



**October 02, 2018 9:00 am**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilman John Riggs
3. Recognitions/Public Presentations
  - A) Recognition of City Employee Brandi Davis and Daviean Lundy for their act of service in assisting a disabled citizen in need while working on their route.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 09-18-2018 Council Minutes
    - b) 09-18-2018 Executive Session Minutes
6. Second Reading and Consideration of a Motion to approve **Ordinance 2018-12**: An Ordinance amending Article 31: SOLAR INSTALLATION AND OPERATION governing solar systems within the City of Statesboro.
7. Public Hearing regarding the closure of West Cherry Street, from Martin Luther King, Jr. Drive to South College Street.
8. Public Hearing and Consideration of a Motion to approve application for an alcohol license Sec. 6-5.
  - A) VIP Store Inc. ( convenient store)  
301 North Main St
9. Consideration of a Motion to approve an application for Sec.6-17(d) exemptions to open container prohibition.
  - A) Eagle Creek Brewing Company  
106 Savannah Ave.
10. Consideration of a Motion to Approve: **APPLICATION RZ 18-07-02**: Windward South requests a zoning map amendment of 19.2 acres from a 54.12 acre property located on S&S Railroad Bed Road from R-10/R-8 (Single Family Residential) to the PUD (Planned Unit Development) zoning district in order to develop a multifamily residential subdivision (Tax Parcel #107 000009 000).

11. Consideration of a Motion to Approve Award of Contract to Chandler Roofing in the amount of \$126,300.00 for the City Hall/Averitt Center for the Arts Roof Restoration Project. Funding is provided by 2013 SPLOST funds.
12. Discussion and Consideration of a Motion to approve the reorganization of the City Manager's Office.
13. Discussion regarding prioritization and schedule of TSPLOST projects.
14. Other Business from City Council
15. City Managers Comments
16. Public Comments (General)
17. Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" "Real Estate" and/or "Potential Litigation" in accordance with **O.C.G.A. §50-14-3 (2012)(b)**
18. Consideration of a Motion to Adjourn

# CITY OF STATESBORO



## COUNCIL

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5

Jonathan McCollar, Mayor  
Randy Wetmore, City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager  
**From:** Jason Boyles, Director of Public Works and Engineering  
**Date:** 09/26/2018  
**RE:** Recognition of Employees

**Policy Issue:** Personnel

### **Recommendation:**

Recognition of Brandi Davis and Daviean Lundy for their act of service in assisting a disabled citizen in need while working on their route.

### **Background:**

On Monday, September 24, 2018 Brandi Davis and Daviean Lundy were working their routine residential collection route and stopped to gather a polycart at a disabled person's residence. When they approached the home to move the cart curbside they heard someone inside the home calling for help. Upon investigating the distress call they discovered that the disabled resident had fallen and was unable to get up and call for assistance on their own. They immediately called 911 to report the situation where EMS responded quickly to assist the resident. In recognition of their act of service by assisting a citizen in need and avoiding a potentially serious incident the Department would like to recognize Brandi and Daviean at the October 2, 2018 city council meeting.

### **Budget Impact:**

None

### **Council Person and District:**

Citywide

### **Attachments:**

None

CC: Billy Sandifer, Sanitation Superintendent



CITY OF STATESBORO  
Council Minutes  
**September 18, 2018 5:30 pm**

A regular meeting of the Statesboro City Council was held on September 18<sup>th</sup>, 2016 at 5:30p.m. in the Council Chambers at City Hall. Present were Mayor Jonathan McCollar, Council Members: Phil Boyum, Sam Lee Jones, Jeff Yawn, John Riggs and Derek Duke. Also present were City Clerk Sue Starling and City Attorney Cain Smith. City Manager Randy Wetmore was absent.

The Meeting was called to Order by Mayor Jonathan McCollar.

The Invocation and Pledge of Allegiance was led by Councilman Jeff Yawn.

**Recognitions/Public Presentations:**

**A) Proclamation recognizing September 17-23, 2018 as “Constitution Week”**

Mayor McCollar presented the proclamation to Jane Yawn and Pat Long.

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

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

**A) Approval of Minutes**

- a) 09-04-2018 Council Minutes**
- b) 09-04-2018 Executive Session Minutes**

Councilman Yawn made a motion seconded by Councilman Duke to approve the consent agenda in its entirety, Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 4-0.

**Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 18-07-02: Windward South requests a zoning map amendment of 19.2 acres from a 54.12 acre property located on S&S Railroad Bed Road from R-10/R-8 (Single Family Residential) to the PUD (Planned Unit Development) zoning district in order to develop a multifamily residential subdivision (Tax Parcel # 107 000009 000).**

Councilman Yawn made a motion, seconded by Councilman Duke to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 4-0.

Councilman Riggs joined the meeting at 5:45 pm.

Those who spoke in favor of the request were: John Dotson, Julie Sullivan, David Pearce and Barry Sullivan.



There were approximately 15 people who spoke against the request. Some of those were: Danny Gleeson, Bob Claxton, Jason Evans, Erin Arnesdn, Carolyn Altman, Robert Costomiris, Frank D'Arcangelo, Mike Rollins and Keely Fennell.

Councilman Riggs made a motion, seconded by Councilman Jones to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

Councilman Riggs made a motion to approve the request. There was no second to the motion. The motion dies due to no second. There was no action taken.

**Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 18-08-02: BVT-AKINS, LP requests a zoning map amendment of 49.65 acres, a portion of a larger 225.45 acre tract located on Veterans Memorial Parkway and Old Register Road from R-40 (Single Family Residential) to the CR (Commercial Retail) zoning district in order to develop a commercial retail center (Tax Parcel 076 000001 000).**

Councilman Boyum made a motion, seconded by Councilman Riggs to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

John Dotson and Darin Van Tassell spoke in favor of the request.

No one spoke against the request.

Councilman Boyum made a motion, seconded by Councilman Yawn to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

Councilman Boyum made a motion, seconded by Councilman Riggs to approve: APPLICATION RZ 18-08-02: BVT-AKINS, LP requests a zoning map amendment of 49.65 acres, a portion of a larger 225.45 acre tract located on Veterans Memorial Parkway and Old Register Road from R-40 (Single Family Residential) to the CR (Commercial Retail) zoning district in order to develop a commercial retail center (Tax Parcel 076 000001 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

**Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 18-08-01: Deep South Properties requests a zoning map amendment of 13.96 acres of property located at 316 Fletcher Drive from the R-20 (Single Family Residential) to the R-4 (High Density Residential) zoning district in order to develop a multi-family triplex community for a combination of parcels addressed 316 Fletcher Drive and Fletcher Drive (Tax Parcel(s) S35 000009 001 & S35 000009 000).**

Councilman Yawn made a motion, seconded by Councilman Jones to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

David Hendrix of Maxwell Reddick representing the applicant spoke in favor of the request.

Numerous citizens spoke against the request. Among those were: Leo Sable, Bob Claxton, Lee Roundtree, JoAnn Newland, Geraldine Travis and Elaine Fowler,

Councilman Yawn made a motion, seconded by Councilman Riggs to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

Councilman Boyum made a motion, seconded by Councilman Duke to deny **APPLICATION RZ 18-08- 01**: Deep South Properties requests a zoning map amendment of 13.96 acres of property located at 316 Fletcher Drive from the R-20 (Single Family Residential) to the R-4 (High Density Residential) zoning district in order to develop a multi-family triplex community for a combination of parcels addressed 316 Fletcher Drive and Fletcher Drive (Tax Parcel(s) S35 000009 001 & S35 000009 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 to deny.

**Public Hearing and First Reading of an Ordinance 2018-12: An Ordinance Amending ARTICLE 31: SOLAR INSTALLATION AND OPERATION governing solar systems within the City of Statesboro.**

Councilman Jones made a motion, seconded by Councilman Yawn to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

No one spoke for or against the request.

Councilman Jones made a motion, seconded by Councilman Yawn to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

There was no action taken.

**Public Hearing and First Reading of Ordinance 2018-09: An Ordinance amending Article 2, Section 2 of the City of Statesboro Code of Ordinances to establish the Statesboro Commission on Diversity and Inclusion pursuant to City Charter 2-6.**

Councilman Yawn made a motion, seconded by Councilman Jones to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

There were numerous citizens who spoke regarding this ordinance. Some of those people were: Marcus Toole, Elizabeth Hutton, Julie Pickens, Alex Hutton and Michael Woody.

Councilman Riggs made a motion, seconded by Councilman Duke to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

Mayor McCollar asked Council to vote on this item even though it was first reading. Councilman Boyum stated the Ordinance was incomplete therefore he did not think a vote should be taken. Mayor McCollar and Councilman Boyum began a heated discussion. After the shouting for several minutes, Mayor McCollar stated that Ordinances 2018-09, 2018-10 and 2018-11 would be brought back at the second meeting in October but no vote was taken.

**Public Hearing and First Reading of Ordinance 2018-10: An Ordinance Amending Article 2, Section 2 of the City of Statesboro Code of Ordinances to establish the Statesboro Youth Commission pursuant to City Charter Section 2-6**

There was no motion to open the public hearing.

Lainie Jenkins, April Purcell, Derrick Solomon and Wayne Williams spoke in favor of Ordinance 2018-11.

Councilman Jones made a motion, seconded by Councilman Yawn to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

**Public Hearing and First Reading of Ordinance 2018-11: An Ordinance Amending Article 2, Section 2 of the City of Statesboro Code of Ordinances to establish the Statesboro Works! Commission pursuant to City Charter Section 2-6**

Councilman Yawn made a motion, seconded by Councilman Riggs to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

Suzanne Shurling and Curtis Woody spoke in favor of Ordinance 2018-11.

