



CITY OF STATESBORO  
COUNCIL MINUTES  
SEPTEMBER 20, 2022

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

**1. Call to Order**

Mayor Jonathan McCollar called the meeting to order

**2. Invocation and Pledge**

Mayor Pro Tem Shari Barr 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	Councilmember	Present	
Venus Mack	Councilmember	Present	
John Riggs	Councilmember	Present	
Shari Barr	Mayor Pro Tem	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) **09-06-2022 Council Minutes**

b) **09-06-2022 Executive Session Minutes**

A motion was made to approve the consent agenda.

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

**5. Consideration of a motion to award a contract for branding and marketing services for the City of Statesboro to North Star in an amount not to exceed \$79,000.00 plus expenses, which are not to exceed \$5,000.00.**

Mayor Pro Tem Shari Barr stated she has two thoughts about this item first her concern is about folks having to pay more in taxes however to me this may be a lot of money but when you look at the City’s overall budget it’s not a lot of money. She asked to hear what other councilmembers have to say about this.

Councilmember Paulette Chavers stated she is in favor of moving forward with this item.

Councilmember Venus Mack stated she is in favor of moving forward with this item as well.

Councilmember John Riggs stated he is not ready for this right now. There are too many questions about what we are going to do next year for a budget.

Councilmember Phil Boyum stated for him it is not really a budget issue. There are a lot of things going on regionally and internally like housing and transportation. We should wait to see how some of that work out to be used in our branding as well. At this stage we could use that money and push this to next year or the year after. Also the only feedback from citizens is that the city does not need branding.

After further discussion a motion was made to deny the contract for branding and marketing services for the City of Statesboro.

<b>RESULT:</b>	Approved 3-2
<b>MOVER:</b>	Councilmember Phil Boyum
<b>SECONDER:</b>	Councilmember John Riggs
<b>AYES:</b>	Boyum, Riggs, Barr
<b>ABSENT</b>	
<b>NAYS:</b>	Councilmembers Paulette Chavers and Venus Mack

**6. Public Hearing and Consideration of a Motion to Approve RZ 22-08-01: Simcoe Investment Group, LLC requests a Zoning Map Amendment from the R-20 (Single-Family Residential) zoning district to the R-2 (Townhouse Dwelling) zoning district in order to construct a 151 unit townhome development on 26.3 acres of property on Jones Mill Road.**

A motion was made to open the public hearing.

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

Alec Metzger with EMC spoke in favor of the request.

No one spoke against the request.

A Motion was made to close the public hearing.

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

Mayor Pro Tem Shari Barr asked if there was any way to leave some of the existing trees along the edges of the property. She also stated she has heard concerns about the increased traffic in the area and asked if there would be two exits on Jones Mill road.

Alec Metzger stated the plan is to have a twenty foot buffer around the property and that would be the best use for a buffer and that there would be two entrances to the development.

A Motion was made to approve **RZ 22-08-01**: Simcoe Investment Group, LLC requests a Zoning Map Amendment from the R-20 (Single-Family Residential) zoning district to the R-2 (Townhouse Dwelling) zoning district in order to construct a 151 unit townhome development on 26.3 acres of property on Jones Mill Road.

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

**7. Public Hearing and Consideration of a Motion to Approve SE 22-08-02: Cody Ward requests a special exception from Article VIII, Section 801 of the Statesboro Zoning Ordinance in order to locate a Men’s Health Clinic on a 0.06 acre parcel in the multi-tenant building located at 22 South Main Street.**

A motion was made to open the public hearing.

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

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

A Motion was made to approve **SE 22-08-02**: Cody Ward requests a special exception from Article VIII, Section 801 of the Statesboro Zoning Ordinance in order to locate a Men’s Health Clinic on a 0.06 acre parcel in the multi-tenant building located at 22 South Main Street.

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

**8. Public Hearing and Consideration of a Motion to Approve RZ 22-08-03: Horizon Home Builders requests a Zoning Map Amendment from the R-4/HOC (High-Density Residential/Highway Oriented Commercial) to the R-2 (Townhouse Residential) zoning district for the development of a 245 unit townhome development on a portion of a 42.87 acre property at 538 East Main Street.**

A motion was made to open the public hearing.

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

Hayden Rollins with Hussey Gay Bell spoke in favor of the request.

No one spoke against the request.

A motion was made to close the public hearing.

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

Mayor Pro Tem Shari Barr stated her concerns about getting so many R-2 rezoning applications approved before we get the increased amenities amendment approved.

A motion was made to approve **RZ 22-08-03**: Horizon Home Builders requests a Zoning Map Amendment from the R-4/HOC (High-Density Residential/Highway Oriented Commercial) to the R-2 (Townhouse Residential) zoning district for the development of a 245 unit townhome development on a portion of a 42.87 acre property at 538 East Main Street.

