of Statesboro, Georgia

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By: The Honorable Jonathan McCollar, Mayor

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Attest: Leah Harden, City Clerk

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Jason Boyles, Assistant City Manager

**Date:** August 11, 2021

**RE:** Memorandum of Understanding with the Blue Mile Foundation for  
The Creek on the Blue Mile project

**Policy:** Contract

### **Recommendation:**

Staff recommends approval of a memorandum of understanding with the Blue Mile Foundation for financial support of the Creek on the Blue Mile project.

### **Background:**

Following receipt of funds from the America's Best Communities competition for the Blue Mile project the Blue Mile Foundation developed the concept for the Creek on the Blue Mile project ("Project") as a signature project along the Blue Mile. To facilitate the implementation of the Project the Foundation utilized the competition earnings to purchase properties along the proposed Project. The intent of the Foundation is to deed a portion of this property to the City for the construction of the Project and to market and sell the remainder of the purchased properties for commercial development. The proceeds from the sale of commercial development tracts will be used to support the construction and maintenance of the Project.

The attached Memorandum of Understanding outlines the general scope of the aforementioned financial relationship between the Blue Mile Foundation and the City of Statesboro with respect to the Project. Further, this agreement will be helpful in seeking additional funding resources for the Project as it affirms the Foundation's financial investment and commitment to the Project.

**Budget Impact:** None

**Council Person and District:** Paulette Chavers, District 2

**Attachments:** Memorandum of Understanding

## MEMORANDUM OF UNDERSTANDING

**THIS AGREEMENT**, made and entered into this 17th day of August, 2021, by and between the CITY OF STATESBORO (“City”), a municipal corporation chartered under the laws of the State of Georgia, , and BLUE MILE FOUNDATION, INC (“BMF”), a Georgia non-profit corporation, hereinafter referred to as the “Parties”

WITNESSETH:

**WHEREAS** BMF and the Development Authority of Bulloch County created a public private partnership relationship regarding management of the construction and development of the Creek on the Blue Mile (“Project”), with Development Authority of Bulloch County subsequently assigning its rights and obligations under this agreement to City and City assuming such;

**WHEREAS** the Averitt Center for the Arts transferred all funds (\$1,000,000) won as a result of contest held by America’s Best Communities Competition to BMF in order for BMF to invest and allocate the prize award winnings to fulfil the objectives outlined in the final Community Revitalization Plan submitted in the America’s Best Communities Competition; and

**WHEREAS** BMF used a significant portion of these proceeds to purchase real property adjacent to the proposed Project site (specifically the lowing parcels as identified by the Bulloch County Tax Assessor, hereinafter referred to as “Parcels”: S21 000001A000, S21 000011 003, S21 000018 001, S21 000020 000, S21 000021 001 and S31 000004 000);

**WHEREAS** BMF and City desire to formalize their intention that BMF sell portions of these Parcels to private developers with proceeds of these Parcel sales being used to assist in debt servicing and other Project development costs;

**WHEREAS** City received a GEFA loan and an SDI grant to finance the assessment, planning, and construction of the Project;

**WHEREAS** City desires to apply for additional State grant funding through State Fiscal Recovery Fund to assist in development of the Project;

**AND WHEREAS** Parties desire to enter into this Agreement to further define and demonstrate the nature of the public private partnership of the Parties in regard to the Project.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein made, the Parties do hereby mutually agree as follows:

1. **Contract:** BMF shall sell all developable Parcels or portions of such Parcels that are not required for development of the Project to private entities.
2. **Payment regarding Sale of Parcels:** BMF shall commit the net proceeds (sales price less cost of procurement of land and reasonable marketing and conveyance costs) of all Parcel sales in order to service City’s Project debt obligations and/or to pay other Project development costs.
3. **Use of Proceeds:** City shall use all proceeds received from the Parcel sales exclusively as set out in preceding paragraph.
4. **Term:** This Agreement shall be valid through August 17, 2022, and shall automatically renew for four additional terms of one year unless either Party gives written notice of non-

renewal to the other Party not less than 30 days prior to the expiration of the then current term of this Agreement.

5. **Legal Construction.** In the event any one or more of the provisions contained in this Agreement shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
6. **Governing Law.** This Agreement shall be governed in all respects by the laws of the State of Georgia.
7. **Modification.** This Agreement may be modified at any time with the written mutual consent of all Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly enacted by their proper officers and so attest with their corporate seals affixed hereto set forth in duplicate originals.

---

Jonathan McCollar  
Mayor, City of Statesboro

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CEO, Blue Mile Foundation, Inc



# CITY OF STATESBORO

## COUNCIL

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

August 10, 2021

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

**FR:** Kathleen Field, Director of Planning and Development

**RE:** August 17, 2021 City Council Agenda Item

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**Policy Issue:** Proposed Affordable Housing Plan for the City of Statesboro, Georgia

**Background:** Earlier this year, the City contracted with the Coastal Regional Commission to develop an affordable Housing Plan. At the May City Council Workshop Meeting, a draft of this report was reviewed with the City Council and subsequently reviewed with the City's GICH (SHARC) Committee. As a requirement for grant applications to the Community Housing Improvement Program (CHIP) and the Community Development Block Grant (CDBG), an approved Affordable Housing Plan is needed. Approval of this Plan will make the City more competitive in the application process for the above referenced grant opportunities.

**Recommendation:** Staff recommends approval of the proposed Affordable Housing Plan.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Affordable Housing Plan for the City of Statesboro, Georgia

# **Affordable Housing Plan For The City of Statesboro, Georgia**



**Prepared for  
Statesboro Planning and Community Development  
Department**



**Prepared By the Coastal Regional Commission of Georgia**

**August 17, 2021**



**What Does Affordable Housing Mean:** *Housing is considered affordable if that expense, including rent or mortgage paid by the occupant, is no more than 30% of family gross income. The current estimated annual median family income in Statesboro is \$29,000 (by the US Census Bureau). Thus, such families have an affordable housing expense potential of up to \$725 per month. The current median average housing expense for owner occupied homes in Statesboro valued at \$150,000 is estimated to be \$927 per month. The median average rent for a 2 BR apartment is estimated to be \$780 per month. These families and more than half of all Statesboro's families are very likely to be financially and severely burdened by their housing expense.*

## **INTRODUCTION**

As recommended in the City's Comprehensive Plan and the recently adopted Urban Redevelopment Plan, the City of Statesboro commissioned the preparation of both a comprehensive Housing Market Study and an Affordable Housing Plan. The *Citywide Housing Study and Needs Analysis*, prepared by KB Advisory Group, was completed in June 2021 and much of its base information, data and appropriate recommendations has been used to develop this Affordable Housing Plan report.

The housing market in Statesboro is complex and dynamic because of its very large resident student population, over 17,750, in relation to its overall population estimated at around 33,000. Significant on campus housing (4,500 beds) and off campus privately built student housing (11,750 beds) complicate the analysis of Statesboro's housing needs and resources.

*The Citywide Housing Study and Needs Analysis* has forecast the demand for all future housing needs to meet the current demands and that of a growing population. That forecast includes a substantial current and future demand for affordable family and individual housing for low- tier (\$35,000), mid-tier (\$35,000 - \$75,000) and upper-tier (+\$75,000) income ranges, and for a growing senior citizen population estimated to increase 55% by 2040 to nearly 6,000. The study also analyzes the supply of new housing for each income level tier to determine the "gap" between supply and demand for each. The gap identified for all housing types and income levels within Statesboro is extensive for all tier categories, **but most severe in the supply of lower tier affordable housing**. This housing need will require new initiatives and leadership by the City of Statesboro.

The purpose of this Affordable Housing Plan for Statesboro is to recommend specific actions, policies and initiatives that can be undertaken by the City, private interests, and the non-profit community to meet the demand for affordable housing. By adopting this plan, the City of Statesboro will acknowledge the need, establish policies, and put programs in place to meet that need. A prerequisite for those actions is to inform and educate the citizens of Statesboro of the need for this plan and how the long-term benefits resulting from the implementation of its recommendations will benefit the community.

*Please note, that data used in this report is, in most cases, estimated using base US Census data from 2010. As 2020 US Census data is released, the data in this report should reflect that most current data for housing and socio-economic conditions in Statesboro.*

## **AN AFFORDABLE HOUSING PLAN**

### **Background**

The City of Statesboro was incorporated in 1803 and was long a center for production of Sea Island cotton. As the county seat for Bulloch County, it was likewise the commercial center of the immediate region and home to Georgia Southern University (GSU) established there in 1908 as an agriculture college. Between 1990 and 2021, student enrollment on the Statesboro campus increased from less than 5,000 to nearly 19,000 on and off campus students. Statesboro and Bulloch County experienced the same rapid growth largely created by the increased student population. Statesboro's population has increased from 15,854 in 1990 to an estimated 32,859 today, a more than doubling over 30 years. Bulloch County likewise experienced rapid population growth expanding from 43,125 in 1990 to an estimated 80,000 today, an 85% increase over the same period. Much of the county's growth outside of Statesboro is within a three-mile radius of the city considered part of its metropolitan area.