Councilman Riggs made a motion, seconded by Councilman Yawn to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

**Consideration of a Motion to approve the appointment of six (6) members to Alcohol Advisory Board.**

Mayor McCollar appointed Gloria Goosby, Councilman Duke appointed Jim Lewis, Councilman Boyum appointed Stephen Minton, Councilman Jones appointed Shubert Lane and Councilman Riggs appointed Jim Thibodeau. Councilman Yawn will announce his appointment later.

**Other Business from City Council**

Councilman Boyum asked Frank Neal to look at starting the process for a review of Application RZ 18-07-02.

**City Managers Comments:** None

**Public Comments (General)**

Frank Waltz announced the 70<sup>th</sup> Anniversary of Human Rights and invited everyone to a pot luck dinner at his house on Saturday.

**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**

At 9:10 pm, Councilman Riggs made a motion, seconded by Councilman Yawn to enter into Executive Session. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0.

At 9:18 pm, Mayor McCollar called the meeting back to order with no discussion or action taken in Executive Session.

**Consideration of a Motion to Adjourn**

Councilman Riggs made a motion, seconded by Councilman Yawn to adjourn the meeting. The meeting was adjourned at 9:18 pm.

# CITY OF STATESBORO

## COUNCIL

Phil Boyum, District 1  
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John Riggs, District 4  
Derek Duke, District 5



Jonathan M. McCollar, Mayor  
Randy Wetmore, City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager and Sue Starling, City Clerk

**From:** Justin Williams, City Planner I

**Date:** September 24, 2018

**RE:** October 2, 2018 City Council Agenda Items

**Policy Issue:** Second Reading of *Statesboro Code of Ordinances*: Article 31: Solar Installation & Operation, amendment defining and adding regulations to the use of solar energy systems.

**Recommendation:** Staff recommends passage of Article 31 as the city Solar Ordinance. Planning Commission approved 5-0 on passage of the Ordinance on 4 September 2018.

**Background:** Request by the community to develop Ordinance to allow for the installation of large and medium scale solar generating facilities.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Draft Proposal, Article 31: Solar Installation & Operation.



## **Article 31: Solar Installation and Operation**

### **Section 3101 - Purpose**

The purpose of this Ordinance is to facilitate the siting, construction, installation, operation, maintenance, and decommissioning of solar energy systems (SES's) in the City of Statesboro.

The intent of this is to promote the following:

- 1) To encourage local development, and promote the health, safety and welfare of the citizens.
- 2) To mitigate any adverse impacts to wildlife, agricultural lands, forests, and other natural landscapes.
- 3) To increase energy security and diversify the city energy portfolio.
- 4) To promote the use of Georgia-based energy resources.
- 5) To decrease the cost of energy and increase consumer choice in energy consumption.
- 6) To bolster local economic development and employment prospects.
- 7) To encourage the use of a renewable energy resource.
- 8) To support the city sustainability agenda, and to reduce air and water pollution.

### **Section 3102 - Definitions**

As used in this ordinance, the following terms shall have the meanings indicated:

1. *Ordinance* means this solar ordinance.
2. *Permit* means any permit required by federal, state, or local law or regulation, including this Ordinance.
3. *Solar Energy System (SES)* means a device or structural design feature that provides for the collection, storage, and distribution of solar energy for electricity generation. For the purpose of this Ordinance, SES refers only to (1) photovoltaic SES's that convert solar energy into electricity through a semiconductor device or (2) solar thermal systems that use collectors to convert the sun's rays into useful forms of energy for water heating, space heating, or space cooling.
4. *Building-Integrated Solar Energy System* means an SES where solar materials are used in place of traditional building components such that the SES is structurally an integral part of a house, building, or other structure, for example as a building façade, skylight, or shingles.
5. *Rooftop Solar Energy System* means an SES that is structurally mounted to the roof of a house, building, or other structure.
6. *Ground Mounted Solar Energy System* means an SES that is structurally mounted to the ground. For purposes of this Ordinance, the acreage of land

occupied by a Ground Mounted Solar Energy System is calculated by drawing a perimeter around the outermost SES solar panels and auxiliary structures. Substations and transmission lines outside of this perimeter shall not be included in this calculation.

7. *Small Scale Ground Mounted Solar Energy System (Small Scale SES)* means a Ground Mounted SES that occupies less than 3 acres.
8. *Intermediate Scale Ground Mounted Solar Energy System (Intermediate Scale SES)* means a Ground Mounted SES that occupies between 3 and 15 acres.
9. *Large Scale Ground Mounted Solar Energy System (Large Scale SES)* means a Ground Mounted SES that occupies more than 15 acres.
10. *Visual Buffer* means natural vegetation, plantings, earth berms, and/or decorative fencing that provide a visual and lighting barrier between SES and a residential property. The Visual Buffer is not part of the SES and shall not be included when (1) calculating the acreage of land occupied by the SES, or (2) determining whether the SES adheres to applicable setback requirements.
11. *Zoning Authority* means the applicable city land use decision-making body as determined by local ordinance and appeal procedures.
12. *Solar Energy Easement* means an easement on the height or location, or both, of structures or vegetation, or both, for the purpose of providing access to sunlight.
13. *Solar Glare*: The effect produced by light reflecting from a solar panel with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.
14. *Solar Farm* means a large-scale solar energy system. These facilities are typically larger tracts of land containing hundreds of arrays of photovoltaic panels covering the majority of a parcel.
15. *Solar Garden* means a small-scale solar energy system that is sometimes operated under the form of a cooperative. These facilities generally contain a smaller amount of arrays for the purpose of sharing the benefit of energy production.

### **Section 3103 - Application of Ordinance**

The application of this Ordinance shall apply to all SES within the City of Statesboro. Any SES that prior to the effective date of this Ordinance , that is (1) Currently in operation, (2) has received approval from the City to operate, (3) is being constructed, if no approval was required, shall be exempt from this Ordinance, unless:

1. The Acreage of Land occupied by the SES is increased by more than 1 acre.
2. More than 10% of the solar panels on the SES are replaced.

Unless otherwise expressly stated herein, an SES shall still comply with all applicable federal, state, and local laws and regulations, including the requirements of the Statesboro Zoning Ordinance.

## **Section 3104 - Requirements Applicable to Solar Energy Systems**

### **Subsection I: Levels of Solar Energy Systems**

1. *Principle Solar Energy System* – A Solar Energy System which is the principle or primary use on a single lot or parcel which is used to collect and convert solar energy into usable electricity using on-site equipment for the primary purpose of transmitting electricity off-site to be used by an electric utility. In most circumstances, Principle systems will be ground mounted. This definition includes all systems defined by the North American Industry Classification System (NAICS) under code 221114 which includes solar farms.
2. *Accessory Solar Energy System* – An SES that is an accessory use to the principle use of a property, meaning it is incidental to the principal use and is subordinate in area or purpose. Accessory systems may be roof-mounted, ground-mounted or parking-mounted.

### **Subsection II: Types of Solar Energy Systems**

1. Building-Integrated Solar Energy Systems
  - a. These systems are integrated directly into building
  - b. Generally, they will replace some function of the overall building, which can include systems contained within roofing materials, awnings or windows.
2. Rooftop Solar Energy Systems
  - a. These are not integral components of buildings.
  - b. Also referred to as “Building-Mounted Solar Energy Systems”
3. Ground Mounted Solar Energy Systems
  - a. Small Scale SES – occupies less than 3 acres
  - b. Intermediate Scale SES – occupies 3 to 15 acres
  - c. Large Scale SES – occupies more than 15 acres

### **Subsection III: Methods of Collection**

1. *Solar Photovoltaic (PV) Systems* – A collection system that produces electricity by the use of photovoltaic cells which generate electricity when exposed to sunlight. A PV system may be roof-mounted or ground-mounted. These are generally comprised of:
  - a. Solar Cell
  - b. Solar Module

- c. **Solar Array**
2. **Solar Thermal Systems** – A Solar collection system that produces electricity by the use of photovoltaic cells which generate electricity when exposed to sunlight. May be roof-mounted, or ground-mounted. These are generally comprised of:
    - a. **Flat Plate Collection**- System that collects solar radiation to heat a liquid which will in turn be used to heat water or enclosed area.
    - b. **Evacuated Tube Collection** – System generally composed of hollow tubes which contain a liquid used for the purpose of heating large volumes of water or heat water to a high temperature.
  3. **Concentrated Solar Systems** – A solar collection system that uses mirrors or lenses to concentrate sunlight and creates temperatures high enough to heat water of fluids or drive stream turbines that in turn create electricity:
    - a. **Parabolic Trough** – Curved mirrors are used to focus the sun’s radiant energy onto a receiver tube that runs down the center of a trough. High temperature transfer fluid passes through a heat exchanger to heat water.
    - b. **Compact Linear Fresner Reflector** – Similar to the parabolic trough, with the exception of long parallel rows of mirrors being used as a lower-cost option.
    - c. **Power Tower** – Structure where mirrors are used to focus the radiant energy of the sun on a receiver at the top of a tower to heat transfer fluid to produce steam.

#### Subsection IV: Permissible Zoning District

1. With exceptions as outlined in this subsection, an SES shall adhere to the following chart:

	Residential	Commercial Retail	Light Industrial	Heavy Industrial	Highway Oriented Commercial	Commercial Business	Office
Building Integrated SES	A	A	A	A	A	A	A
Rooftop Mounted SES	A	A	A	A	A	A	A
Ground Mounted SES							
Small Scale	A	A	A	SAP	A	A	SAP
Intermediate Scale	SAP	SAP	SAP	SAP	SAP	SAP	SAP
Large Scale	SAP	SAP	SAP	SAP	SAP	SAP	SAP
A. Allowed Use. The SES is allowed in the district.							
N. Not Allowed in District.							
SAP: Special Administrative Permit Required.							