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

**9. Public Hearing and Consideration of a Motion to Approve RZ 22-08-04: L&S Acquisitions requests a Zoning Map Amendment from the R8 and R10 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to develop a 140 unit single-family detached subdivision on 34.88 acres of property located at 1263 S&S Railroad Bed Road.**

A motion was made to open the public hearing.

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

Hayden Rollins with Hussey Gay Bell spoke in favor of the request.

No one spoke against the request.

A motion was made to close the public hearing.

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

Councilmember Phil Boyum stated his concerns with putting high density development on a road that isn't designed for high density. In addition the breakdown of lot sizes shows that 68% of the properties are going to be under 5,000 square feet which is a very small lot especially for this location on the edge of town.

Mayor Pro Tem Shari Barr stated she is really concerned about people turning into the walking trail instead of the road. Director of Planning and Development stated the developer must follow county regulations in terms of the walking trail.

A motion was made to approve **RZ 22-08-04**: L&S Acquisitions requests a Zoning Map Amendment from the R8 and R10 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to develop a 140 unit single-family detached subdivision on 34.88 acres of property located at 1263 S&S Railroad Bed Road.

<b>RESULT:</b>	Approved 4-1
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Venus Mack
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs
<b>ABSENT:</b>	
<b>NAYS:</b>	Mayor Pro Tem Shari Barr

**10. Second reading and Consideration of a motion to approve Ordinance 2022-04: An Ordinance amending Section 2-55 of the Statesboro Code of Ordinances regarding the appointment and terms of members of the One Boro Commission.**

A motion was made to approve **Ordinance 2022-04**: An Ordinance amending Section 2-55 of the Statesboro Code of Ordinances regarding the appointment and terms of members of the One Boro Commission.

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

**11. Consideration of a motion to approve Resolution 2022 - 34: A Resolution authorizing the waiver of any payment in lieu of taxes (PILOT) by the Statesboro Housing Authority to the City of Statesboro for the 2021 tax year in the amount of \$29,488.83.**

A motion was made to approve Resolution 2022 - 34: A Resolution authorizing the waiver of any payment in lieu of taxes (PILOT) by the Statesboro Housing Authority to the City of Statesboro for the 2021 tax year in the amount of \$29,488.83.

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

**12. Consideration of a motion to approve Resolution 2022-35: A Resolution approving a grant application of the 2022 LGRMS Firefighter Cancer Awareness Incentive Program.**

A motion was made to approve Resolution 2022-35: A Resolution approving a grant application of the 2022 LGRMS Firefighter Cancer Awareness Incentive Program.

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

**13. Consideration of a motion to approve Resolution 2022-36: A Resolution to accept the 2021 AFG award for the Statesboro Fire Department Physician Program in the amount of \$31,818.18 with a 10% match of \$3181.82 for a project total of \$35,000.00.**

A motion was made to approve Resolution 2022-36: A Resolution to accept the 2021 AFG award for the Statesboro Fire Department Physician Program in the amount of \$31,818.18 with a 10% match of \$3181.82 for a project total of \$35,000.00.

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

**14. Consideration of a motion to approve Resolution 2022 - 37: A Resolution to adopt the first amendment to the Fiscal Year 2023 budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated.**

A motion was made to approve Resolution 2022 - 37: A Resolution to adopt the first amendment to the Fiscal Year 2023 budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated.

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

**15. Consideration to enter into an intergovernmental agreement between the City of Statesboro and the Georgia Department of Human Services, Division of Family and Children Services relating to the Low-Income Household Water Assistance Program (LIHWAP). This agreement is for the provision of federal funds to be used as part of an overall emergency effort to prevent, prepare for, and respond to the COVID-19 pandemic with public health focus of ensuring that eligible low-income households have access to drinking water and wastewater services.**

A motion was made to approve an intergovernmental agreement between the City of Statesboro and the Georgia Department of Human Services, Division of Family and Children Services relating to the Low-Income Household Water Assistance Program (LIHWAP). This agreement is for the provision of federal funds to be used as part of an overall emergency effort to prevent, prepare for, and respond to the COVID-19 pandemic with public health focus of ensuring that eligible low-income households have access to drinking water and wastewater services.

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

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

Mayor Pro Tem Shari Barr announced that Green Fest is coming up a week from Saturday October 1, 2022 from 10 am to 1 pm on the courthouse square.

Councilmember Venus Mack stated she would like council’s permission to direct the City Attorney to draft an ordinance to establish a commission that will address the concerns of local business owners. The commission will act as a liaison



between business owners and city council. The naming of the commission will come later after discussing the language at a work session.