The current population of Statesboro is dominated by students attending GSU. It is estimated that 17,750 students (of the 19,000 enrolled) actually reside in Statesboro. This results in an **estimated non-student resident population of Statesboro of approximately 15,000.**

Prior to the rapid growth and expansion of GSU, Statesboro was a typical small community with older neighborhoods surrounding a vibrant downtown of retail and government centers. Those older neighborhoods exist today, with homes approaching 50 years of age and older. Today, those neighborhoods are surrounded by new housing developed since 1980, and a significant number of private off-campus student housing complexes with more than 4,700 apartment units and nearly 12,000 beds. The University has on-campus student housing totaling 4,475 beds.

### **Socio – Economic Profile of Statesboro Residents**

Using data projected by the US Census Bureau for 2019 and 2021, the following is a profile of the socio-economic characteristics of Statesboro residents:

• Total estimated Population (US Census) 2021	32,859
• Total Daytime Population (US Census)	37,601
• Households	11,241
• Average Household Size	2.37
• Median Household Income	\$29,000
• Number of Households with Less than \$35,000 Income Base	42.2%
• Number of Households with \$35,000 - \$75,000 Income Base	41.1%
• Estimated Number of Families Below Poverty Levels*	42%



\*Federal defined level of \$21,719 for a family of 3

While this data is influenced by the student population, it is a reasonably accurate snapshot of the socio-economic profile of Statesboro residents. Compared to a similar profile of Bulloch County, the residents of Statesboro have a much lower Median Household Income (\$29,000 vs. \$50,000), a higher percentage living below poverty levels (42% vs 31%), have smaller households with 61% having 1 or 2 members, fewer homeowners (26% vs. 74%), and a higher number of families and individuals cost burdened by housing expense, 61% of renters and 27% of homeowners vs 54% and 23% in the County.

Employment opportunities in Statesboro are significant with over 16,000 local jobs. Interestingly, only 2,729 of these jobs are held by residents of Statesboro with 83% or 13,528 of those employed in the city commuting from outside the city. Most commute from the County in areas that have developed within the 3-mile ring around Statesboro. The second largest number who commute to jobs in Statesboro are from Savannah, 1 hour away. Many of Statesboro's employed labor force, 6,564 or 70%, commute to jobs outside the city. These phenomena relate to the lack of housing choices and availability of an adequate supply of affordable housing and to a lack of higher paying jobs in Statesboro and the surrounding area.

#### **EXISTING HOUSING SUPPLY IN STATESBORO**

As previously noted, the rapid growth of GSU over the past 20 years has brought increased numbers of students and University staff to the city and the surrounding area. Most students are housed in the city near the GSU campus in privately built student housing apartment complexes. Unfortunately, the city failed to capture much of that growth within its downtown commercial core area and adjacent neighborhoods which are located within a mile of the University campus. Thus, the impact students could have brought to the core area has not been felt.

The number of housing units in Statesboro totals 13,392 and is made up of 5,477 single-family residences (including townhomes), and 7,915 multi-family apartments, duplex, and small complexes of rental housing (Reference Exhibit 1). A substantial number of the single-family housing units, 3,255 or 60%, were built prior to 1980 and are found primarily in neighborhoods surrounding Downtown Statesboro (Reference Exhibit 2). Single-family units built after 1980 are largely found in neighborhoods surrounding the City's core to the East and South and total 2,200 units. Currently 38% of the City's single-family housing is over 50 years old and much of that over 50 years in age (39%). A significant amount of that housing needs moderate to extensive rehabilitation (Reference Exhibit 3).

Between 2010 and 2020, a total of 195 new single family residential units were developed in Statesboro, plus 105 new townhomes and 18 new duplex units. This represents a total of 318 housing units over a 10- year period: an average of just 32 units per year. During the same period, 1,193 new residential units were developed in the county, primarily single-

family housing (1,126). Obviously, demand for new and affordable single-family housing has been partially met by newly constructed single-family housing in the County.

Since 1990, most multi-family housing has been developed in the city because of the availability of public water and sanitary sewer service. Most multi-family rental housing has been developed for students enrolled at Georgia Southern University primarily around the perimeter highway to the South and East of the University. Currently, private student housing totals approximately 4,700 units with 11,745 beds (bedrooms). On-campus student housing totals approximately 4,475 beds. Current vacancy rates for both on and off-campus student housing are higher than normal due to the COVID 19 Virus Pandemic.

An estimated 1,280 newer traditional apartment units for families and individuals have been developed around the City's perimeter in recent years. Some of these units are occupied by student groups. The remaining smaller multi-family housing units totaling 1,935 are scattered throughout the city and are considerably older. These also include 803 subsidized multi-family rental units for both elderly and families. Little affordable rental housing has been developed in recent years and an increasing number of older single-family residences in older neighborhoods are being converted to rental housing.

Following is a statistical summary of housing types, age, and condition within Statesboro:

- **Total Estimated Number of Housing Units - Statesboro: 13,392 (Reference Exhibit 1):**
  - Total Single-Family Units (incl TH Duplex) – 5,477
  - Multi-Family Units (including student housing multi-bed units) – 7915.
    - Traditional Multi Family – 1280 Units
    - Student Apartments – Est. 4560 Units (11,750 Beds)
    - Subsidized units – 803
    - Other housing units – 1272
  - Total Occupied Rental Units – 74%
  - Total Owner–Occupied Units – 26%
  - Vacant – Est. 5% (mostly student housing)
- **Age of Single-Family Housing (Reference Exhibit 2):**
  - Pre 1960 – 1,425 (26%)
  - 1961 – 1980 - 1,830 (33%)
  - 1980 – 1999 – 1,472 (27%)
  - 2000 – 2019 – 750 (14%)
  - Note: Most multi-family housing has been built since 1990.

- **Condition of Single - Family Units (Reference Exhibit 3):**
  - Poor – 120 (2%) Requiring demolition or substantial rehabilitation.
  - Fair – 366 (7%) Requiring moderate rehabilitation.
  - Average—2627 (48%) 20% - 30 % to require modest rehabilitation.
  - Good and Excellent – 2354 (43%)
- **Median Value of Owner-Occupied Home** - \$133,685 (There are estimates ranging from \$115,000 to 145,000 for Median Home Values from other sources)
  - Owner-Occupied Housing Unit Value up to \$150,000 60%
  - Value Between \$150,000 - \$250,000 24%
  - Value Over \$250,000 16%
- **Median Family Household Income** – \$29,000
- **Median Gross Mortgage Payment** - \$927
- **Median Gross Rent Payment** - \$780
- **Calculated 30% of MHI for Housing Expense** - \$670/month.

From this socio-economic and housing data for Statesboro, it is easily seen that there are serious issues affecting the availability of supply of affordable housing within the City. This is not only true for lower cost housing but middle to upper income tier ranges for affordable housing. From an examination of housing sales data, it is highly likely that much of the affordable housing, in terms of required rent or mortgage payments, is being met by the purchase or rental of older housing in core neighborhoods and likely in substandard condition. Much of the middle- and upper-income tier housing need is being met outside of Statesboro in the County. These facts were recognized in the City's 2019 update of its Comprehensive Plan in its statement of Housing Goals, as follows:

- Provide safe, clean, and affordable housing choices to all Statesboro residents.
- Remove deteriorated structures throughout the city.
- Increase homeownership throughout the city.
- Supporting Policies
  - Redevelop some of the deteriorating manufactured housing stock into higher density and/or mixed-use development.
  - Acquire and demolish vacant and dangerous buildings that do not meet minimum property management codes.
  - Focus redevelopment activity in the central portion of Statesboro to promote a more defined town center.
  - Develop multi-family options for residents who may not be able to purchase single family- homes.
  - Partner with private sector and/or government agencies to develop housing assistance programs.
  - Utilize the urban redevelopment plan for development decisions.

Many of these steps have been taken by the City, most notably an increase in code enforcement staff, adoption of a Minimum Property Standards Code, establishment of an Urban Redevelopment Area and adoption of an Urban Redevelopment Plan.

### **THE STATESBORO URBAN REDEVELOPMENT AREA (URA)**

In January 2021, the Statesboro City Council approved the creation of an Urban Redevelopment Area (URA) for its downtown area and adjacent commercial corridor connecting downtown Statesboro to Georgia Southern University PLUS four surrounding neighborhoods in declining condition. This action was in response to the City's awareness of the deteriorating housing and neighborhood conditions in the URA.

Based on the declining physical condition of housing within four identified neighborhoods within the URA (Johnson Street, MLK, Whiteville and Mulberry), the City adopted an Urban Redevelopment Plan (URP) and selected the Johnson Street Neighborhood as its top priority for early code enforcement and housing rehabilitation activity. By doing so, the city has positioned itself to take advantage of certain grant programs to assist it with implementing Revitalization Area Strategy Plans for each neighborhood.

