



Mayor & Council Work Session

August 20, 2024 at 4:00 P.M



Agenda

1. Development Process
2. Building Permit Fee
3. Fire Equipment Assessment
4. Urban Redevelopment Plan



City of Statesboro

Development Process

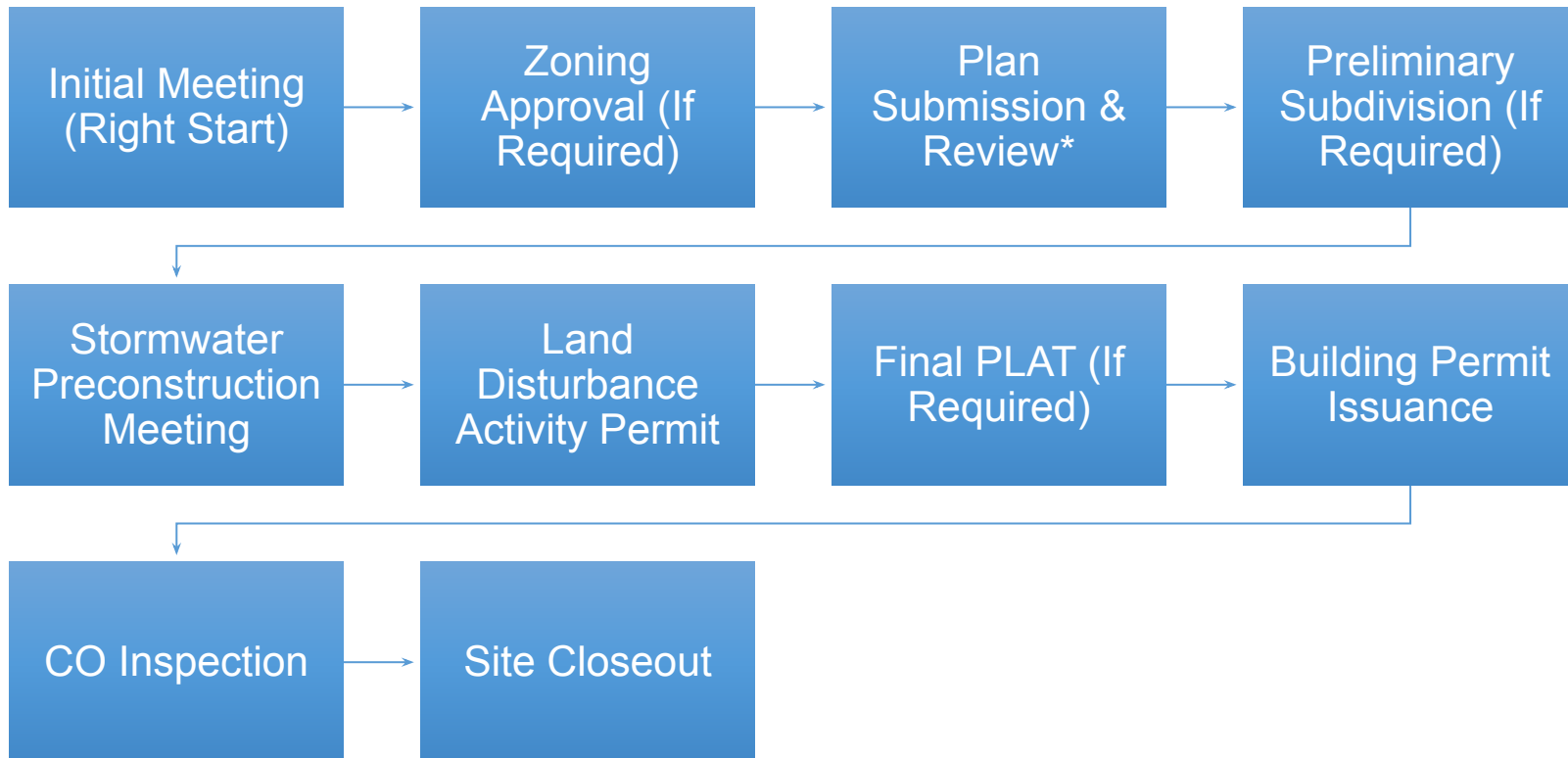


Purpose

- To ensure clarity of the development process to residents and Council members, we have included a step by step explanation of the development process.