Table 1 - SES Type Allowance by Zoning District



2. As per this subsection, the following lot sizes needed to place a PSES should adhere based on the district assigned.

Minimum Lot in Acres	Zoning District			
	Residential (Low-Density)	Residential (Medium Density)	Residential (High Density)	Commercial Business
Ground Mounted Solar Energy System, Principal	3	3	3	1
Ground-Mounted with coverage of >50% of footprint of Principal Structure of Lot	3	3	3	1

Table 2 - Minimum Acreage by Zone (R-CBD)

Minimum Lot in Acres	Zoning District			
	Commercial	Light/Heavy Industrial	Highway Oriented Commercial	Office
Ground Mounted Solar Energy System, Principal	1	3	3	1
Ground Mounted with coverage of >50% of footprint of principal structure or lot	1	3	3	1

Table 3- Minimum Acreage by Zone (CR-O)

3. PUD Districts will adhere to all regulations set forward by the superseding building code, tree ordinance, and height requirements set forth by the City of Statesboro. Setbacks must adhere to assigning setbacks based on developmental plan, city staff/council request and proposed acreage.

#### **Subsection V: Requirements for Building-Integrated Solar Energy Systems**

1. *Allowed Use.* A Building-Integrated SES is an allowed accessory use, regardless of whether the SES is visible from the Public Right of Way.
2. *Solar Access.* A Property owner may request to obtain a solar easement from another property owner for the purpose of ensuring the Building-Integrated SES adequate exposure to sunlight.

#### **Subsection VI: Requirements for Rooftop Solar Energy Systems**

1. *Allowed Use.* A Rooftop SES is an allowed accessory use, regardless of whether the SES is visible from the Public Right of Way.
2. *Solar Access.* A property owner may obtain a solar easement from another property owner for the purpose of ensuring the Rooftop SES adequate exposure to sunlight.
3. *Safety.* A Rooftop SES shall have a clear perimeter between the SES and Roofline to ensure emergency access and egress on the roof and to provide smoke ventilation opportunities. A Rooftop SES shall not extend beyond the exterior perimeter of the building, unless the SES is explicitly engineered to do so, and if permitted by the City of Statesboro. A Rooftop SES must meet the adopted International & Georgia building codes.
4. *Height.* A Rooftop SES mounted on a flat roof shall be given an equivalent exemption to the underlying zoning district's height standards as roof-mounted mechanical devices or equipment. A Rooftop SES mounted on a sloped roof shall not vertically exceed the highest point of the roof to which it is attached.

#### **Subsection VII: General Requirements for Ground Mounted Solar Energy Systems**

The following requirements apply to all Small, Intermediate, and Large Scale Ground Mounted SESs, in addition to the specific requirements of this Ordinance that apply to each SES size respectively:

1. *Solar Access.* A property owner may obtain a solar easement from another property owner for the purpose of ensuring the Ground Mounted SES adequate exposure to sunlight.
2. *Visual Buffer.* A Ground Mounted SES shall require a Visual Buffer where the SES is visible from a residential property. If the Visual Buffer utilizes natural vegetation or plantings, it shall be of a size and thickness sufficient to provide visual and lighting barrier between the SES and residential property within 12 months from the completion of the SES. All other Visual Buffers shall be in place at the time the SES begins operation.
3. *Impervious Surface.* An SES shall comply with federal, state, and local stormwater management, erosion, and sediment control provisions and impervious surface coverage requirements. For purposes of compliance with such regulations, an SES shall be considered pervious if it maintains sheet flow and allows for water to infiltrate under and around the panels through a pervious surface into the subsoil.
4. *Lighting.* To reduce light pollution, Lighting of a Ground Mounted SES shall:
  - a. Be limited to the minimum reasonably necessary for its safe operation.
  - b. Be directed downward where reasonably feasible.
  - c. Incorporate full cut-off fixtures.
  - d. Reasonably utilize motion sensors.

5. *Tree Removal.* The removal and destruction of trees or natural vegetation for an SES shall comply with the requirements of the Statesboro Urban Forest Beautification and Conservation Ordinance.
6. *Maintenance.* A Ground Mounted SES shall be maintained in good working order.
7. *Abandonment.* A Ground Mounted SES shall be considered abandoned if it ceases to produce energy on a continuous basis for more than 12 months without prior approval from the Zoning Authority.
8. *Decommissioning.* If a Ground Mounted SES has reached the end of its reasonable life or it is abandoned, then
  - a. A Small Scale SES and all structures associated with it shall be removed and all materials shall be recycled or otherwise reused to the extent reasonably practicable; and
  - b. An Intermediate or Large Scale SES shall be decommissioned in accordance with decommissioning plan in the Permit Application (see Article V, Section 1.E)

#### **Subsection VIII: Specific Requirements for Small Scale Solar Energy Systems**

1. A Small Scale SES is an allowed use for primary or accessory use
2. Submission of site plans showing location, mounting plan, and manufacturer's specifications.

#### **Subsection IX: Specific Requirements for Intermediate Scale Solar Energy Systems**

1. *Permitted Use.* An Intermediate Scale SES is a permitted primary or accessory use in any Residential Zoning district if the Applicant obtains a Special Use Permit from the Zoning Authority. In any other zoning district and Intermediate Scale SES is a permitted primary or accessory use if the Applicant obtains a Special Administrative Permit from the Zoning Authority.
2. *Setbacks.* An Intermediate Scale SES shall comply with the following setback requirements:
  - a. The Intermediate Scale SES shall be located no closer than the lesser of (a) 15 feet from any property line or easement, or (b) the setback standards of for the underlying zoning district
  - b. The Intermediate Scale SES shall be located no closer than the lesser of (a) 20 feet from any public right of way, or (b) the setback requirements of the underlying zoning district, and
  - c. The Intermediate Scale SES shall be located no closer than 50 feet from any residential dwelling unit.
3. *Signage.* An Intermediate Scale SES:

- a. Shall have warning signs (a) displaying the dangers associated with the Intermediate Scale SES, (b) identifying the owner or operator of the Intermediate Scale SES and (c) providing a 24 hour emergency contact number;
  - b. May have signs that contain educational information about the Intermediate Scale SES as per the National Electrical Code; and
  - c. Shall not have signs used for displaying any advertisement except for reasonable identification of the manufacturer or operator of the Intermediate Scale SES.
4. *Electrical Connections.* If the ISES is connected to the public grid, then reasonable efforts shall be made to place underground all utility connections from the SES, depending on appropriate soil conditions, shape, and topography of the property and any requirements of the utility provider. All applicable permits shall be obtained and inspections performed, as required by locally adopted construction codes.
5. *Safe Installation.* The ISES shall be installed by a licensed electrician and a certified electrician shall inspect electrical connections prior to operation, and the appropriate public utility shall inspect any operating connection to the grid.

#### **Subsection X: Specific Requirements for Large Scale Solar Energy Systems**

1. *Permitted Use.* A LSES is a permitted primary or accessory use in any zoning district if the applicant obtains a Special Use Permit from the Zoning Authority.
2. *Setbacks.* An LSES shall comply with the following setback requirements.
  - a. The LSES shall be located no closer than the lesser of (a) 15 feet from any property line or easement, or (b) the setback standards for the underlying zoning district
  - b. The LSES shall be located no closer than the lesser of (a) 20 feet from any public right of way, or (b) the setback standards for the underlying zoning district, and
  - c. The LSES shall be located no closer than 100 feet from any residential dwelling unit.
3. *Signage.* A Large Scale SES
  - a. Shall have warning signs (a) displaying the dangers associated with the LSES, (b) identifying the owner or operator of the LSES and (c) providing a 24 hour emergency contact number;
  - b. May have signs that contain educational information about the LSES; and
  - c. Shall not have signs used for displaying any advertisement except for reasonable identification of the manufacturer or operator of the LSES.
4. *Electrical Connections.* If the LSES is connected to the public grid, then reasonable efforts shall be made to place underground all utility connections from



the SES, depending on appropriate soil conditions, shape, and topography of the property and any requirements of the utility provider. All applicable permits shall be obtained and inspections performed, as required by locally adopted construction codes.

5. *Safe Installation.* The LSES shall be installed by a licensed electrician, a certified electrician shall inspect electrical connections prior to operation, and the appropriate public utility shall inspect any operating connection to the grid.