Following are the statistical profiles of population and housing characteristics for the URA (CRC Estimates based on US Census 2019 Census Block Group Estimates):

- Total Estimated URA Population: 5,690
- Estimated Households - 2400
- Average household size - 2.37
- Median Household Income – Estimated at \$20,000 – \$25,000.
- Number of Household with less than \$35,000 income base – 75%
- Estimated Number of Families Below Poverty Level – 45%

Following are the housing profiles for the four neighborhoods within the URA. (Largely obtained from the Bulloch County Tax Assessor and US Census 2019 Block Group Data)

#### **Total Number of URA Housing Units: Reference Exhibit 1**

- Total Estimated Single-Family Units – 1,539
- Multi - Family Units (including subsidized Public and Section 8 Housing) – 800
- Total SF Rental Units – 889 (58%)
- Owner – Occupied SF Units – 600 (42%)
- Vacant SF Units - 50 (3%)

#### **Age of Single-Family Housing: Reference Exhibit 2**

- Pre 1960 – 925 (60%)
- 1961 – 1980 - 614 (40%)
- 1980 – 2019– Insignificant

**Condition of Single-Family Units - URA: Reference Exhibit 4.**

- Poor – 113 (8%)
- Fair – 313 (20%)
- Average – 677 (44%)
- Good – 436 (28%)

**Median Owner-Occupied Home Value** (Primarily single family) - \$115,000 and less

**Median Gross Mortgage Payment** - \$700 - \$850/ month

**Median Gross Rent Payment** - \$600 - \$750.00/ month

**Calculated 30% of Average MHI for Housing Expense** - \$540.00/ month.

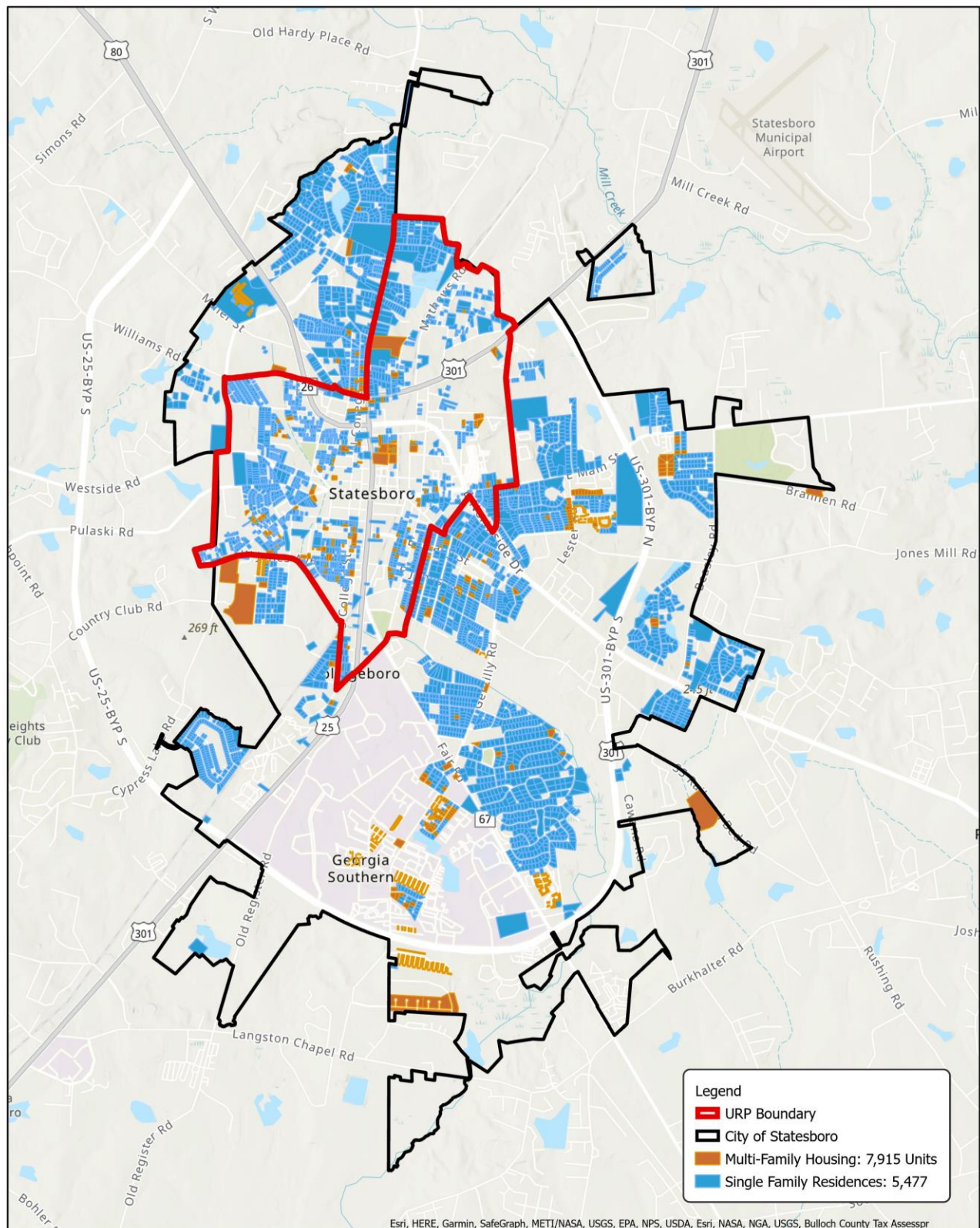
These socio economic and housing conditions highlight a real challenge for the City to improve and expand the availability of decent safe and adequate affordable housing. For example, the Median Gross Rental required for units within the URA, causes an affordability “gap” of \$100 – \$210 / month for many of its families and individuals. For home ownership, the “gap” is even larger, \$160 – \$310 per month.

Housing sales data for the period between January 2015 through April 2021, indicates that most home sales in an affordable range have occurred within the URA targeted neighborhoods. However, a closer examination of these sales, particularly in ranges below \$100,000, indicated that these units likely require moderate to major rehabilitation. Many have been purchased by investor individuals and groups for apparent rental income purposes. Few newly constructed homes were sold within the URA.

Other factors influencing housing conditions and the lack of new housing development within the URA, include vacant and dilapidated housing structures, visually estimated to total over 100, throughout the neighborhoods. There is likewise a proliferation of trash filled lots and abandoned vehicles which is currently being addressed by the City’s code compliance staff. The recent funding of major park improvements in two of the target neighborhoods will have a positive effect on the Johnson Street and MLK neighborhoods, as will the correction of several major drainage issues.

An underlying major issue is the economic condition of many families living in the URA. Access to employment opportunities offering upward mobility is limited and need to be addressed. The City has recently funded a public transportation program which will improve access for residents in the URA to better employment opportunities. The revitalization of Downtown Statesboro and the completion of the Blue Mile corridor initiative will likewise bring economic opportunity to many of the nearby residents within the URA.