General Process





Right Start Meetings

- As per Section 2.7.6 of the Unified Development Code, all applications for Zoning Map Amendments must attend this pre-application meeting.
- For all other developments, it is recommended that potential developers attend this meeting.
- Right start meetings only require a non-binding sketch plan for the development.



Zoning Map Amendment

- Based on Planning Commission and Council scheduling, a request for variance or zoning map amendment will generally take no more than 30 days.
- Per state law, if an annexation takes place, the Board of Commissioners for the County and the Board of Education must be notified at least 45 days prior to any action. Any objection will move to arbitration with DCA.
- The Zoning Map Amendment uses a Non-Binding Sketch Plan. The final development may be drastically different based on the limits of the approved zoning.

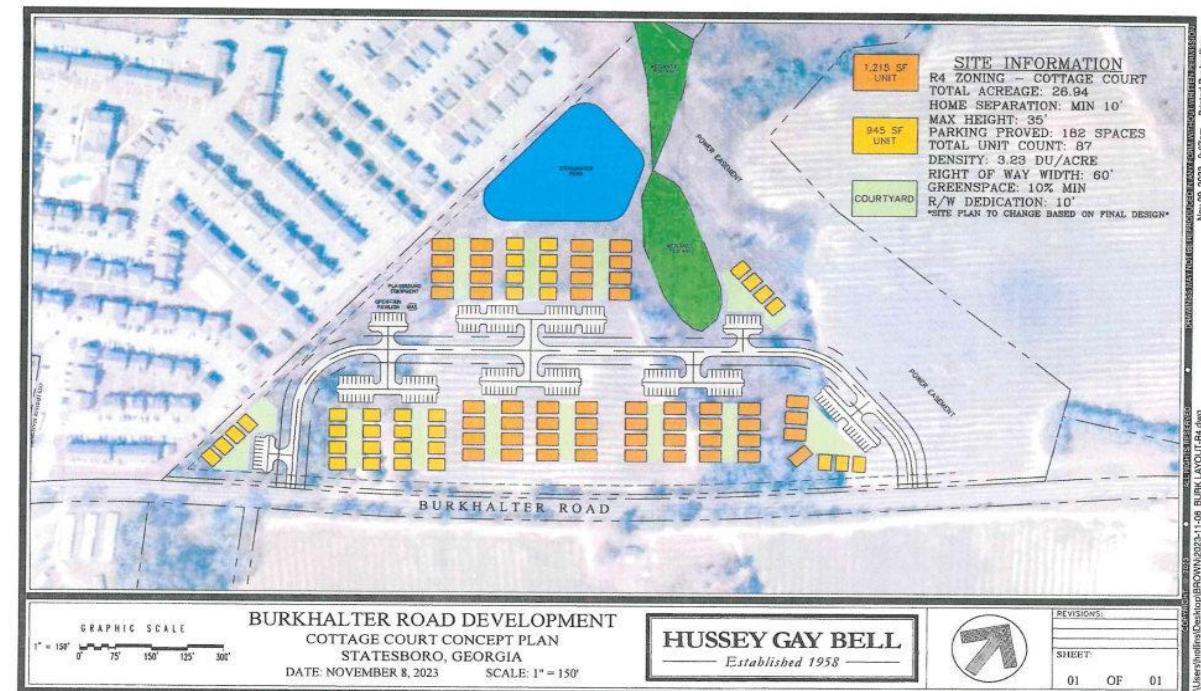


Development of Regional Impact (DRI)

- In the event of a large scale residential developments (400+ units) a Development of Regional Impact must be conducted.
- This process can take up to 45 days from initial submittal, and is conducted by the local regional commission.
- This must be completed prior to Council voting on the annexation of a property.
- Comments from the DRI are provided from all regionally impacted partners (i.e. Ogeechee River Keeper, County Governments, etc.).