## **Section 3106 - Plans & Permits**

### **Subsection I: Permit Application**

An application for a Special Administrative Permit or a Special Use Permit shall be submitted to the Department of Planning & Development containing the following:

1. *Basic Information.* The applicant shall submit a document that lists the following:
  - a. The address of the SES property
  - b. The applicant's name, address, telephone number, and email address;
  - c. The property owner's name, address telephone number, and email address;
  - d. The installation company's name, address, telephone number, email address, and license number (if known);
  - e. Evidence of the applicant's control of the property, such as a deed, lease, or option agreement with the landowner.
2. *Site Plan.* The applicant shall submit a site plan that contains the following:
  - a. A diagram of the property and directly adjacent properties showing the locations of all existing and proposed structures (including solar arrays, inverters, transformers, electrical substations and buildings), property lines, rights-of-way, roads, required setbacks, required signage, required, vegetation buffers, existing trees with species, common name and DBH of all trees to be removed.
  - b. A one-line diagram of the SES that has been stamped and signed by a professional engineer licensed in Georgia that shows the configuration of the array, the wiring system, the overcurrent protection, the inverter, and the disconnects
  - c. A topographical map from the U.S. Geology Survey, or equivalent, that depicts in detail any vegetative cover, watersheds, floodplains, or wetlands on property.
  - d. A topographical drawing of the property that indicates how stormwater currently drains from the property, identifies the location of discharge points or areas, and identifies any conditions present on the property that may contribute to significant soil erosion;

- e. A map from the Georgia Department of Natural Resources that identifies any habitat for state endangered, threatened, or candidate species on or adjacent to the property;
  - f. A map from the U.S. Department of Fish and Wildlife ("FWS") and/or the National Oceanic and Atmospheric Administration ("NOAA") that identifies any habitat for federally endangered, threatened, or candidate species on or adjacent to the property;
  - g. If the SES is located in an agricultural district, map from U.S. Department of Agricultural Natural Resources Conservation Service ("NRCS") identifying prime farmland and farmland of statewide importance on the property.
3. *Mitigation of Impacts.* The applicant shall submit a mitigation plan that contains the following:
- a. A plan for the prevention and mitigation of stormwater runoff and soil erosion;
  - b. If the SES is located on prime farmland or farmland of statewide importance (as defined by NRCS), a plan to mitigate damage to the soil quality;
  - c. If the instillation of the SES will result in potentially adverse changes to any state or federally endangered, threatened, or candidate species habitat, a mitigation plan, that includes (a) a process for minimizing changes to the species habitat, for example through habitat corridors, (b) a plan to relocate and monitor any impacted species, and (c) a plan to restore the original species habitat after the system is decommissioned;
  - d. A map of 5 nautical miles around the property with the location of any airport in the shown space, and, if an airport is present in that area, a glare hazard analysis result by the Solar Glare Hazard Analysis Tool or its equivalent.
  - e. An included method for compliance, or alternative compliance for the tree canopy requirement in the Urban Forest Beautification and Conservation Ordinance.
    - I. Total removed square footage converted to 35% for the bank fund.
    - II. Tree removal cost must adhere to standard amount for removal as described in preceding ordinance.
4. *Certifications.* The applicant shall submit an affidavit that provides:
- a. Construction and operation of the SES will comply with all applicable federal, state, and local laws and regulations, including the requirements of the underlying zoning ordinance, unless otherwise expressly stated in this ordinance;

- b. Before operation, a fire safety and evacuation plan will be filed with the appropriate fire code and emergency management officials, and will be available in workplace for reference and review by employees working on the premises;
  - c. General liability insurance will be maintained throughout the life of the SES project. If the underlying Zoning Ordinance does not specify the coverage, such general liability insurance will include, but not be limited to, commercial form, premises-operations, products/completed operations hazard, contractual insurance, broad form property damage, and personal injury.
  - d. Before operation, the assigned building inspector shall ensure the installed SES meets all applicable local and state codes.
5. *Decommissioning Plan.* The applicant shall submit a decommissioning plan that, based on the best available information at the time of the application contain the following
- a. The name, address, telephone number, and e-mail address of the person(s) or entity(ies) responsible for implementing the decommissioning plan;
  - b. A statement of conditions that require the decommissioning plan to be implemented;
  - c. As part of decommissioning, a removal plan that (a) identifies all structures, components, and non-utility owned equipment that shall be removed, and (b) includes a plan for recycling or otherwise reusing all materials to the extent reasonably practicable;
  - d. As part of decommissioning, a restoration plan to return the property to its condition prior to the installation of the SES or to some other condition reasonably appropriate to the designated land use after the SES is removed, including a tree restoration plan to restore the original tree cover with similar tree types and number after the system is decommissioned.

### **Subsection II: Special Administrative Permit Review**

- 1. Upon receiving an application for an SES, the Zoning Authority shall review the permit application within (30) days and either approve or deny the Applicant.
- 2. A Special Administrative Permit application may be approved only if the Zoning Authority determines that the SES complies with all applicable federal, state, and local laws and regulations, including the provisions of this Ordinance.
- 3. The applicant's appeal rights are consistent with those rights expressed in the underlying Zoning Ordinance.

### **Subsection III: Special Use Permit**

1. Upon receiving an application for an SES, the Zoning Authority shall:
  - a. Provide public notice of the proposed project in accordance with the notice requirements in the underlying Zoning Ordinance
  - b. Schedule and hold a public hearing in accordance with the hearing requirements in the underlying zoning ordinance
  - c. Issue a determination within (10) days of the public hearing on the permit based on the application and public comments.
2. A Special Use Permit application may be approved only if the Zoning Authority determines that the SES complies with all applicable federal, state, and local laws and regulations, including the provisions of this Ordinance.
3. The applicant's appeal rights are consistent with those rights expressed in the underlying Zoning Ordinance.

### **Section 3107 - Severability**

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgement of any court of competent jurisdiction, to be unconstitutional or in conflict with any code or regulation governing this subject matter shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.

First Reading:

Second Reading:

MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

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By: Jonathan M. McCollar, Mayor

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Attest: Sue Starling, City Clerk



# CITY OF STATESBORO



## COUNCIL

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5

Jonathan McCollar, Mayor  
Randy Wetmore, City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager

**From:** Jason Boyles, Director of Public Works and Engineering  
David Campbell, Interim City Engineer

**Date:** 09/24/2018

**RE:** **Consideration to Abandon West Cherry Street between South College Street and Martin Luther King Jr. Drive**

**Policy Issue:** Property/Right of Way

### **Recommendation:**

Staff recommends holding a Public Hearing at the October 2, 2018 city council meeting to solicit input from the public in consideration of the closure of West Cherry Street, from Martin Luther King, Jr. Drive to South College Street, then move this item forward for approval of closure and abandonment by resolution at the October 16, 2018 city council meeting.

### **Background:**

The West District Development has requested that the City abandon the segment of West Cherry Street from South College Street to Martin Luther King, Jr. Drive. In addition to currently developing the property to the south of West Cherry Street the owners of the development have recently acquired the property to the north of West Cherry Street and are seeking to utilize the currently right of way as a common area to both improvements.

The only potential impact to this request would be to the Open Hearts Community Mission on Martin Luther King, Jr. Drive. The developers have contacted the Mission regarding this proposal and have received an endorsement from them for this. If approved, the developers have agreed to allow the Mission and both pedestrians and vehicles to traverse the property from South College Street to Martin Luther King, Jr. Drive.

Public Works & Engineering staff have evaluated this request and have consulted with the city attorney for agreement. Staff found that this street sees minimal daily vehicle and pedestrian traffic due the presence of West Main Street to the North and Bulloch Street to the South, each of which provides a more natural and convenient connection between South College Street and Martin Luther King, Jr. Drive. In addition, this road is in disrepair and in need of maintenance. Further, the city attorney has advised that Georgia case law provides the Mayor and City Council with broad discretion in

determining what is in the public interest in consideration of abandonment. Therefore, I am of the opinion that the Mayor and City Council consider formally abandoning and closing this segment of West Cherry Street and convey the property to the adjacent property owners with the caveat that utility easements, where deemed necessary by the City, be dedicated to the City for the maintenance and operation of infrastructure.

The public hearing notice has been properly advertised in accordance with State law and past practice. Additionally, pertinent departments and public safety agencies have been notified of this proposed abandonment.

**Budget Impact:**

The abandonment of this segment of West Cherry Street will remove the City's obligation for street maintenance and repair from the overall budget. This road is currently in disrepair and in need of resurfacing.

**Council Person and District:** Sam Lee Jones, District 2

**Attachments:**

- Plat of W Cherry St Right of Way, Adjacent Properties and Proposed Easements
- Memo from Developer's Attorney (Taulbee, Rushing, Snipes, Marsh & Hodgins) Providing Opinion on Legal Authority for Abandonment of City Streets
- Correspondence Letter from West District
- Correspondence Letter from Open Hearts Community Center

## M E M O R A N D U M

**TO:** Cain Smith, City of Statesboro Attorney

**FROM:** Taulbee, Rushing, Snipes, Marsh & Hodgins

**DATE:** July 11, 2018

**SUBJECT:** Legal Authority for Abandonment of City Streets

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Each municipality in the State of Georgia enjoys wide latitude in determining why and when it will abandon roadways within its jurisdiction. That broad authority is derived from O.C.G.A. § 32-7-1, which authorizes the abandonment of municipal streets “[w]henever deemed in the public interest”. Municipalities also retain considerable discretion to define for themselves what is in their best public interest. Accordingly, the abandonment of a city street will not be disturbed by our courts unless the decision is shown to be “arbitrary, capricious, and unreasonable or a gross abuse of discretion”. Burke County v. Askin, 291 Ga. 697, 701, 732 S.E.2d 416 (2012).

There is a common misconception that a municipal street may only be abandoned if it is no longer used by the public. To the contrary, Georgia law expressly authorizes abandonment of a lightly-used street if it: (1) no longer provides a **substantial** public benefit; or (2) would best serve the public interest by being removed from the municipal street system. O.C.G.A. § 32-7-2(c). Municipalities are expressly authorized to consider economic factors such as necessary expenditures for maintenance and repairs when deciding whether to abandon a street that is still in use. Torbett v. Butts County, 271 Ga. 521, 522, 520 S.E.2d 684 (1999). Relieving local taxpayers of the costs of maintaining a lightly-used street has long been recognized as one of many potential public benefits which warrant abandonment. McIntosh County v. Fisher, 242 Ga. 66, 67-68 (247 S.E.2d 863) (1978).

Numerous factors would appear to weigh in favor of the City of Statesboro’s abandonment of the section of West Cherry Street between South College Street and Martin Luther King, Jr. Drive. As you know, this section of the municipal street system bisects two previously neglected properties, which are being transformed under new ownership and which are the only properties fronting on this section of West Cherry Street. This street sees minimal daily vehicle and foot traffic due the presence of West Main Street to the North and Bulloch Street to the South, each of which provides a more natural and convenient connection between South College Street and Martin Luther King, Jr. Drive. Moreover, much of the traffic that is seen on this street is due to development activities by the new owners and their contractors. This street is also in serious need of surface repair, improved storm water management, and parking access. The surface damage is not so extensive as to totally prevent public use of the road, but the costs of repair and future maintenance will be considerable.