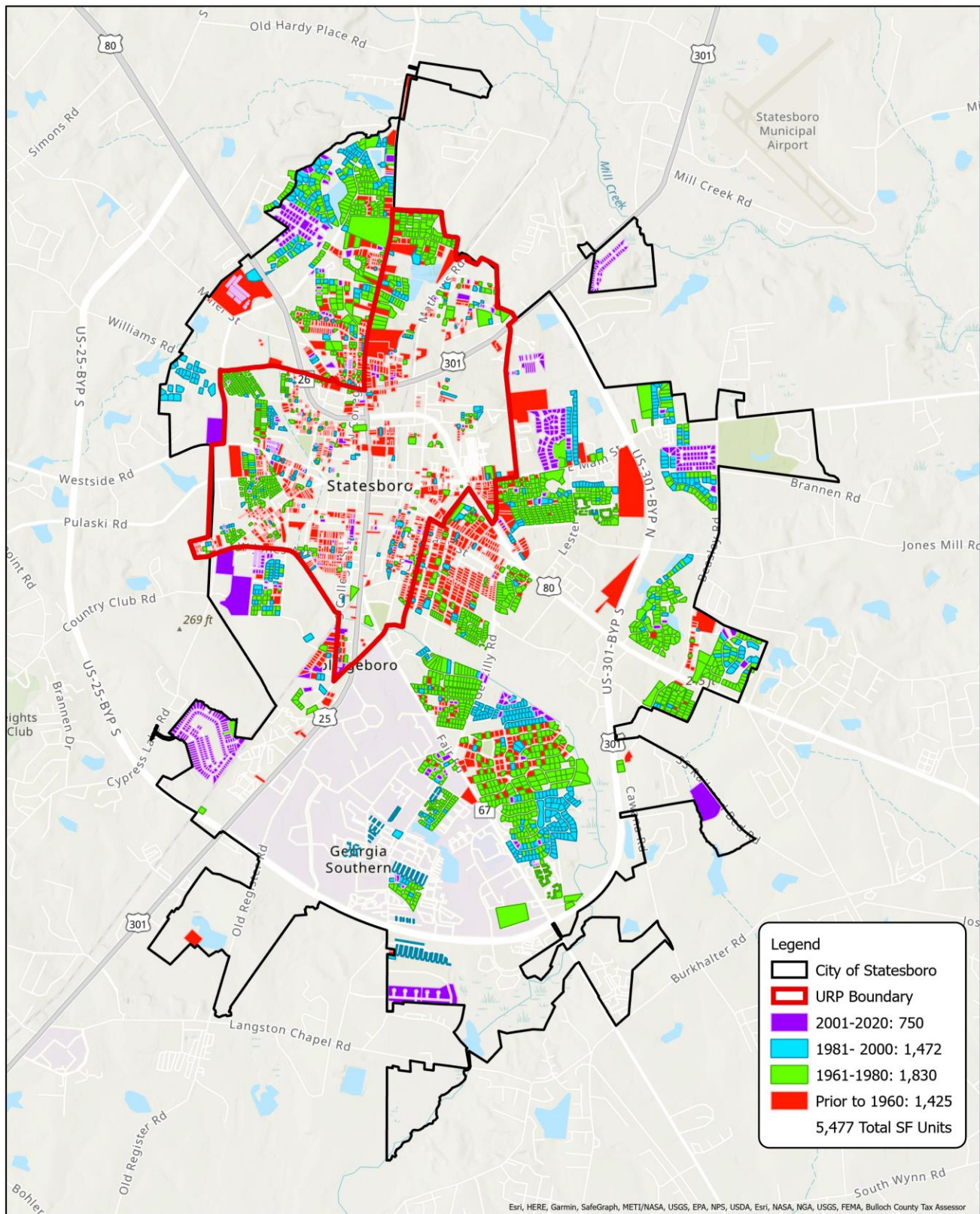


## Exhibit 1

## Single and Multi-Family Residences City of Statesboro, Georgia





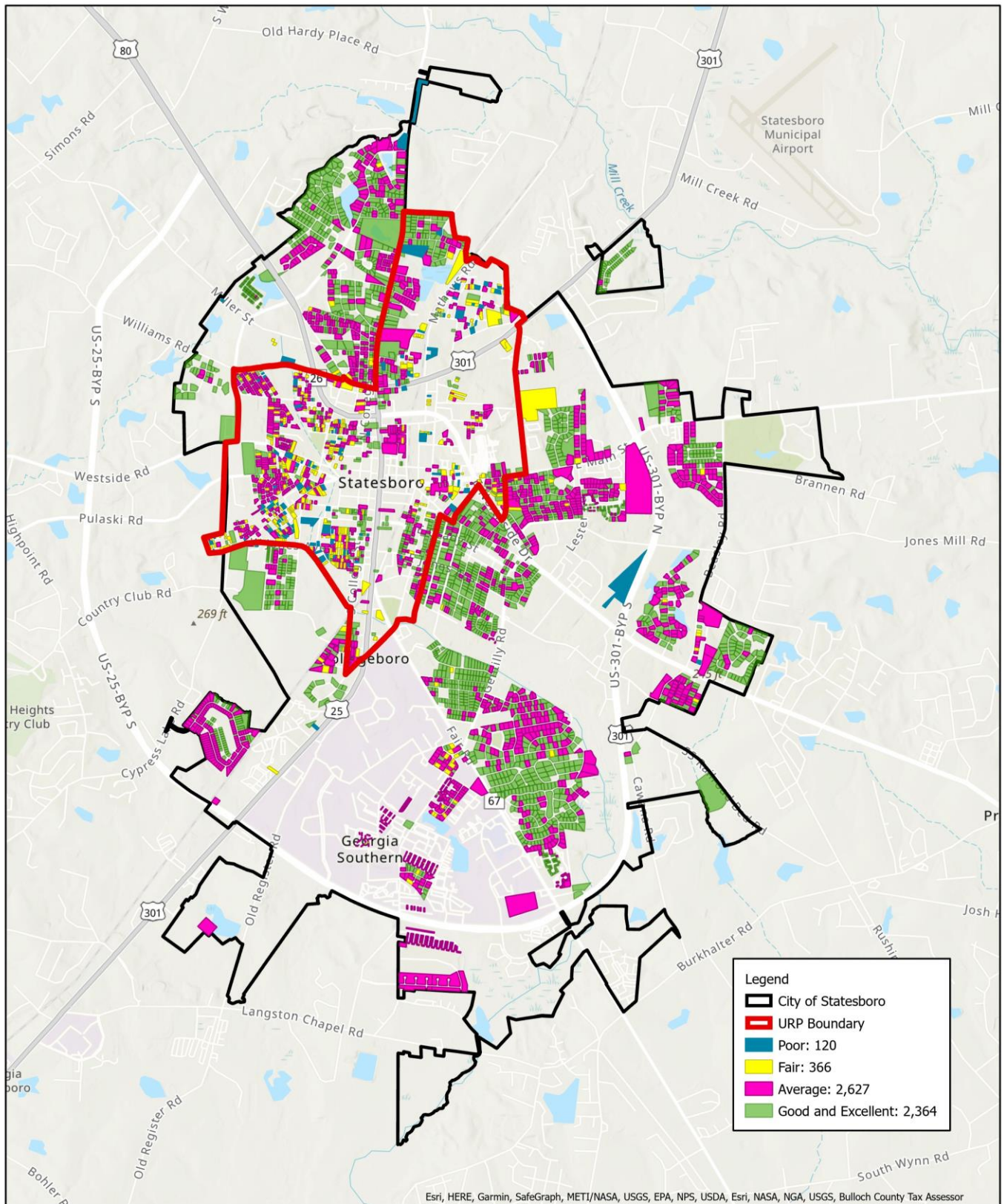


**Exhibit 2**

Age of Single Family Housing  
City of Statesboro, Georgia





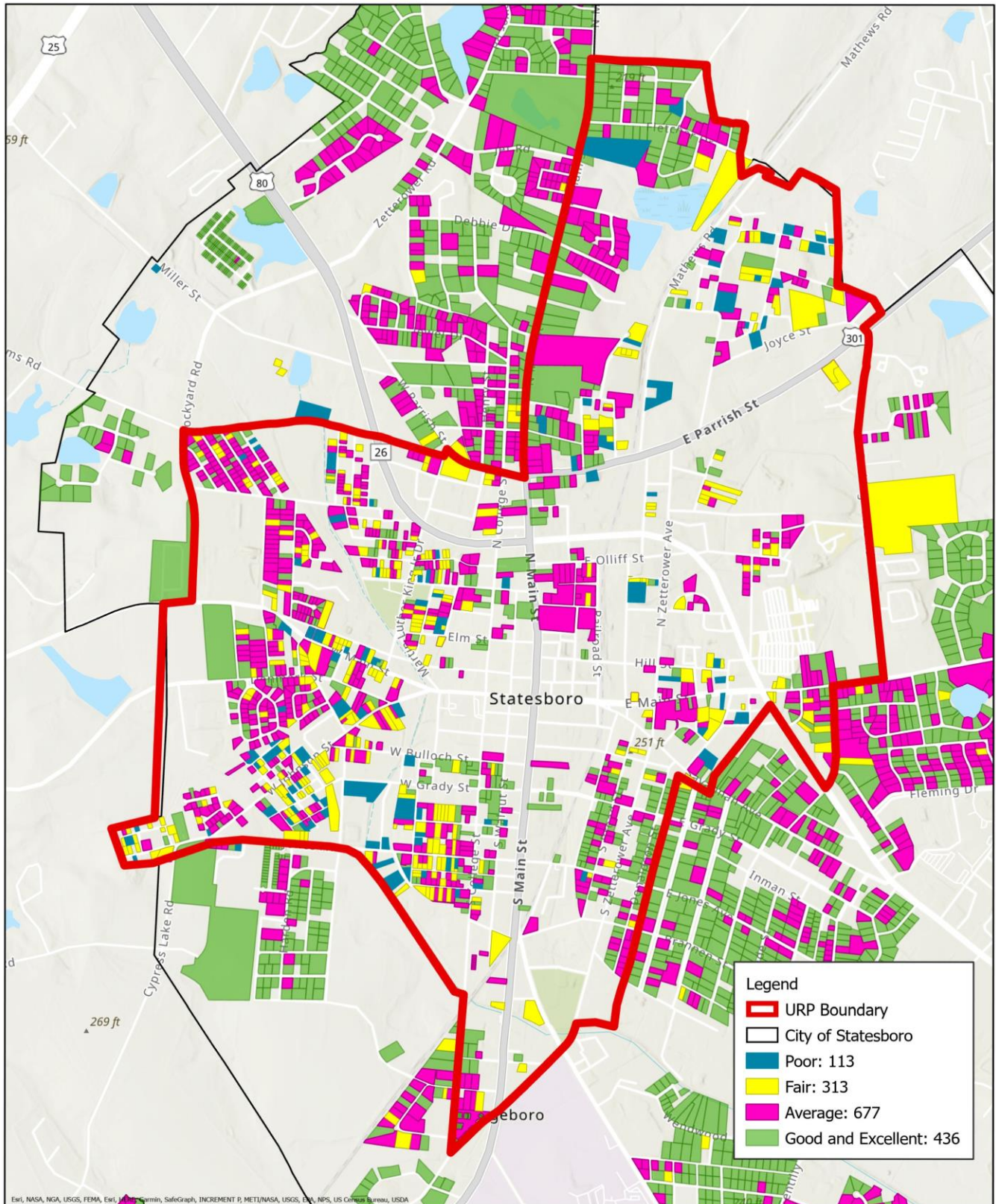


## Exhibit 3

## Single Family Housing Conditions City of Statesboro, Georgia







**Exhibit 4**

Single Family Housing Conditions  
Urban Redevelopment Area  
City of Statesboro, Georgia



### **Current Housing Programs and Opportunities in Statesboro:**

New “starter homes” generally priced at around \$150,000 require a Median Family Income (MFI) of at least \$40,000/year. Most starter home units (over 85%) are currently being built outside the City in Bulloch County. The selling price of these homes currently exceeds \$150,000 and is rising rapidly due to higher building material costs. This exceeds the affordability limits of many families seeking lower tier housing opportunities.