Example





Example





Preliminary Subdivision PLAT (if required)

- Upon general approval of the plans for a project, the applicant will return a Preliminary Subdivision PLAT showing all easements, lot lines, and road infrastructure for approval by City Council.
- If no major subdivision (5 or more parcels) is required, then the applicant will proceed to their next step.
- Legal Counsel has confirmed that there is no requirement to have a Public Hearing for this approval stage.



Plan Submission & Review

- Plan submission is achieved through direct input into the Community Core permitting software.
- During initial submission, applicants are required to send all plans to appropriate state agencies for their review (Georgia Soil and Water Conservation Commission, Georgia Department of Transportation, etc.)



Land Disturbance Activity Permit

- Upon all approvals from both local and state reviewers, the applicant must install their initial erosion control measures to the site before picking up the permit.
- Initial controls include a sediment basin, and silt fencing. Some clearance of the limits of disturbance will happen during this process.
- After inspection of BMPs (Best Management Practices) the applicant may begin disturbance in earnest and pick up their LDAP.
- Residential development will have a pre-construction meeting at this time.



Final PLAT

- A Final PLAT will be submitted to staff after completion of site work for signature by the Mayor. This does not go back to Council.
- In addition to the PLAT, the engineer of record shall submit a copy of as-built plans to the Department of Public Works & Engineering.



Building Permit

- The applicant should submit a copy of architectural and structural plans through Community Core as a separate permit. Generally, this is done by the General Contractor for a project, but applicants may apply.
- These plans will be reviewed for consistency with local ordinance by all departments and when approved, a permit will be issued by the Chief Building Official.



Certificate of Occupancy (CO) Issuance

- General inspection will be conducted by the Chief Building Official/Building Inspector throughout a project.
- All Departments are required to provide a final approval on a project before issuance of the Certificate of Occupancy.



Site Closeout

- Upon project completion, the Department of Engineering will verify that all state requirements have been met.
- Upon verification, the Land Disturbance Activity permit will be closed.



Questions?



City of Statesboro

Building Permit Fee Schedule Amendment



Background

- House Bill 461 was recently passed by the State legislature and requires all cities/counties to revise how their building permit fees are calculated
- HB 461 took effect on July, 1 2024; and
- The goal is to retain the “status quo” for fee collection



Regulatory Impact

- Effective Date – July 1, 2024
- Requires that regulatory fees be used to fund “such regulatory activity and not the general operations of the local government, and further provided that shall not be required to establish a separate account for such proceeds. “



Permitting Language

- Regulatory fees may be assessed for building permitting under the following methods:
 1. For construction projects that are classified as new construction or for extensive renovation projects, the number of square feet of construction or the number of square feet of construction to be served by the system to be installed, in conjunction with the International Code Council or by similar data, and in conjunction with and limited by the hourly rate described in paragraph (3) or (4) of this subsection.
 2. A flat fee for each type of permit or inspection.



Current Building Permit Fee Schedule

- \$1000 and less:
 - No fee, unless inspection is required, in which case a \$35.00 fee for each inspection shall be required.
- \$1000 to \$100,000:
 - \$35.00 for first \$1,000.00 plus \$6.00 for each additional thousand or fraction thereof to, and including, \$100,000.00.
- \$100,000 to \$500,000:
 - \$629.00 for first \$100,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
- \$500,000 to \$1,000,000:
 - \$2,229.00 for the first \$500,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$1,000,000.00.
- \$1,000,000 and up:
 - \$6,687.00: for the first \$1,000,000.00 plus \$2.00 for each additional thousand or fraction thereof.