The City of Statesboro has a duty to maintain the safety of roadways within its jurisdiction. However, the public benefit provided by this section of street hardly warrants City

expenditures for the kind of improvements that are needed. A long line of cases from the Supreme Court of Georgia has affirmed the municipal authority to abandon city streets under such circumstances.

In McIntosh County v. Fisher, 242 Ga. 66, 247 S.E.2d 863 (1978), a group of plaintiffs filed suit over the abandonment and closure of a road that provided the only means of access to a community dock. Due to the road's diminishing public use, the governing body reasoned that "no public purpose would continue to be served by maintaining the road at public expense." *Id.* at 66. The plaintiffs replied that the road and dock had been in continuous and frequent use by numerous local residents for many years. Despite the ongoing use by that group and the absence of an alternate route to the dock, the Court affirmed the abandonment. The Fisher case made it clear that **any** evidence showing that abandonment was motivated by the public interest will be sufficient to withstand judicial review.

Carnes v. Charlock Inv., 258 Ga. 771, 373 S.E.2d 742 (1988), also involved the closure of a road that was still utilized by the public, but not to the extent that it continued to serve a substantial public purpose. The governing authority in that case elected to close the road to public use and remove it from the local roadway system based on evidence that the road was unsafe and rarely used for legal purposes. The Court upheld that decision and reasoned that determinations such as whether a local road continues to serve a substantial public function are the exact type of evaluations that local governing authorities were formed to undertake. *Id.* at 773. The role of the courts is limited to addressing gross abuses of that discretion.

In Torbett v. Butts County, 271 Ga. 521, 520 S.E.2d 684 (1999), the Court considered the abandonment of a damaged, lightly-traveled connector street. There were no residences or businesses fronting the abandoned stretch and alternate, paved routes were available to connect the two roads previously joined by the abandoned connector. The Court affirmed the decision of the trial court that "the abandoned portion of the road did not serve a substantial public purpose in that there were no improved structures on it and no homeowners or businesses would be left without public road frontage if it were closed." *Id.* at 522. The Torbett opinion notes that abandonment decisions are best left "to the wisdom and discretion of the lawmaking power". *Id.*

Finally, Scarborough v. Hunter, 293 Ga. 431, 746 S.E.2d 119 (2013), involved the abandonment of a street that was in need of considerable repairs which were not within the governing authority's budget. The governing authority elected to dispose of the roadway because of the expense of the repairs and because there was "very little legal public use" of the road beyond that of the developer or a few property owners. *Id.* at 437. The Supreme Court of Georgia affirmed that decision, emphasizing that our courts will not substitute their own "view of the evidence and the public interest for that of the [City]". *Id.* Municipalities in Georgia are thus empowered to perform their own analysis of these local decisions without fear of unwarranted reprisal from the courts.

The section of West Cherry Street that is submitted for abandonment by the City of Statesboro squarely falls within the ambit of O.C.G.A. § 32-7-2(c). Just like each of the examples provided above, this section of street no longer provides a substantial public benefit to the people of Statesboro. As was the case in Scarborough, there is little public use of this street

outside of the activities of the developer and a few (at most) property owners. Like the street in Torbett, abandoning this street will not leave any home or business owner without public road frontage. The City of Statesboro, like the governing authorities in Carnes and other examples, would be well within its discretion to determine that the public interest is not best served by continuing to incur the costs of repairing and maintaining this section of road.

Even if it could be argued that this street still provides a substantial public benefit, there is evidence that the public interest favors its removal from the city street system. Unlike the situation presented in Fisher, there are ample alternative routes to connect between South College Street and Martin Luther King, Jr. Drive, including two heavily-used connectors immediately to the North and South of West Cherry Street. Perhaps most importantly, unlike the residents in Fisher and Carnes, the residents of Statesboro will not lose the benefit of this road as it will remain open at both ends and throughout its current course under private ownership. Shedding the City's obligation to maintain and repair this street while also ensuring that it remains open to vehicle and foot traffic will undoubtedly "best serve the public interest".

Our firm will remain available to answer any questions from the City regarding abandonment of streets or any of the authorities cited in this memorandum. We sincerely hope that the Council will exercise its discretionary authority to promote the public interest by abandoning this section of street. This is likely the only way that this street can gain the surface repairs, storm water improvements, and parking access that it needs without passing the expense along to the residents of Statesboro.

Very truly yours,

TAULBEE, RUSHING, SNIPES,  
MARSH & HODING, LLC

---

CHRISTOPHER R. GOHAGAN

Post Office Box 327  
Statesboro, GA 30459  
(912) 764-9055



August 1, 2018

Open Hearts Community Mission  
c/o Jim Lewis  
201 Martin Luther King Jr. Dr.  
Statesboro, GA 30458

Dear Jim and Board of Directors,

We are excited about the future of the West District Development and Downtown Statesboro. Our goal is to revitalize Downtown Statesboro and make it safer for everyone, including your residents. We appreciate your help and support in making our vision a reality.

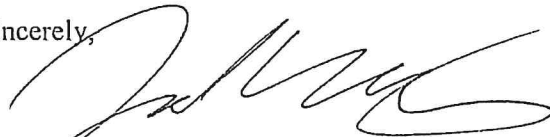
As you know, part of our vision includes the abandonment of Cherry Street to make Phase I (the old West Building Supply block) and Phase II (the Warehouse lot) a single contiguous parcel. Although we hope to have Cherry Street abandoned, our plans for the West District Development include ample sidewalks and avenues, which you, your staff and residents, and the general public will be free to use in order to pass through the West District Development property. Moreover, we strongly believe that replacing this poorly maintained side street and the adjacent lots with sidewalks, avenues and vibrant businesses will significantly improve the safety of Downtown Statesboro and will provide a much safer route for your residents to use in passing through the area.

Again, we assure you that you, your staff and residents will be free to use the sidewalks, streets and avenues to pass through the West District Development, and we encourage you and all of our neighbors to do so once construction is complete. Open Hearts is a wonderful part of this community and we fully expect that the presence of the West District Development in the neighborhood will improve your ability to share the Gospel by providing a hand-up to community members in need.

Your support is a critical component of our project and we are very grateful for your help. We are committed, both personally and as principals of West District Development, LLC and Whitfield Signs Holdings, LLC, to working with you and our other neighbors to make our corner of Downtown Statesboro a safer and more attractive place for residents, businesses and visitors.

We are happy to discuss this matter with you further if you would like and look forward to being your neighbor for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Whitfield', with a stylized, flowing script.

**Josh Whitfield**, Managing Member  
West District Development, LLC &  
Whitfield Signs Holdings, LLC



PO Box 991  
Statesboro, GA 30459  
[www.ohcm.org](http://www.ohcm.org)

August 14, 2018

Dear Members of the Statesboro City Council,

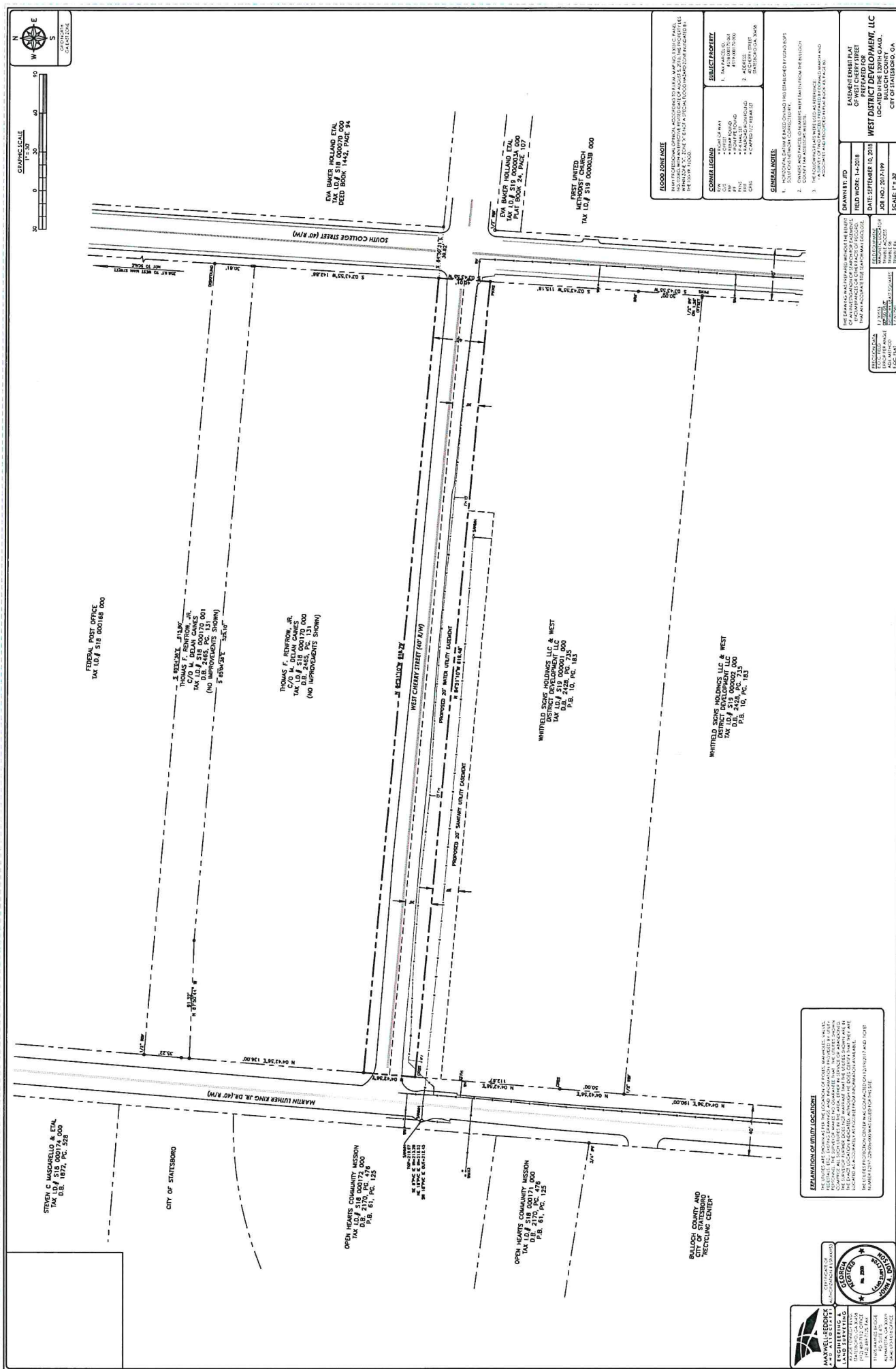
This letter is written in support of your consideration in privatizing West Cherry Street on behalf of the request of the West District Development. Mr. Whitfield's written agreement to the Board of Directors of the Open Hearts Community Mission is satisfactory as it eases concerns that our staff, volunteers and residents will have access to it at any time in the future. West Cherry Street is a vital thoroughfare to the Mission and we are happy that it will remain available to us.