Habitat for Humanity currently sells and builds 2 – 3 homes per year. The Habitat homes will generally be within reach of families whose family income is at or slightly above the MFI for Statesboro. Habitat has been limited in its ability to provide affordable housing due to a lack of funding to support the program and the lack of volunteer labor to build them. It is a well-developed program of meeting the needs of families seeking affordable homeownership.

Federal and State Tax Credit Housing Programs have recently sparked interest among developers of affordable housing with the recent establishment of the Urban Redevelopment Area and adoption of an Urban Redevelopment Plan. Currently, a project is being developed for a phased development of as many as 100 units of elderly housing on a site owned by the public school system and within the Urban Redevelopment Area.

The City recently adopted a Subdivision Incentive Ordinance offers developers a basket of financial assistance to help lower development costs of subdivisions within the city. The program is designed not only to assist affordable housing development but mid to upper market housing subdivisions as well. The first applications for the program were received in March 2021.

### **SUPPLY OF AFFORDABLE HOUSING UNITS**

As identified by the data, the supply of housing in recent years for the Statesboro market has been primarily for student housing in large multi-unit complexes and “starter homes” built and sold in the \$150,000 - \$200,000 range for families. Virtually all multi-family housing has been developed inside the City of Statesboro because public water and sanitary sewer service is only available there. Most, about 85%, of new single-family housing has been developed in the County, primarily within a three-mile ring surrounding Statesboro in the lower, middle, and upper tier income and pricing categories.

### **Building Permits for New Housing**

Within the City of Statesboro, between the years 2010 and 2020, 318 residential structures were built: 195 single family, 105 townhomes and 18 duplexes, for an average of 30 units per year. During the same period, over 1,000 units of multi-family student housing was developed.

During the same period, 2,052 residential units, virtually all single family, were built in Bulloch County. Most of these homes, 1,193, were located within a 3-mile radius of the



Statesboro City Limits. This represents around 200 new housing units per year, nearly a 7-fold increase above the city.

Beginning in the late 1990's and until the early 2000's, the city experienced a significant surge in multi-family housing primarily to serve a rapidly increasing student enrollment at Georgia Southern University. During this period, nearly 3,000 units of student purposed multi-family housing was built providing approximately 7,500 student beds. A scant 200 – 250 units of traditional multi-family housing was developed during this period in addition to approximately 300 units of assisted multi-family rental housing.

The current average annual supply of multi - family housing units within the city is estimated at 53 units per year and, specifically for students, 211 units per year. It should be noted that, currently, the University has no plans to develop student housing on campus.

### **Sales of New Housing**

The sales of newly built housing have been most prominent in the County, particularly in the afore mentioned three-mile ring around Statesboro.

Between 2015 and through 2020, a total of 888 single family homes were sold in Bulloch County for an average of 150 per year. During the same period, only 34 single family units and 28 townhomes were sold in the city for a combined average 10 units per year.

Sales prices for new homes in Statesboro have tended to be lower on average than in Bulloch County, with most homes selling for slightly less than \$150,000. On the other hand, homes in the County have been selling in the \$150,000+ range and in recent years, above \$200,000 and \$250,000, to middle tier income purchasers.

In summary, 83% of all new home sales over the past 5 years have occurred in the County.

It should be noted that there has been a significant increase in home building costs, over 40% for some building materials, which has and will continue to impact the sales price for entry level homes pricing.

### **Availability of Existing Single-Family Housing for Resale**

From an examination of home sales data provided by the Tax Assessor, the re-sale of homes within the city tends to average 25 – 30 units per year. It is noted from this data, that as many as 50% - 60% are transactions below \$100,000. About half of these sales went to investors indicating that the units are likely to enter the rental market. At these sales prices, these units could be a source of affordable housing for many families. However, it is also noted that the location of these units being sold are within declining neighborhoods situated in the city's core area and within the Urban Redevelopment Area. This would indicate than many of these homes, whether being purchased by an investor intending to create an income property

or another homeowner, require modest to major rehabilitation based on inspection by the Tax Assessor's staff.

### **Multi-Family Housing (Other than Student Housing)**

There are an estimated 2,400 family or individual rental housing units in Statesboro, plus 803 units of rent subsidized housing. Current rental rates are in the \$750 to \$1,200 range depending on location, size of unit and amenities. A typical 2 bedroom, modern and recently constructed unit will rent in the \$1100 per month range. Older and perhaps less desirable 2-bedroom rental units typically rent for \$750 per month.

Typically, for families and individuals to be able to find affordable rental property in Statesboro, they must look to subsidized rental housing, older and smaller rental unit complexes or older single family or duplex homes. These units often require rehabilitation and are in declining neighborhoods. Rental rate data for these units is not readily available, however US Census estimates indicate the rental rates for such units ranges from \$400 to \$750 per month.

Vacancies for non-student multi-family rental housing are currently estimated at 2.5%.

### **Conclusions – Supply of Affordable Housing:**

- Most sources concede there are virtually NO vacancies in most lower tier affordable housing categories within Statesboro. Currently, all subsidized rental housing has waiting lists.
- Most of the affordable low and middle tier new home opportunities can only be found in the County within the 3 – mile ring surrounding the city and even that is limited in the lower price ranges at around \$150,000.
- There is only a very limited supply of new affordable housing being developed within the city in either single family or multi-family units and even less at affordable rates.
- The opportunity to find affordable housing in the re-sale market is difficult, unless the purchaser is willing to invest in a home requiring modest to significant rehabilitation. The location of this housing will most often be found in declining city core neighborhoods.
- **Thus, it can be concluded that the availability of decent, safe, and sanitary housing in Statesboro is severely lacking.**

## **THE DEMAND FOR AFFORDABLE HOUSING**

There are many factors affecting the demand for affordable housing.

First, is household income. Generally, families and individuals with annual incomes of \$35,000 or less will be looking for affordable housing in the lower tier of the housing marketplace. This typically means a purchase price of around \$110,000 or a rent rate of no more than \$850 per month. Over 60% of Statesboro's families have annual incomes less than \$35,000.

For Statesboro, the Median Family Income is currently estimated at around \$29,000, even lower within the core area neighborhoods in the Urban Redevelopment Area. This represents a purchase capacity for a home of \$100,000 or less or a rent rate of under \$650/month that can be considered affordable for many families.

Second, is the type and size of housing desired or required by families. From a survey conducted as part of the *Citywide Housing Study*, respondents, 25% of which had family incomes \$35,000 or less:

- Preferred homeownership in a single-family detached home (67%) although a number would choose or consider a townhome (50%)
- Preferred to live in the city of Statesboro (56%)
- Looking for housing priced at \$200,000 or less (50%)
- Looking for monthly rental housing at \$750 or less (42%)
- Want to live closer to their place of employment (40%)
- Those seeking alternative housing to what they have now are looking for purchase (54%) or rental (46%).

Most respondents, however indicated they were basically satisfied with their current housing in terms of size, location, and condition. 20 – 25% indicated dissatisfaction with one or more of these factors.

Third, much of Statesboro's labor force, 13,000 out of a total labor market having 16,257 jobs, or 83%, commute daily into the city from either the County or the surrounding area, including Savannah 40 miles away. This is an exceptionally high number for any community, and it can reasonably be concluded that the lack of housing opportunities in Statesboro has had a direct effect on this pattern.

Lastly, is population growth and, in the case of Statesboro, student growth. Since affordable student multi-family housing demand is either met by the provision of on-campus dorms or privately built student housing, this report will focus on the affordable housing needs of non-student Statesboro residents and potential growth of the City and County.