Proposed Building Permit Fee Schedule

- Single-Family Residential/Townhome New Construction
 - \$0.46 x Square Footage
- Accessory Structures
 - \$0.16 x Square Footage or \$50, whichever is greater
- Commercial Construction
 - New Commercial (w/buildout): \$0.67 x Square Footage
 - Commercial Shell Building: \$0.22 x Square Footage
 - Commercial Alteration: \$0.45 x Square Footage
- Plan Review Fee = 5% of Building Permit Fee (applies to all permits)



- Questions

Fire Apparatus Challenges



Overview

- The Fire Department is currently facing a number of challenges as it relates to its Apparatus Fleet.
 - Currently, the FD only has one (1) aerial apparatus in service.
 - Manufacturers' build times range from twenty-four (24) to forty-eight (48) months.
 - Average annual price increases are expected to be around 10% for the foreseeable future.
 - In addition to this annual increase, some manufacturers have started utilizing a Producer Price Index (PPI) program to offset their cost.
 - The amount of funding currently allocated for the purchase of new fire apparatus may create additional challenges.
 - \$1.5 million budgeted in FY25 and FY26 for a total of \$3 million.



Current Apparatus

- Truck 1 (Tower Truck)
 - Currently the only aerial apparatus in-service.
 - Was purchased in 2013.
 - Is scheduled to be moved to “reserve” status in 2028.
 - Significant maintenance cost over the past two (2) years.
- Ladder 2 (reserve aerial)
 - Purchased in 1995.
 - Requires a new motor in order to return to service.
- Engine 3
 - Purchased in 2013 and should be reassigned to “reserve” status based on NFPA Standards.



Considerations

- Purchasing “Used” and/or “Demo” apparatus.
 - FD Staff did research used and manufacturer demo units but was unable to locate any apparatus that met the department’s needs.
- Due to the number of current and planned multi-story buildings within the community, the addition of a “Quint” apparatus to the FD fleet is warranted.
- Given the rate of growth within the community, additional fire stations and apparatus will be needed to maintain current service levels.
- Most manufacturers offer significant discounts for “prepayment” as well as “multi-truck purchase”.
- Price increase of 1% to 2% per quarter is anticipated across most manufacturers.



Recommendations

- Purchase a new 100' Platform Aerial Apparatus.
 - \$2.1 - \$2.5 million.
 - Approximately 34 month build time.
 - Would replace Truck 1 as the FD's "Front-Line" Aerial.
 - Truck 1 would be reassigned to "Reserve" and Ladder 2 would be surplus.
- Purchase a new 75' Quint Apparatus.
 - \$1.5 - \$1.8 million.
 - Approximately 24 to 26 month build time.
 - Would replace Engine 3 and would be apparatus assigned to Station 3 on Brannen St.



Recommendations

- Purchase of new Fire Engine
 - \$900k - \$1.1 million.
 - 24-30 month build time.
 - In preparation for Station 4.
- Total cost for all three (3) apparatus would be between \$4.5 and \$5.4 million.
- Due to the number of issues over the past two (2) years with Truck 1, the FD is recommending renting an additional aerial apparatus to ensure those service capabilities are maintained.
 - Between \$6,000 and \$8,000 per month.
 - Total cost over a two (2) year period would be between \$144,000 and \$192,000.




Manufacturer Quotes/Proposals

- Sutphen (as of July 27th)
 - \$4,725,000 for a custom engine, a 75' quint and a 100' platform.
 - Full prepayment would reduce price to \$4,252,000.
- Peirce (as of July 17th)
 - \$5,010,000 for a custom engine, a 100' quint and a 100' platform.
 - Full prepayment would reduce price to \$4,508,000.
- Seagrave (as of July 30th)
 - \$5,500,000 for a custom engine, a 100' quint and a 100' platform.
 - No prepayment discount information provided.



Questions?



City of Statesboro Urban Redevelopment Plan Update

August 2024

What is an Urban Redevelopment Plan?

An **urban redevelopment plan** is a strategic document aimed at revitalizing underdeveloped or declining city areas by upgrading infrastructure, enhancing public spaces, and fostering economic growth, to improve residents' quality of life and attract investment. Urban Redevelopment Plans need to be updated every 3 years.