We are excited about the new development and look forward to what it will offer our beautiful city.

Very Sincerely,

  
Delia Mobley, Board Chair

Open Hearts Community Mission



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.

APPLICATION FOR LICENSE TO SELL ALCOHOLIC BEVERAGES  
CITY OF STATESBORO, GEORGIA

RECEIVED  
RG-3442

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 TWO HUNDRED dollar (\$200.00) application fee must be tendered with the application. (cash, credit card, certified check, or money order, checks should be made payable to the City of Statesboro.)

1. BUSINESS TRADE NAME: VIP STORES LLC  
D/B/A Name
2. APPLICANT'S NAME: ANJAN VIPLAV  
(Name of partnership, llc, corporation, or individual)
3. BUSINESS LOCATION ADDRESS: 301 N MAIN ST STATESBORO GA 30458  
STE#
4. BUSINESS MAIL ADDRESS  
CITY: STATESBORO STATE: GA ZIP CODE: 30458
5. LOCAL BUSINESS TELEPHONE NUMBER: (321) 315 5319  
CORPORATE OFFICE TELEPHONE NUMBER: ( )
6. CONTACT NAME FOR BUSINESS: ANJAN VIPLAV  
TELEPHONE NUMBER FOR CONTACT PERSON: ANJAN VIPLAV (321) 315 5319
7. NAME OF MANAGER: ANJAN VIPLAV  
(Person responsible for Alcohol Licensing issues)  
TELEPHONE NUMBER FOR MANAGER: 321 315 5319  
ADDRESS OF MANAGER: 301 N MAIN ST  
(Street, Road, RFD No., P. O. Box No.)  
CITY: STATESBORO COUNTY: BULLOCK STATE: GA ZIP: 30458
8. PURPOSE OF APPLICATION IS: (CHECK ALL THAT APPLY)  
NEW MANAGER ☒ NEW BUSINESS: ☒ NEW OWNER: ☒  
PREVIOUS OWNER'S NAME: \_\_\_\_\_  
BUSINESS NAME CHANGE: \_\_\_\_\_ PREVIOUS BUSINESS NAME: QUICK STOP  
ADDRESS CHANGE: \_\_\_\_\_ PREVIOUS ADDRESS: \_\_\_\_\_  
LICENSE CLASS CHANGE: BEER ☒ WINE ☒ LIQUOR \_\_\_\_\_ OTHER \_\_\_\_\_



9. INDICATE WHERE BUSINESS WILL BE LOCATED:

\_\_\_\_ Above Ground      \_\_\_\_ Street or Ground Floor Level

SEC. 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 LICENSEE. 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 OR HIS DESIGNEE.

DOES ANY EMPLOYEE DESCRIBED IN THE ABOVE PARAGRAPH HAVE AN ALCOHOLIC BEVERAGE SECURITY PERMIT? \_\_\_\_ YES    ☒ NO (PERMIT SHALL BE OBTAINED FROM THE STATESBORO POLICE DEPARTMENT)

**CALCULATION OF BASIC LICENSE FEE:**      **FOR CALENDAR YEAR**      2018 -

<u>CLASSIFICATION</u>	(Mark All That Apply)	<u>LICENSE FEE</u>
Class B, Retail Beer Package	<input checked="" type="checkbox"/>	875.00
Class C, Retail Wine Package	<input checked="" type="checkbox"/>	875.00
Class D, Retail Liquor by the Drink	_____	1,425.00
Class E, Retail Beer by the Drink	_____	1,425.00
Class F, Retail Wine by the Drink	_____	1,425.00
Class G, Wholesale Liquor	_____	1,500.00
Class H, Wholesale Beer	_____	1,500.00
Class I, Wholesale Wine	_____	1,500.00
Class J, Licensed Alcoholic Beverage Caterer	_____	200.00
Class K, Brewer, Manufacturer of Malt Beverages Only	_____	1,750.00
Class L, Broker	_____	1,750.00
Class M, Importer	_____	1,750.00
Class O, Manufacture on Wine Only	_____	1,750.00
Sunday Sales Permit	<input checked="" type="checkbox"/>	300.00
In Room Service Permit	_____	150.00

Georgia Law (O.C.G.A. Section 3-3-7) states: "The sale of alcoholic beverages is lawful for consumption on the premises on Sundays from 12:30 p.m. until 12:00 midnight in any licensed establishment which derives at least 50 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served and in any licensed establishment which derives at least 50 percent of its total annual gross income from the rental of rooms for overnight lodging."

Sunday sales permit holders are subject to audit for compliance with State Law. Each establishment is required to maintain Financial Records on food sales and alcohol sales by separate business location to demonstrate compliance with State and Local Law.

TOTAL ANNUAL LICENSE FEE:      \$ \_\_\_\_\_

PARTIAL YEAR CALCULATION IF APPLICABLE: \$ \_\_\_\_\_



Special Event Permit 50.00  
Distance Waiver Application Fee 150.00  
Alcohol Beverage Control Security Permit(Permit Shall Be Obtained From The Statesboro Police Department) 50.00

10. TYPE OF BUSINESS: (CHECK ONE) \_\_\_\_\_ Individual \_\_\_\_\_ Corporation \_\_\_\_\_ Partnership ☒ LLC

(COMPLETE EITHER NUMBERS 11, 12 AND 13, AND/OR 14, 15 AND 16 IN THE SECTION BELOW)

11. IF APPLICANT IS AN INDIVIDUAL: Attach copy of trade name affidavit.

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

HAVE YOU COMPLETED THE FINANCIAL AFFIDAVIT ATTACHED TO THIS APPLICATION? \_\_\_\_\_

12. IF APPLICANT IS A PARTNERSHIP, L.L.C., or L.L.P.: 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 AND ADDRESS OF PARTNERSHIP, LLC, or LLP: VIP STORES LLC

DO YOU HAVE AN OPERATING AGREEMENT OR PARTNERSHIP AGREEMENT FOR THE LLC, LLP OR PARTNERSHIP? N

IF NOT, WHAT DOCUMENTS ESTABLISH THE OWNERSHIP RIGHTS OF THE MEMBERS OR PARTNERS? ARTICLES

13. MEMBERS OF L.L.C. and/or PARTNERS:

FULL LEGAL NAME: ANJAN VIPLAV PHONE# 321 318 5319

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: 1 SOCIAL SECURITY NUMBER \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

HAS EACH MEMBER OR PARTNER COMPLETED A FINANCIAL AFFIDAVIT TO ATTACH TO THIS APPLICATION? \_\_\_\_\_

(ATTACH ADDITIONAL PAGES IF NECESSARY)

CORPORATION-STOCKHOLDERS: All corporate applicants who are corporations shall list the names and address 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.

14. 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: \_\_\_\_\_  
(Name shown exactly as in Articles of Incorporation or Charter)

HOME OFFICE: \_\_\_\_\_

MAIL ADDRESS IF DIFFERENT: \_\_\_\_\_

DATE AND PLACE OF INCORPORATION: \_\_\_\_\_

DO YOU HAVE A SHAREHOLDERS AGREEMENT? \_\_\_\_\_

IF NOT, WHAT DOCUMENTS ESTABLISH THE OWNERSHIP RIGHTS OF THE SHAREHOLDERS? \_\_\_\_\_

15. OFFICERS:

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

(ATTACH ADDITIONAL PAGES IF NECESSARY)

16. STOCKHOLDERS (If Different from Officer Names)

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

FULL LEGAL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

RACE: \_\_\_\_\_ SEX: \_\_\_\_\_ BIRTHDATE: \_\_\_\_\_ SOCIAL SECURITY NO: \_\_\_\_\_

% STOCK OWNED: \_\_\_\_\_ OFFICE HELD: \_\_\_\_\_

HAS EACH OFFICER AND SHAREHOLDER COMPLETED THE FINANCIAL AFFIDAVIT ATTACHED TO THIS APPLICATION?

(ATTACH ADDITIONAL PAGES IF NECESSARY)

17. If there is any individual or officer, who has resided at his current address less than five (5) years, complete information below.

NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

FULL NAME: \_\_\_\_\_ PHONE# \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

(ATTACH ADDITIONAL PAGES IF NECESSARY)

18. State name and address of owner of the property (Land and Building) where the business will be located.

301 N MAIN ST STATESBORO GA 30458

19. Is the commercial space where the business is to be located rented or leased? LEASED

Answer: YES ☒ NO ☐ If yes, state name of lessor or landlord and address, and provide a copy of the lease with this application.

KARU DODIA 500 ESTATE WAY WARNER  
ROBINS GA 31088

20. 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 or receipts from the proposed business with any persons, firm, company, corporation, or other entity.

Answer: YES ☐ NO ☒ If yes, give name of person or firm and address and amount of percentage of profits or receipts to be split.

21. Is there anyone connected with this business that is not a legal resident of the United States and at least twenty-one (21) years of age?

Answer: YES ☐ NO ☒ If yes, give full details on separate sheet.

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

Answer: YES ☒ NO ☐ N/A ☐ If yes, explain on a separate sheet and submit copies of eligibility.

22. 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 or County in the State of Georgia, or other state or political subdivision and been denied such?

Answer: YES ☐ NO ☒ If yes, give full details on separate sheet.



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

Answer: YES \_\_\_\_\_ NO ☒ If yes, give full details on separate sheet

24. Is there anyone connected with this business that has been convicted within fifteen 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?

Answer: YES \_\_\_\_\_ NO ☒ If yes, give full details on separate sheet, including dates, charges and disposition.

25. Is there anyone connected with this business that has been convicted within five years immediately prior to the filing of this application of the violation ( i ) 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 thereof; ( ii ) of a crime involving moral turpitude; or ( iii ) 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 or serious traffic offense?

Answer: YES \_\_\_\_\_ NO ☒ If yes, give full details on separate sheet, including dates, charges and disposition.

26. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last three (3) year period?

Answer: YES \_\_\_\_\_ NO ☒ If yes, give full details on separate sheet.

27. 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 ?

Answer: YES \_\_\_\_\_ NO ☒ If yes, give full details on separate sheet.

28. 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 United States for the reason the same was being used or intended for use in criminal activities.

Answer: YES \_\_\_\_\_ NO ☒ If yes, give full details on separate sheet.

29. Will live nude performances or adult entertainment be a part of this business' operations?

Answer: YES \_\_\_\_\_ NO ☒ If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

I, ANJAN VIPLAV, solemnly swear, subject to the penalties O.C.G.A. §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.

ANJAN VIPLAV  
Print Full Name As Signed Below  
[Signature]  
Signature of Applicant

MANAGING MEMBER  
Title

06.28.2018  
Date

SWORN TO AND SUBSCRIBED BEFORE ME THIS

28 DAY OF June 20 18

Cynthia Kucera  
NOTARY PUBLIC (SEAL)  
My Commission Expires: May 19, 2019



CITY OF STATESBORO  
P O BOX 348  
STATESBORO, GEORGIA 30459  
Telephone (912) 764-5468 Fax (912) 764-4691



**APPLICATION FOR SEC. 6-17(d) EXEMPTIONS TO OPEN  
CONTAINER PROHIBITION.  
20 DAY NOTICE IS REQUIRED BEFORE THE EVENT**

**DATE OF APPLICATION** September 5th, 2018

**DATE OF EVENT** October 5th, 2018

**TIME OF EVENT** 6pm - 11:00pm

**LOCATION OF EVENT** Eagle Creek Brewing Company

**TYPE OF EVENT (DETAILED DESCRIPTION)** GSU Alumni Homecoming  
function with Alumni Association

**PRODUCTS TO BE SERVED:** ☒ BEER ☒ WINE ☒ LIQUOR

**DESCRIPTION OF THE AREA, INCLUDING THE SIZE AND THE MAXIMUM  
NUMBER OF PERSONS FOR SUCH AREA**

We will section off the entire Eagle Creek Brewing Company's front parking lot,  
we will provide security, and the maximum number of persons will be 1200.

**DESCRIPTION OF THE METHOD AND STRUCTURES THAT WILL BE USED  
TO SECURE AND SEPARATE SUCH AREA FROM OTHER PUBLIC AREAS**

Temporary vinyl fencing supported by removable poles will surround the perimeter.  
Crowd control temporary metal gates will be used at either end of the area.

**ATTACH AN 8 ½ x 11 INCH MAP OF THE AREA BEING CLOSED OFF.**

---

NAME OF APPLICANT Franklin Dismuke, Eagle Creek Brewing Company

APPLICANT'S ADDRESS 106 Savannah Ave, Ste B, Statesboro, GA 30458

APPLICANT'S PHONE NUMBER 912-678-1738



09-05-2018

SIGNATURE OF APPLICANT

DATE

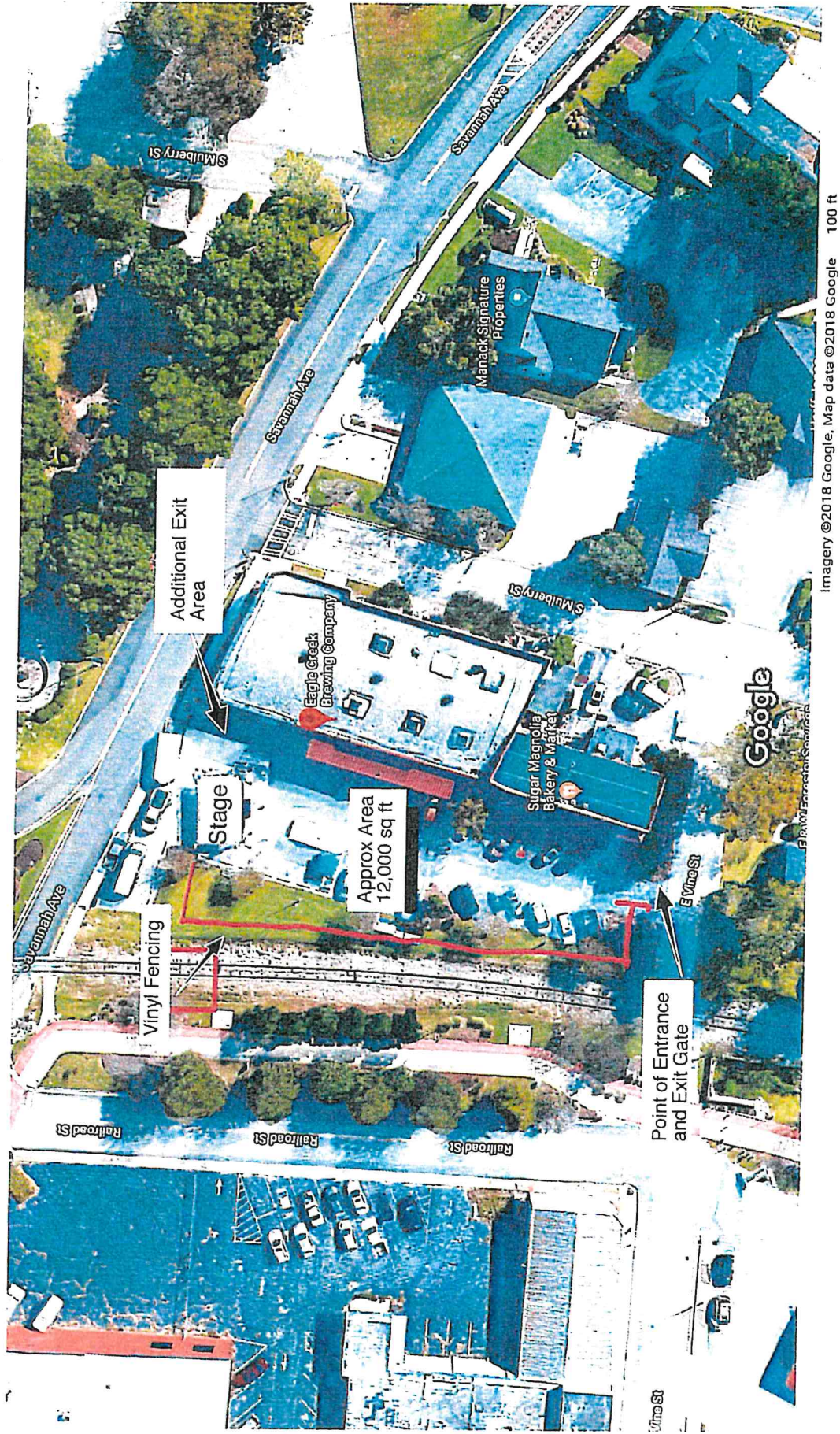
OFFICE USE:

DATE OF COUNCIL MEETING \_\_\_\_\_

DATE APPROVED BY MAYOR AND CITY COUNCIL \_\_\_\_\_



# Google Maps Eagle Creek Brewing Company



**Eagle Creek Brewing  
Franklin Dismuke  
106 Savannah Ave  
Statesboro Ga 30458  
10-5-18**

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

**Exemptions To Open Container Prohibition**

**Department                  Full Name      Recommendation                          Comments**

<b>Fire Department</b>	Carlos Nevarez	Approve	Must following the letter on folder.
<b>Public Works</b>	R Seamans	Approve	Keep sidewalk clear.