The *Citywide Housing Study and Needs Analysis* has projected annual housing demand for Statesboro over the next ten years as follows:

- **A total annual housing demand annually over the next ten years of 645 units made up of:**
- 235 single family units
- 88 townhome units
- 163 small multifamily units (duplex, Triplex and quads)
- 159 units in large multi-family complex (including student housing)

The annual demand for sales housing totals 176 new units and is made up of:

- 105 single family units
- 61 townhome units
- 10 large or small multi-family units (condo)

The annual demand for rental housing totals 467 new units annually and is made up of:

- 130 single family units
- 27 townhome units
- 158 small multi-family units
- 154 large multi-family units

Student housing needs are included in the above demand; most of that demand being for multi-family housing and most likely in large units offering “multiple bedrooms”. For purposes of this study, it is assumed that the demand for traditional (non-student) multi-family housing will be around 150 – 175 units each year.

The following income groups make up that demand:

- 60% with annual family income of \$35,000 or less. (Lower Tier)
- 18% with annual family income of \$35,000 - \$50,000 (Lower – Middle Tier)
- 13% with annual family income of \$50,000 - \$75,000 Upper Middle Tier)
- 9% with annual family incomes greater than \$75,000 (Upper Tier)

It is forecasted that those families earning \$35,000 or less will likely look to fill their housing needs with new sales or re-sale housing (77-unit demand) or rental housing (310-unit demand) with a strong preference for single family rental housing.

#### **Summary and Conclusions:**

**The affordable housing demand for Statesboro families with incomes \$35,000 or less totals approximately 387 units per year when student housing is not included. That demand is split between sales (homeownership) 77 units and rental 310 units.**

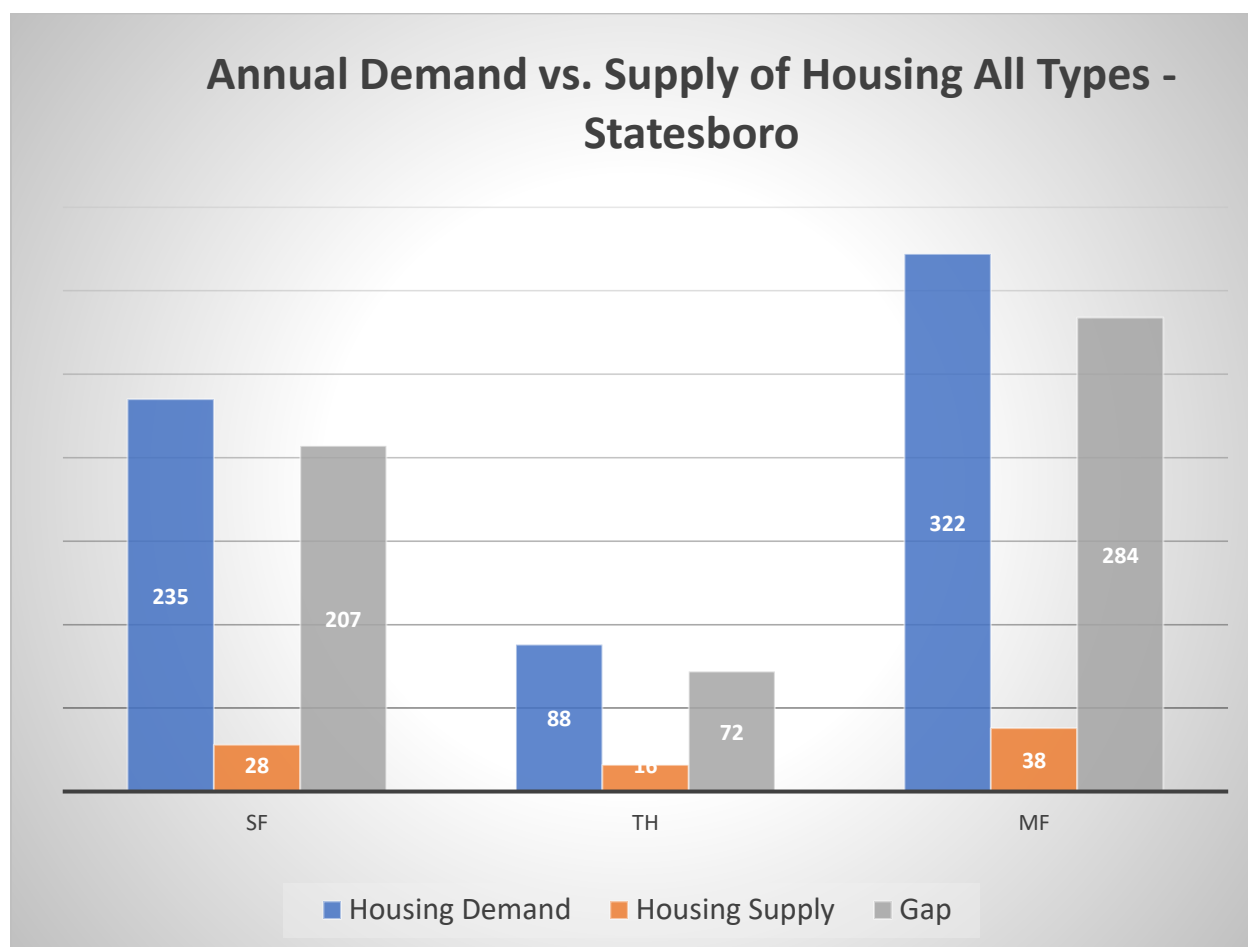


## THE GAP BETWEEN SUPPLY AND DEMAND FOR AFFORDABLE HOUSING

The *Citywide Housing Study* has determined the gap, or unmet demand, for various types of housing in Statesboro. This Affordable Housing Plan will focus on the gap between housing supply and demand for the annual family income group at \$35,000 or less.

To begin with, the gap between demand and supply for all housing demand and income groups within the Statesboro market is extremely large, ranging from 82% to 88%. **For the lower income group that gap is 98%.**

**Thus, this Affordable Housing Plan must focus on recommendations to increase supply almost as though NONE of the demand for affordable housing has been or is currently being met by private, non-profit, or public enterprises.**



## **A PLAN TO STIMULATE THE DEVELOPMENT AND RETENTION OF AFFORDABLE HOUSING**

There are numerous tools municipalities can use to promote the development of affordable housing. ***No one tool is more effective than establishing affordable housing as a city priority and then implementing policies and programs directed toward the retention and additional supply of affordable housing and revitalization of deteriorating neighborhoods.***

The City of Statesboro has already taken these initial steps to address the issues of affordable housing.

- Commissioning the preparation of a Citywide Housing Study and Needs Analysis and this Affordable Housing Plan as recommended in its Comprehensive Plan.
- Establishment of an Urban Redevelopment Area.
- Adoption of an Urban Redevelopment Plan.
- Became a Georgia Housing Initiative Community (GHIC) member.
- Re-established the Bulloch County – Statesboro Land Bank Authority; and
- Appointed a new Board of Directors for the Statesboro Housing Authority.

By considering and then adopting the following tools and policies and perhaps others, the City will be better able to attack and solve its substantial affordable housing needs particularly for low tier income demand:

### **Retention of Affordable Housing Through Housing Rehabilitation and Neighborhood Revitalization – Implementation of the Urban Redevelopment Plan – A Top Priority:**

Most of the affordable housing in Statesboro is existing single-family homes and small clusters of multi-family housing (duplex, triplex, quadplex and apartments) located in core area neighborhoods surrounding Downtown Statesboro. The total number of these housing units is approximately 1,800 with 60% - 70% of these being rental units. A large percentage (75%) of these units were built before 1980; 50% before 1960. Only 30% are considered in good or better condition.

**For this reason, the City of Statesboro has established an Urban Redevelopment Area (URA) within its central core area which includes its commercial and government centers and surrounding residential neighborhoods. It has also adopted an Urban Redevelopment Plan (URP) with broad objectives for revitalizing these neighborhood areas and the redevelopment of Downtown Statesboro as the major activity center for the city.**

A major focus of the URP is the revitalization of four core area neighborhoods (Johnson Street, MLK, Whiteville and Mulberry) within the URP through housing rehabilitation, development of new affordable housing, removal of dilapidated structures and blighting influences, improvements to basic infrastructure and enhancement of neighborhood amenities. Successful implementation of such a program can create diverse housing opportunities for

mixed income groups and bring new employment and economic opportunities not currently available to its residents.

Likewise, **without this neighborhood revitalization aspirations of a vibrant downtown and a connecting entertainment and retail corridor connecting it to the University will be difficult to achieve.**

The city has made affordable housing a priority. It should task the Planning and Development Department to develop a plan to add housing and neighborhood revitalization as a function within the Department for consideration by the City Council. **By approving and implementing such a plan, the city will greatly enhance its chances in obtaining competitive grants through the Community Development Grant Program (CDBG), the Community Housing Investment (CHIP) Programs and other Federal and State Programs that might become available in the future.**

#### **CDBG and CHIP GRANTS:**

The preparation of a Revitalization Area Strategy and Plan (RAS) for the Johnson Street Neighborhood (top priority neighborhood within the URA) is currently underway. City staff has begun a series of neighborhood meetings with the assistance of neighborhood non-profits, churches, and the local NAACP organization. Adoption of the RAS for Johnson Street is expected by the end of 2021 in time to be included as a part of the submittal of a CHIP HOME grant application in early 2022 and followed by a CDBG Application in mid - 2022. Completion of the RAS will entitle the city to earn bonus points in the scoring of their CDBG applications by DCA as well as bonus points for the CHIP grant through the adoption of this Affordable Housing Plan.