What can an Urban Redevelopment Plan do for my community?



It qualifies a community to be able to apply for Community Development Block Grants (CDBG) every year.



It provides up to 20 bonus points on CDBG Annual Competition applications.



It gives municipalities the power to redevelop blighted or threatened areas in their communities.



It permits the use of tax-exempt bonds for redevelopment purposes.

The Urban Redevelopment Plan (URP) for the Core Area of Statesboro embraces the following areas of Statesboro:



Downtown Statesboro

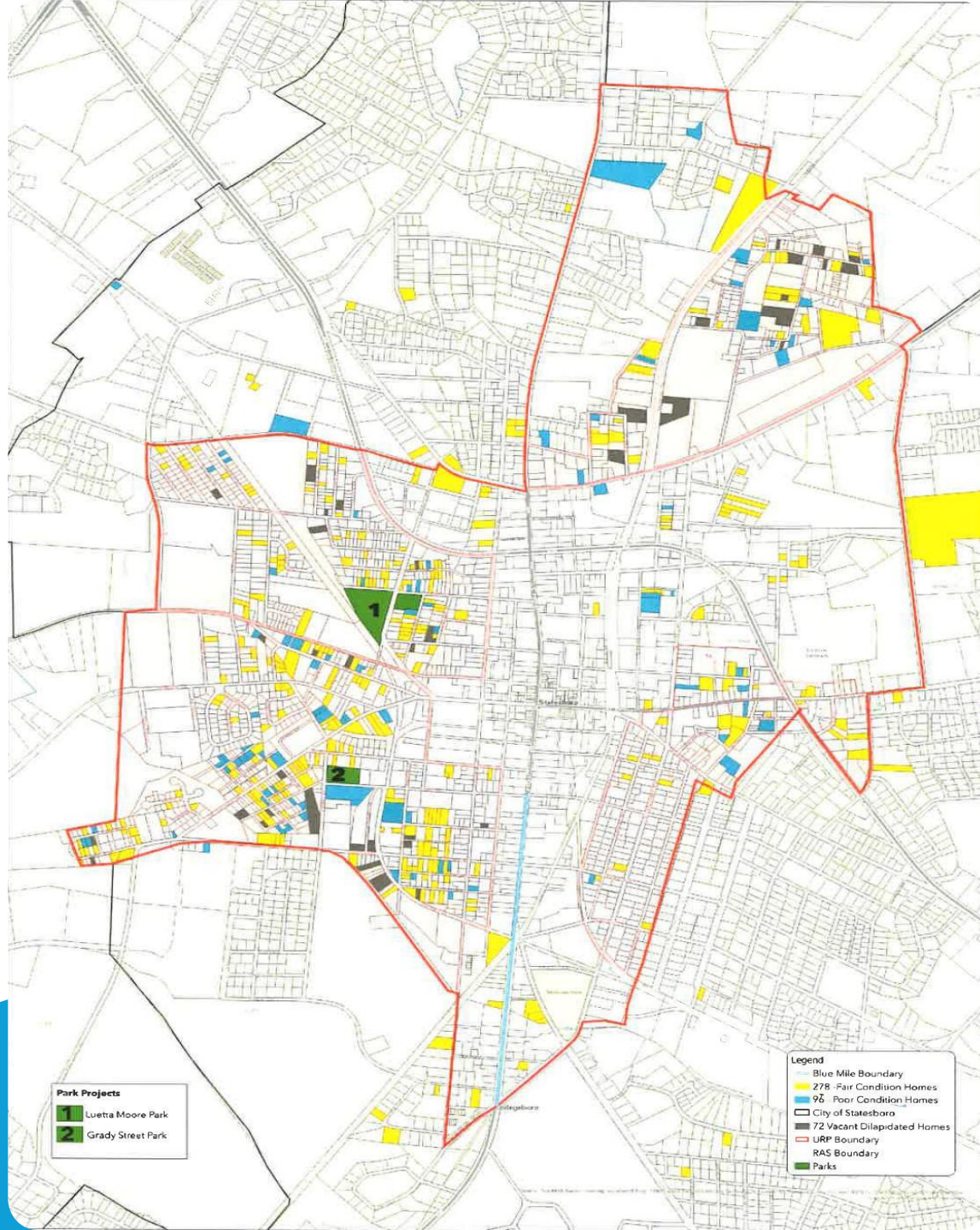


The Blue Mile Corridor connecting Downtown Statesboro to the Georgia Southern University Campus.