A motion was made to direct City Attorney Cain Smith to craft the language for a commission to address business needs for the next work session.

<b>RESULT:</b>	Approved 4-1
<b>MOVER:</b>	Councilmember Venus Mack
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT:</b>	
<b>NAYS:</b>	Councilmember Phil Boyum

Councilmember Phil Boyum addressed the memo sent by City Manager Charles Penny regarding a transportation study and recommends for this to be negotiated with the county. Currently the city receives 42% in TSPLOST yet in this study we are asked to pay 50% of the transportation stuff. This should be paid for off the top of TSPLOST revenue not after we receive it. The county waited until the last second to approach our municipalities about TSPLOST and we have SPLOST coming up so a suggestion is that particularly with all the growth going on in the Brooklet region of the county is to put together some kind of intra city council where one member from each city council meets on a periodic basis to discuss issues pertinent to four cities in the county. That way as a unit we can negotiate with the county regarding these revenues.

City Manager Charles Penny stated that is a good idea but the county would need to be included as well. We also need to make sure conversations are far enough in advance so we are not having to do like we did with TSPLOST.

Staff will put something together for the next FYI packet for council to consider at the next meeting.

Mayor Pro Tem Shari Barr announced that Alex Smith Director of Action Pact sent an invitation inviting Mayor and Council for lunch on October 4<sup>th</sup> from 11am – 1pm.

Mayor Jonathan McCollar stated that we were supposed to discuss the Health Commission in work session but there was also a request to create an ad hoc committee.

Mayor Pro Tem Shari Barr stated the proposition was that we have an ad hoc committee in the short term and still consider the possibility of establishing a Healthy Boro commission in the longer term.

Mayor McCollar stated the ad hoc is easy for right now but we still need to have that presentation on the Healthy Boro Commission. So, at this time we will establish Mayoral ad hoc committee for promoting health with Mayor Pro Tem Shari Barr serving as liaison to the group and appointing Melissa Gayan, Tracy Linderholm, Michelle Martin, Karen Naufel, Stacey Smallwood, and Marieke Van Willigen.

**17. City Managers Comments**

City manager Charles Penny stated we have an opportunity to work with Georgia Southern University for a grant opportunity they would like to apply for. The grant will allow the assessment of the environment inside city buildings. GSU would apply for the grant and the city would have to enter into an MOU with the University to do that work. The grant is due sometime within the next month.

Mayor McCollar stated at this time we will discuss work session item #7 Discussion of limitations on Number of Permits to Exceed City Noise Restrictions.

City Attorney Cain Smith stated that this item is brought before them today because the Blue Room has asked about the feasibility of exceeding the number of permits allowed under our noise ordinance. The way it currently stands an applicant is allowed only two of these permits in any six month period. The Blue Room has three upcoming concerts that would violate the regulations found in Section 38-103. So section 38-105 sets out the procedure to obtain a permit to exceed and the applications for permits to exceed are given to the Police Chief or his/her designee and they would make the decision if a permit to exceed should be granted. The question before Council is to either do nothing about the request or to revise the ordinance leaving it entirely at the discretion of the Police Department. Of course if Council does not want to change the ordinance we can simply do a resolution allowing a third to exceed in this specific instance.

Councilmember Venus Mack stated this is in her district and there’s a huge concern about noise from the Blue Room. She also stated she is not comfortable changing the ordinance but does not want to stop a big concert from happening.

After further discussion staff will present a resolution at the next Council Meeting for consideration.

**18. Public Comments (General):**

Annie Bellinger addressed Mayor and Council about her concerns about healthcare workers in her neighborhood.

Bob Brannen stated he is being discriminated against because his stormwater bill came in at \$4,900.00. The buildings on his property sit on a hill and the storm water rolls down into a pond. Mr. Brannen requests a change to ordinance. He also stated that the city has a gas depot on his property and if the storm water issue cannot be cleared up he will have to start charging the city for the use of his land.

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

At 7:09 pm a motion was made to enter into Executive Session.

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

At 7:49 pm a motion was made to exit Executive Session.

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

A motion was made to re-appoint Janice Cawthorn, Nandi Marshall, Julie Chance, Johnny Gamble, Stacey Smallwood and Barbara King to the One Boro Commission and to appoint Matt Gerig, Lora Cooper, Keith Wilkey, Lewis Crane, Pam Quiney, and Sandra Ofoshuema to the One Boro Commission.

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

## 20. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 7:51 pm.

\_\_\_\_\_  
Jonathan McCollar, Mayor

\_\_\_\_\_  
Leah Harden, City Clerk