The major focus of these financial assistance programs administered by the Georgia Department of Community Affairs, will be for existing housing rehabilitation, the construction of new affordable housing opportunities (using CHIP funds), removal of blighted structures and other conditions adversely affecting the neighborhood and improvements to public infrastructure. This will begin a long but badly needed and focused program to retain affordable housing and desirable living conditions within Statesboro's core neighborhood areas. It is estimated that it will take 15, perhaps 20 years, to complete the program within all neighborhoods in the URA.

For the city to position itself to be awarded competitive grants for housing rehabilitation and neighborhood revitalization, it is recommended that the following be undertaken:

1. Implement a plan to create a Neighborhood Revitalization and Housing Rehabilitation Program within the Planning and Development Department. This will need to include the addition of experienced staff or contracting for those services with private firms and/or assistance from the Coastal Regional Commission.

2. Develop policies and procedures to assist property owners in rehabilitating their homes, including investor – owned properties. These policies and procedures should also address loans and grants that might be available through a city sponsored Revitalization Area Strategy Program.
3. Encourage and seek commitments from property owners, including investor owners, to support and participate in the neighborhood revitalization program through the rehabilitation of their property.
4. Continue an aggressive Property Maintenance Code enforcement program and, with statistics, show that the City has achieved specific goals.
5. Develop an inventory of completed housing inspections, work write ups and improvement cost estimates for homes in concentrated Target Areas and solicit property owner agreements to participate should needed and qualifiable financial assistance be available.
6. Design infrastructure projects to improve the physical characteristics and appearance of the Target Area and Neighborhood.
7. Complete a Revitalization Area Strategy (RAS) for each target neighborhood within the URA and identify specific projects and project areas within each neighborhood. Seek neighborhood participation and buy-in to the program and plan.
8. Conduct an annual review of the implementation of the recommendations included in this Affordable Housing Plan.

### **GICH Committee**

The Georgia Initiative for Community Housing Initiative (GICH) offers communities a three-year program of collaboration and technical assistance related to housing and community development. The objective of the initiative is to help communities create and implement a locally based plan to meet their affordable housing needs.

The City of Statesboro became a Georgia Initiative for Community Housing (GICH) participant in 2019 and is now in the second year of its activities. The GICH Committee has become increasingly engaged in the following work to promote and facilitate the development of affordable housing being undertaken by the city:

1. Initiated a community socio-economic survey within the Johnson Street neighborhood.
2. Hosted neighborhood meetings within the Johnson Street Neighborhood to provide knowledge of potential programs being considered by the city.
3. Held monthly meetings to review and provide input for housing policies and programs being considered by the City.
4. Conducted periodic reviews of the progress being made in developing this Affordable Housing Plan and the Revitalization Area Strategies (RAS) plan for core City neighborhoods.

It is recommended that the GICH Committee serve as the vehicle for outreach to the non-profit and faith-based organizations in the community to enlist their support and participation in the creation of affordable housing.

### **Expand the Supply of Affordable Housing with Temporary or Interim Units**

There is a current and urgent need for decent safe and sanitary housing in Statesboro. There is strong visual and verbal evidence (from community police force officers) that families are living in unsafe and unsanitary housing that likely will require demolition. In most cases, it is reported that the families have no affordable options nor are affordable “standard condition” units available. The Statesboro Housing Authority reports only one vacancy with a waiting list.

It is recommended that the city take immediate steps to create a supply of decent, safe and sanitary housing. For example, mobile homes could be leased, placed on public or leased land, connected to utilities and be made available as temporary housing for families in need. Also, as an option, residential, commercial, or even industrial buildings could be re-purposed as temporary housing. Steps such as these and certainly others could ease the immediate needs of families until permanent housing can be developed through new construction or rehabilitation of existing units.

### **Develop the Capacity of Non-Profit Organizations to Provide Affordable Housing**

In early 2000, the City of Statesboro developed a partnership with the Statesboro Chapter of Habitat for Humanity to assist in completing the construction of 25 units of affordable housing funded by CDBG and CHIP Programs. That partnership could be duplicated with other non-profit entities in the city to increase the local capacity to provide decent, safe and affordable housing within the community.

Given that the city has a priority of increasing its very low home-ownership percentage (currently around 25%), non-profit entities could help the city not only by providing affordable housing but increased homeownership as well. Churches and other non-profits could become sponsors of new affordable housing the URA neighborhoods where dilapidated or abandoned housing or lands were cleared by the city.

The City should consider providing the necessary leadership and resources to develop the capacity of non-profits to become partners in solving the city’s affordable housing challenge.

### **Bulloch County/City of Statesboro Land Bank Authority:**

Both the County and the City have previously created a Land Bank Authority and are now in the process of forming its Board of Directors and operating policies. Land Banks are a potentially useful and valuable tool in returning tax-delinquent properties to the tax rolls by acquiring the interest in the property, clearing ownership issues, extinguishing delinquent tax and utility fines and liens, and then turning over the property to an entity who will develop



affordable housing and return the performing property to the tax rolls. The Land Bank Authority can receive donations of property from private or public interests.

### **Statesboro Housing Authority**

The Statesboro Housing Authority currently manages 148 units of family and elderly public housing in Statesboro. Public housing is no longer a core affordable housing development tool, but the Housing Authority can greatly assist by being an information conduit for Section 8 housing vouchers (a program designed to replace public housing using privately developed and owned affordable housing). Currently, families and individuals must contact the Georgia Department of Community Affairs in Atlanta to obtain assistance and the Section 8 vouchers to obtain affordable housing. Likewise, the Housing Authority can be an advocate for the preservation and development of affordable housing and assist in attracting affordable housing developers to Statesboro.

### **Use of Publicly Owned Land for Affordable Housing**

Tax records show there are numerous sites within Statesboro owned by the city, Board of Education and Bulloch County that could be suitable for the development of affordable and perhaps market rate housing. The city should initiate and complete an inventory of all publicly owned land and make such appropriate sites available for affordable housing if not needed for other public purposes.

### **Encourage and Facilitate Non-Profit and Civic Entities to Sponsor and Develop Affordable Housing**

Non-profit entities including churches and other organizations having places of worship, civic clubs, and social organizations have not historically engaged in the development of affordable housing as a sponsor/owner in Statesboro.

The City should reach out through its Planning and Development Department housing staff to these institutions and encourage them to develop affordable housing for low-income families and individuals (including the elderly) as well as help develop financing plans using loan and grant programs from State and Federal sources.

### **Federal Tax Credit Programs**

There are two Federal and State Housing Tax Credit programs that can be made available to developers to facilitate and encourage the development of affordable housing. The Housing Tax Credit Program allocates federal and state tax credits of 9% and 4% to developer - owners of qualified rental properties who reserve all or a portion of their units for occupancy for low-income tenants.

The Georgia Department of Community Affairs offers a streamlined, single application process to access funds available through the HOME Rental Housing Loan and Housing Tax

Credit programs. Applicants can apply for 9% Tax Credits through the yearly Competitive Scoring Round and/or 4% Tax Credits (for Bond Financed Developments).

DCA's process for allocating funds through the Georgia Housing and Finance Authority is outlined in Georgia's Qualified Allocation Plan (QAP). This document describes (1) the federal and state resources available for financing rental housing through the plan, (2) the legislative requirements for distributing these resources, (3) the State's preference for the location and type of such housing, (4) the process used for evaluating applications and awarding these resources, and (5) program compliance requirements and procedures.

### **Creation of a Community Housing Development Organization (CHDO)**

A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. To qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

CHDOs are established solely to provide access to a certain set-aside of federal HOME program funds. Federal regulations require the participating jurisdiction (PJ) to set aside 15 percent of each fiscal year's HOME fund allocation specifically for CHDO development-related activities. The HOME Regulations permit the PJ to spend up to 5 percent of its fiscal year's HOME fund allocation on operating expenses for qualified CHDOs; *however, this is not mandatory.*

CHDO funding may be available for the following types of activities:

- **Development projects:** Including new construction or acquisition and/or rehabilitation of rental housing, transitional housing units or single-family homes for homeownership opportunities (including project-specific down payment/closing cost assistance)
- **Operating funds:** In conjunction with a development project.

The CHDO must have a formal process for allowing low-income housing program beneficiaries to advise the organization in its decisions regarding the design, development, and management of all HOME-assisted or HOME-eligible affordable housing developments. The organization's governing body should have up to one-third of its membership residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations. The organization must have a history of serving the service areas where HOME-assisted or HOME-eligible housing is located and employ staff that have the capacity to carry out affordable housing development.

The Department of Housing and Urban Development can aid communities that wish to establish a CHDO. In many communities, the local Public Housing Authority acts as the CHDO and partners with developers of affordable housing to access the HOME set aside.