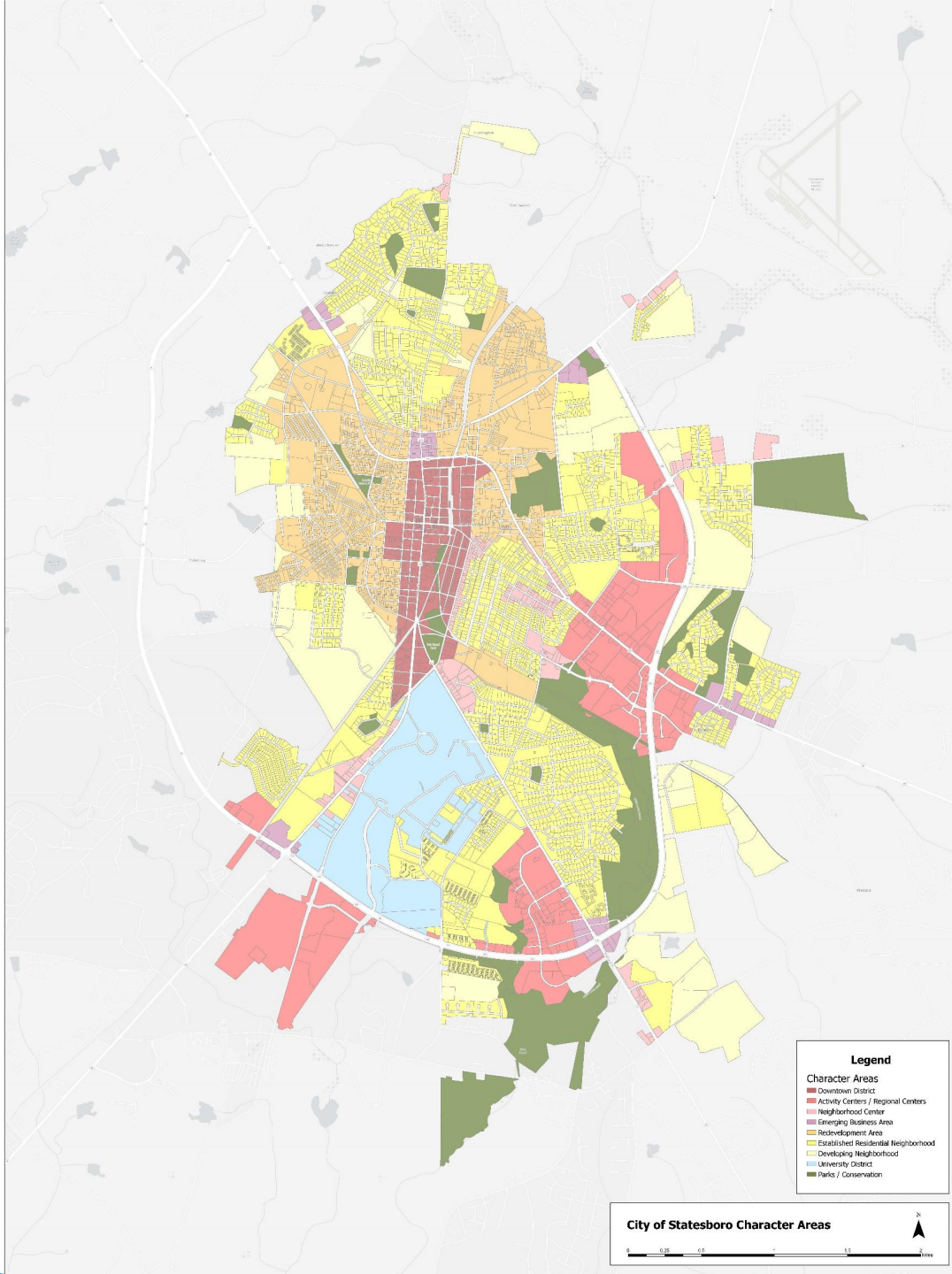
The following neighborhoods:

Johnson Street Community,
MLK Community,
Whitesville Community, and
Mulberry Street Community



Urban Redevelopment Area Map

Character Area Map



The underlying study for this Urban Redevelopment Plan (URP) is primarily focused on:

Housing conditions



```
graph TD; A[Housing conditions] --> B[Identification of blighting influences]; B --> C[Socio-economic conditions of residents]; C --> D[Survey of public facilities];
```

Identification of blighting influences

Socio-economic conditions of residents

Survey of public facilities



The provisions in the Georgia Code for urban redevelopment by municipalities requires that certain conditions must exist within an area designated for redevelopment.

These conditions are:

1. “One or more slum areas exist in the city; and
2. “The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City”.



To meet these conditions, the City must also find that:



A feasible method exists for the relocation of families who will be displaced from the urban redevelopment area(s) in decent safe and sanitary housing within their means.



The urban redevelopment plan conforms to the City's Comprehensive Plan.



The urban redevelopment plan will afford maximum opportunity for private enterprises to participate in the rehabilitation or redevelopment activities contemplated by the plan.

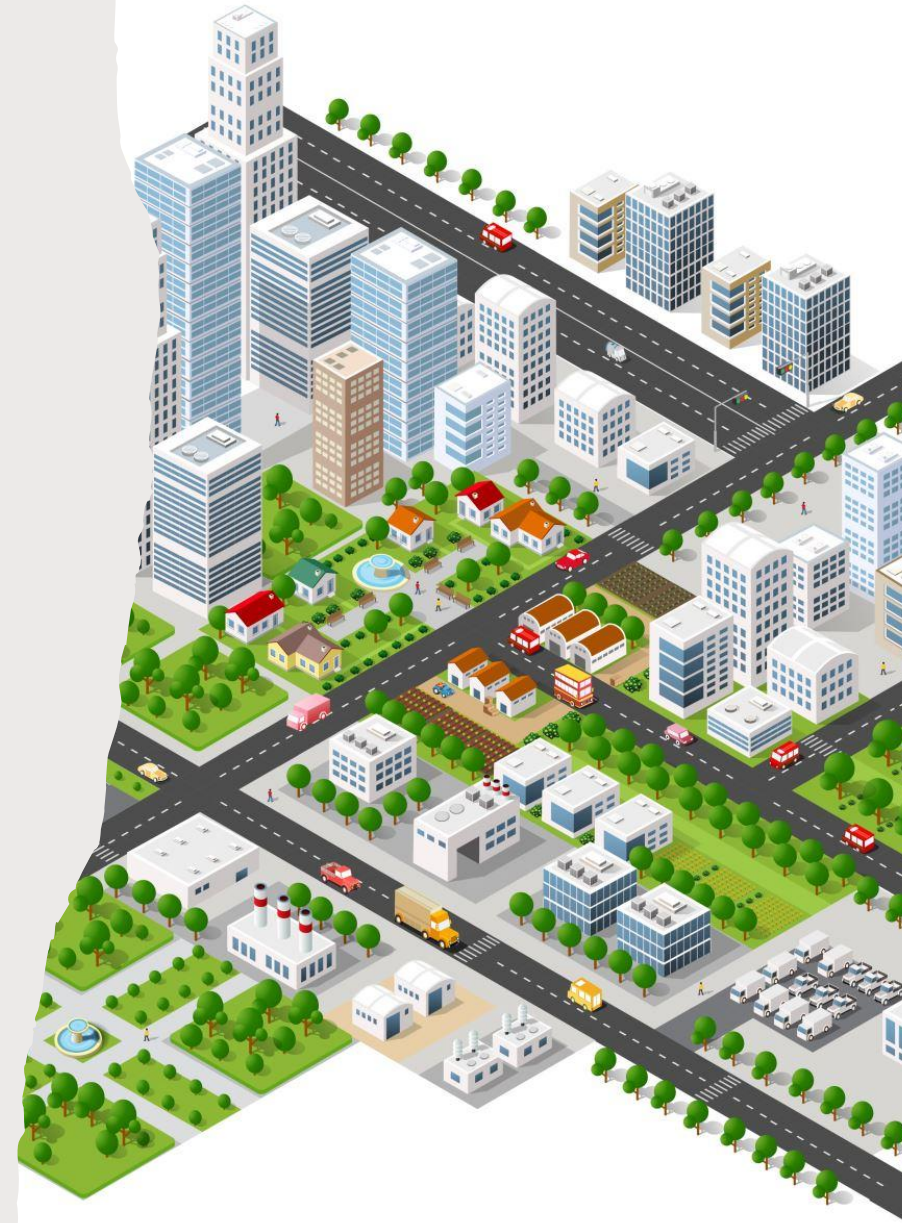
Main Goals from the 2024 Statesboro Comprehensive Land Use Plan

- The revitalization of the City's downtown area
- The connecting commercial corridor to the Georgia Southern University Campus (termed "The Blue Mile")
- The revitalization of the neighborhoods surrounding Downtown Statesboro and The Blue Mile.
- These areas are generally referred to as **the Core Area of Statesboro.**

IMPLEMENTATION OF THE URBAN REDEVELOPMENT PLAN

- The ten-year schedule for implementation of the Urban Redevelopment Plan (URP)* calls for the preparation of a Redevelopment Area Strategy for each of the neighborhood target areas.
- The following information is an update to the Ten-Year Program designed to begin to address the affordable housing needs and neighborhood revitalization within the Core Area of Statesboro.

*This plan will continue to be evaluated annually and revised or amended, as necessary.






Ten-Year Program in Numbers: Year 1




4 Projects/Activities
Completed



5 Projects/Activities In
Progress

Ten-Year Program in Numbers: Year 2




3 Projects/Activities
Completed

4 Projects/Activities In
Progress

1 Project/Activity
Cancelled

Ten-Year Program in Numbers: Year 3



3 Projects/Activities
Completed


3 Projects/Activities In
Progress

3 Projects/Activities
Postponed/Cancelled

Ten-Year Program in Numbers: Year 4



1 Project/Activity
Completed



3 Projects/Activities In
Progress

Ten-Year Program in Numbers: Year 5



2 Projects/Activities
Completed



5 Projects/Activities In
Progress


Ten-Year Program in Numbers: Year 6+




1 Projects/Activities
Completed



2 Projects/Activities TBD



Making Progress: Bryant's Landing – Phase 1



- **Senior Living Transformation:**


The Julia P. Bryant Elementary School in Statesboro, Georgia will be converted into a limited-rent apartment community for senior citizens, called Bryant's Landing.

- **Phase 1 Details:**

The first phase will renovate three existing buildings to create 25 apartments—11 two-bedroom, 13 one-bedroom, and one efficiency unit—along with a community space for residents.

- **Expansion Plans:**

The project also includes constructing three new buildings, offering a total of 26 additional apartments, funded by low-income housing tax credits.

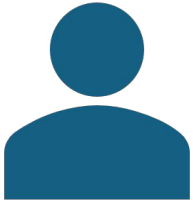




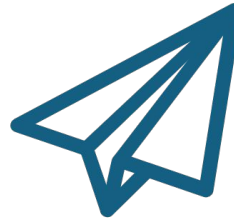
Questions?



Contact:



Simon Hardt, Planning
Manager



Email:
shardt@crc.ga.gov



Phone: 912-580-7612