## **Housing Choice Voucher Program (Section 8 Housing Certificates)**

The Housing Choice Voucher Program, also known as Section 8, is part of Georgia's comprehensive housing program administered by the Georgia Department of Community Affairs (DCA). This is a tenant-based rental assistance program that assists extremely low moderate-and low-income individuals and families to rent safe, decent, and affordable dwelling units in the private rental market. The program was created by the Housing and Community Development Act of 1974 and is funded by the United States Department of Housing and Urban Development (HUD).

The goals of the Housing Choice Voucher Program (HCV) are to:

1. Provide improved living conditions for extremely low- and low-income individuals and families while maintaining their rent payments at an affordable level.
2. Affirmatively further fair housing for individuals and families.
3. Promote freedom of housing choice and integrate lower income and minority persons into mainstream neighborhoods.
4. Provide decent, safe, and affordable housing for eligible participants.
5. Provide an incentive to private property owners to rent to lower income persons by offering timely subsidy payments.

The Department of Community Affairs provides the subsidy payment directly to the landlord on behalf of the program participant. The amount of the subsidy is based primarily upon the participant's income. DCA administers the program in Statesboro.

Families who meet program and income eligibility are selected from DCA's wait list when funding and vouchers are available. Once a family is selected for a Housing Choice Voucher, they are required to attend an informational briefing about the program rules and their obligations to the program. When the family receives their voucher, they are responsible for finding a housing unit that meets their voucher size. Once the family finds a unit that meets their voucher standard and the unit passes HUD's Housing Quality Standards, DCA will begin the subsidy payment, on behalf of the family, directly to the landlord.

## **Tax Allocation Districts**

Two Tax Allocation Districts (TAD) have been duly established by the City that encompasses the Downtown Redevelopment Area and Blue Mile Project plus a sports complex South of the University. The City should consider expanding the existing district to encompass the entire URP Area so that the financial resources offered by a TAD could be used to facilitate housing and neighborhood revitalization in the target URP Neighborhoods. Such a process would not be difficult and the expected development to be generated in the neighborhoods would generate additional property tax income for the TAD.

## **Evaluation of City Comprehensive Plan, Land Subdivision and Zoning Code**

The Planning and Community Development Department should evaluate all land use plans and implementing tools and ordinances to assure that none of these either recommend or have provisions that hinder the development of affordable housing. For example, restrictions on minimum lot sizes, building lot coverage maximums, residence square foot minimums, often preclude the development of smaller and less expensive homes. Allowing auxiliary rental structures (ie. garage apartments) within certain residential zoning districts can often increase the supply of affordable housing, particularly for the elderly as well as allowing small rental apartments within larger dwelling units. Promoting mixed use commercial/residential uses likewise can increase the supply of affordable housing as well as offering incentives, like increased density, for affordable housing projects. Allowing the conversion or re-purposing of non-residential structures for affordable housing is also an option that could be explored with residential developers.

## **Re-examine the Recently Adopted Subdivision Incentive Program by the City**

In early 2021, the City of Statesboro Commission adopted an incentive program to attract developers of residential subdivisions to the city. The focus of the program was for both upper tier owner-occupied homes as well as lower tier affordable owner-occupied housing. The objective was to create more housing opportunities within the city by providing economic incentives to lower per lot development costs through direct and indirect subsidies and payments. To date, the program has met with limited response.

It is recommended that this program be re-examined, including seeking input from the residential subdivision and housing development community, to improve its ability to attract the creation of new residential communities with a variety of affordable housing options.

By taking some or all of these steps, the City of Statesboro can begin the process of revitalization of its core area neighborhoods while the redevelopment and revitalization of Downtown and the creation of “The Blue Mile” is underway. TOGETHER, these initiatives will likely spur the re-birth of a vibrant core city area diverse in population, opportunity and participation in entertainment and cultural activities. The city should continually look for other actions it can take to stimulate neighborhood revitalization and the preservation and development of new affordable housing opportunities for all of Statesboro’s residents.

**Photos of Existing Substandard and New Infill Housing  
Within Target Area Neighborhoods  
In The  
Urban Redevelopment Area Neighborhoods**





**Vacant and Dilapidated Home on Rackley Street – Johnson Street Neighborhood**



**Vacant and Dilapidated Home on Inman Street - Johnson Street Neighborhood**





**New Duplex Housing on West Inman Street - Johnson Street Neighborhood**



**Habitat Home Neighborhood in MLK Neighborhood**





**Vacant Dilapidated Home in MLK Neighborhood**



**Occupied Mobile Home in Whiteville**



**Vacant Dilapidated Home in Whiteville Neighborhood**



**Vacant Substandard Condition Duplex Home in Mulberry Neighborhood**





**Substandard Apartment Structure Adjacent to The Blue Mile Corridor**

**Johnson Street Neighborhood**



**Occupied Housing Johnson Lane – Across from Public Housing**

**Johnson Street Neighborhood**





**125 Morris Street – Rehab House**

**MLK Neighborhood**



**215 Johnson Street – Rehab House**

**Johnson Street Neighborhood**





**324 Johnson Street Corner of Brown – Rehab Home**  
**Johnson Street Neighborhood**



**314 Denmark Street – Rehab Homes**  
**MLK Neighborhood**





**141 Williams Street – Rehab Quads**  
**MLK Neighborhood**



**Johnson Street Neighborhood – Rehab Single Family**



# STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police

DATE: August 17, 2021

RE: Patrol Car Purchases

POLICY ISSUE: Purchase of Patrol Cars

RECOMMENDATION: That Council approve the purchase of eight new patrol cars including "up-fitting" with required equipment, as well as a replacement detective vehicle.

BACKGROUND: Each year the police department needs to purchase patrol cars to keep the fleet healthy. The current SPLOST revenues designated for Police Vehicles has been coming in higher than originally anticipated (currently this account shows a balance of \$542,047). Additionally, recent insurance payments and surplus of old police vehicle sales have brought in \$29,967 to the General Fund. The police department is in need of additional patrol cars and a new detective vehicle to keep the fleet in a healthy condition. The PD requests that Council approve the purchase of eight new patrol vehicles including all required equipment and up-fitting, as well as a detective vehicle. The purpose of this memorandum is to confirm the expenditure of no more than \$572,014 to purchase and outfit eight patrol cars and one detective vehicle. The cars and related equipment will be purchased following the city's purchasing policy, and include prices obtained from the state bid process, a sole source contract (Patrol PC), and by "piggy-backing" an existing government contracts for patrol car outfitting.

BUDGET IMPACT: Police vehicles were approved as part of the SPLOST expenditures.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A



Timothy E. Grams  
Fire Chief

# Statesboro Fire Department

*Proudly serving the City of Statesboro and  
surrounding communities since 1905!*



Jonathan M. McCollier  
Mayor

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## City Council Agenda Memorandum

**To:** Charles Penny, City Manager

**From:** Timothy E. Grams, Fire Chief

**Date:** 8-9-2021

**RE:** Purchase of two (2) Pierce Fire Engines

**Policy Issue:** NA

**Recommendation:** Allow the Statesboro Fire Department to move forward with the purchase of two (2) Pierce fire engines in the amount of \$1,342,410.00.

**Background:** The City of Statesboro desires to purchase two (2) Pierce custom fire engines by piggy-backing Sandy Springs, GA which utilizes a cooperative contract derived from the League of Oregon Cities. This cooperative contract, like others we have used, uses the bulk purchasing power by grouping numerous cities into one purchasing effort. The contract for this purchase has been awarded to Ten-8 Fire and Equipment to provide Pierce custom engines. This City of Statesboro desires to utilize this contract to obtain a significant discount on the purchase of these two (2) custom engines for a total cost of \$1,342,410.00.

**Budget Impact:** This purchase will utilize budgeted funds from the 2019 SPLOST. The City's Finance Director has verified the availability of funds for this project.

**Council Person and District:** All

**Attachments:** None



# CITY OF STATESBORO

## COUNCIL

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



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

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

**To:** City Manager Charles Penny

**From:** Leah Harden, City Clerk

**Date:** 8/10/2021

**RE:** Setting of three Public Hearings for a tentative increase of 2.20 percent for the 2021 property taxes for the City of Statesboro.

**Policy Issue:** The levying and recommending authorities must hold three public hearings allowing the public input into the proposed increase in taxes. Two of the public hearings may coincide with other required hearings associated with the millage rate process, such as the public hearing required by O.C.G.A. § 36-81-5 when the budget is advertised, and the public hearing required by O.C.G.A. § 48-5-32 when the millage rate is finalized. One of the three public hearings must begin between 6:00 PM and 7:00 PM in the evening.

**Recommendation:** Consideration to set the dates for the required three (3) public hearings to solicit input regarding the millage rate of 7.308 for the 2021 property taxes. 1st Public Hearing August 31<sup>st</sup> 2021 at 9:00 am, 2nd Public Hearing August 31<sup>st</sup> 2021 at 6:00 pm, 3rd Public Hearing September 7<sup>th</sup> 2021 at 9:00 am.

**Budget Impact:** None

**Council Person & District:** All

**Attachments:** None