Timothy E. Grams  
Fire Chief

# Statesboro Fire Department

*Proudly serving the City of Statesboro and  
surrounding communities since 1905!*



Jonathon M. McCollar  
Mayor

September 10, 2018

To: Franklin Dismuke  
Eagle Creek Brewing  
106 Savannah Ave

From: Carlos Nevarez  
Prevention Division  
Statesboro Fire Department

RE: GSU Alumni Homecoming

Mr. Dismuke,

The Statesboro Fire Department has reviewed the application for Exemptions to Open Container Prohibition submitted September 5<sup>th</sup>, 2018. The Statesboro Fire Department has no objections with approving the request contingent upon the following conditions:

1. The maximum occupant load for the premises shall not exceed more than 1,283 which also includes all staff members. Please note that the occupancy load for Eagle Creek Brewing is 83 and shall not exceed inside the building at any time.
2. Georgia requires a trained Crowd Control Manager for assembly occupant loads of 100 or more with an additional Crowd Control Manager for every 250 people.
  - a. For example, an establishment has an occupant load of 260. This establishment would have to staffed with a minimum two (2) Crowd Control Managers anytime it is open and in operation (1 for the first 100 people, 1 for the additional 160 people.) the individual(s) must complete the certification process before the event and have their cards in hand.
  - b. 1,200 occupant load will require 4 crowd managers for the outside and 1 crowd manager for the inside of Eagle Creek Brewing.

Failure to comply with the conditions listed within at any time during the event could cause a revocation of this permit.

Thank you,

Carlos Nevarez  
Prevention Division  
Statesboro Fire Department



# CITY OF STATESBORO

## COUNCIL

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5



Jonathan M. McCollar, Mayor  
Randy Wetmore, City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager and Sue Starling, City Clerk

**From:** Owen Dundee, City Planner II

**Date:** September 24, 2018

**RE:** October 2, 2018 City Council Agenda Items

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

**Recommendation:** Staff recommends approval of the zoning map amendment requested by RZ-18-07-02 with conditions.

**Background:** Windward South requests a zoning map amendment of 19.2 acres from a 54.12 acre property located on S&S Railroad Bed Road from R-10/R-8 (Single Family Residential) to the PUD (Planned Unit Development) zoning district in order to develop a multifamily residential subdivision. (Tax Parcel # 107 000009 000).

**Budget Impact:** None

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

**Attachments:** Development Services Report RZ-18-07-02



# City of Statesboro-Department of Planning and Development **DEVELOPMENT SERVICES REPORT**

P.O. Box 348  
Statesboro, Georgia 30458

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

<p align="center"><b>RZ-18-07-02</b></p> <p align="center"><b>ZONING MAP AMENDMENT REQUEST</b></p> <p align="center"><b>S&amp;S RAILROAD BED ROAD</b></p>	
<b>LOCATION:</b>	S&S Railroad Bed Road (Parcel 12)
<b>REQUEST:</b>	Zoning Map Amendment of 19.2 acres of a 54.12 parcel from R10/R8 to PUD to build a multifamily residential development
<b>APPLICANT:</b>	David Pearce (Windward South)
<b>OWNER(S):</b>	CFN Partners/L&S Acquisitions LLC
<b>ACRES:</b>	19.2
<b>PARCEL TAX MAP #:</b>	107 000009 000
<b>COUNCIL DISTRICT:</b>	District 5 (Duke)

## **PROPOSAL:**

The applicant requests a zoning map amendment of 19.2 acres to be subdivided from a 54.12 acre property located on S&S Railroad Bed Road from the R-10/R-8 (Single Family Residential) zoning district to the PUD (Planned Unit Development) zoning district, in order to construct a multifamily residential subdivision consisting of 119 units and 261 beds (See **Exhibit B**—Proposed PUD Site Plan). At this time, the property is serving as farmland, and has no current additional use. (See **Exhibit F** – Location Map).

## **BACKGROUND:**

Currently, the site is being used as farmland with multiple zoning classifications. The previous owner of the parcel was Walter Beasley. The property was annexed by the city on July 1, 2013. During the annexation process, the 60.92 parcel was rezoned from R40 (Single Family Residential, Bulloch County) to R8 (Single Family Residential) and R10 (Single Family Residential). On May 1, 2018, 6.8 acres was subdivided from the northern portion of the 60.91 acre parcel and was rezoned to CR (Commercial Retail).

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

ZONING:		LAND USE:
<b>NORTH:</b>	PUD (Planned Unit Development)	Multifamily Residential
<b>SOUTH:</b>	R40 (Single Family Residential)	Single Family Detached Dwellings
<b>EAST:</b>	R25 (Single Family Residential (County))	Single Family Detached Dwellings
<b>WEST</b>	R40 (Single Family Residential (County))	Single Family Detached Dwellings

The subject property is located within the R8/R10) district. Surrounding parcels include several county properties currently used for agriculture (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map & **Exhibit C**—Photos of Subject Site).

**ATTACHMENTS:** **Exhibit A** (Location Map), **Exhibit B** (Proposed Site Plan), **Exhibit C** (Landscape Plan), **Exhibit D** (Wetland Plan), **Exhibit E** (Property Photos), **Exhibit F** (Future Development Map), **Exhibit G** (Revised Site Plan w/ Fee Simple Layout)



**COMPREHENSIVE PLAN:**

The *City of Statesboro Comprehensive Master Plan's* Future Development Map includes the subject site in the following character area:

<b>"Established/Existing Traditional Neighborhood"</b>	
<b>Vision:</b>	The residential areas in the Developing Urban Neighborhood Areas are located in newly developing or redeveloping areas of the City. The developments in this area will primarily be characterized by urban style housing, likely with clustered densities, green space, and a higher level of resident amenities. Nodal commercial development should also be included to serve the needs of residents. New developments should strive to connectivity within developments to existing streets, and to adjacent undeveloped properties. Pedestrian access should remain a priority.
<b>Suggested Development &amp; Implementation Strategies:</b>	<ul style="list-style-type: none"><li>• Large new developments should be Master Planned to include mixed uses whenever appropriate</li><li>• New developments that contains a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.</li><li>• Residential development with a healthy mix of uses (corner groceries, barber shops, drug stores) with easy walking distances.</li></ul> <p style="text-align: right;"><i>Statesboro Comprehensive Master Plan, Community Agenda page 19.</i></p>

The subject area also lies between county properties which are currently undeveloped properties.

In addition, the Future Development Map and Defining Narrative section of the Comprehensive Plan states the following:

"Large areas of green space will be conserved for active and passive recreation, as well as protection of environmental sensitive areas, such as wetlands and floodplains.

*Statesboro Comprehensive Master Plan, Community Agenda page 31.*

**ANALYSIS****COMMUNITY FACILITIES AND TRANSPORTATION:**

The subject property falls under the jurisdiction of city utilities, sanitation, and public safety, though the property currently only receives water for agricultural use. Expected impact will require connection to city sewer

**ENVIRONMENTAL:**

The subject property contains 3.3 acres of wetlands along the southern portion of the property line, but the proposed development

**ZONING CONSIDERATIONS:**

**Whether or not to grant a zoning map amendment from the current R8/R10 (Single Family Residential) zoning district to the PUD (Planned Unit Development) zoning district.**

The request should be considered in light of:

- the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*;
- the vision and community policies articulated within the *Statesboro Comprehensive Plan*, the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*;
- the potential for the property to develop and be utilized in conformance with the requirements of the proposed PUD (Planned Unit Development) district as set forth in the *Statesboro Zoning Ordinance*.

ANALYSIS (CONT'D)	
<b>Current Zoning</b> <p>The R10/R8 (Single Family Residential) district purpose statement declares that standards and uses are designed "in order to maintain and protect the desirable benefits which single-family detached residential uses have throughout the community.</p>	<b>Requested Zoning</b> <p>The PUD (Planned Unit Development) district has the declared purpose of "is to permit flexibility in situations where modifications of specific provisions of this ordinance will not be contrary to its intent and purpose."</p>
<p>In the case of the subject parcel, current zoning does not allow for the construction of proposed subdivision as outlined in conceptual plan (<b>Exhibit B</b>). The proposed development would consist of duplexes and triplexes.</p>	
STANDARDS: ZONING MAP AMENDMENT	
<p>Section 2007 of the <i>Statesboro Zoning Ordinance</i> provides <b>eight (8) standards</b> for the Mayor and City Council to consider "in making its determination" regarding a zoning map amendment, in "<b>balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.</b>" Those standards are as follows:</p>	
<p>(1) Existing uses and zoning or (of) property nearby</p> <p>a. Surrounding lots are zoned east and west are <b>R25/R40</b>. Currently both properties are outside of the city limits.</p>	
<p>(2) The extent to which property values are diminished by the particular zoning restrictions.</p>	
<p>(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.</p>	
<p>(4) The relative gain to the public, as compared to the hardship imposed upon the property owner.</p> <p>a. The subject site was zoned R10/R8 (Single Family Residential) as part of a PUD that was never developed. This atypical mixed zoning created during annexation restricts the property to a design that did not come to fruition, so almost any other proposed development would require a zoning map amendment in order to move forward. In this case, the property owner is proposing a unit density higher than the R-4 zoning district permits.</p>	
<p>(5) The suitability of the subject property for the zoned purposes.</p>	
<p>(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.</p>	
<p>(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 adjacent areas; and</p> <p>a. The new development would increase the population density and traffic in the area, but such an increase is consistent with the planned residential development areas for Statesboro as shown in the Future Development Map.</p>	
<p>(8) Consistency with other governmental land use, transportation, and development plans for the community.</p>	

#### RECOMMENDATION:

Staff recommends approval of this zoning map amendment based on the PUD site plan submitted on July 6, 2018 with staff recommendations and conditions.

At the regularly scheduled meeting held of August 7, 2018, at 5:00 PM, the Planning Commission voted 5-0 to approve application RZ 18-07-02 with staff recommendations and conditions.

At the regularly scheduled meeting, held of Tuesday, August 21, 2018 at 5:30 PM, the Statesboro City Council tabled this zoning map amendment request until the September 18, 2018, 5:30 PM City Council meeting. Council request an effort of the Developers to meet with community members to reach a compromise.

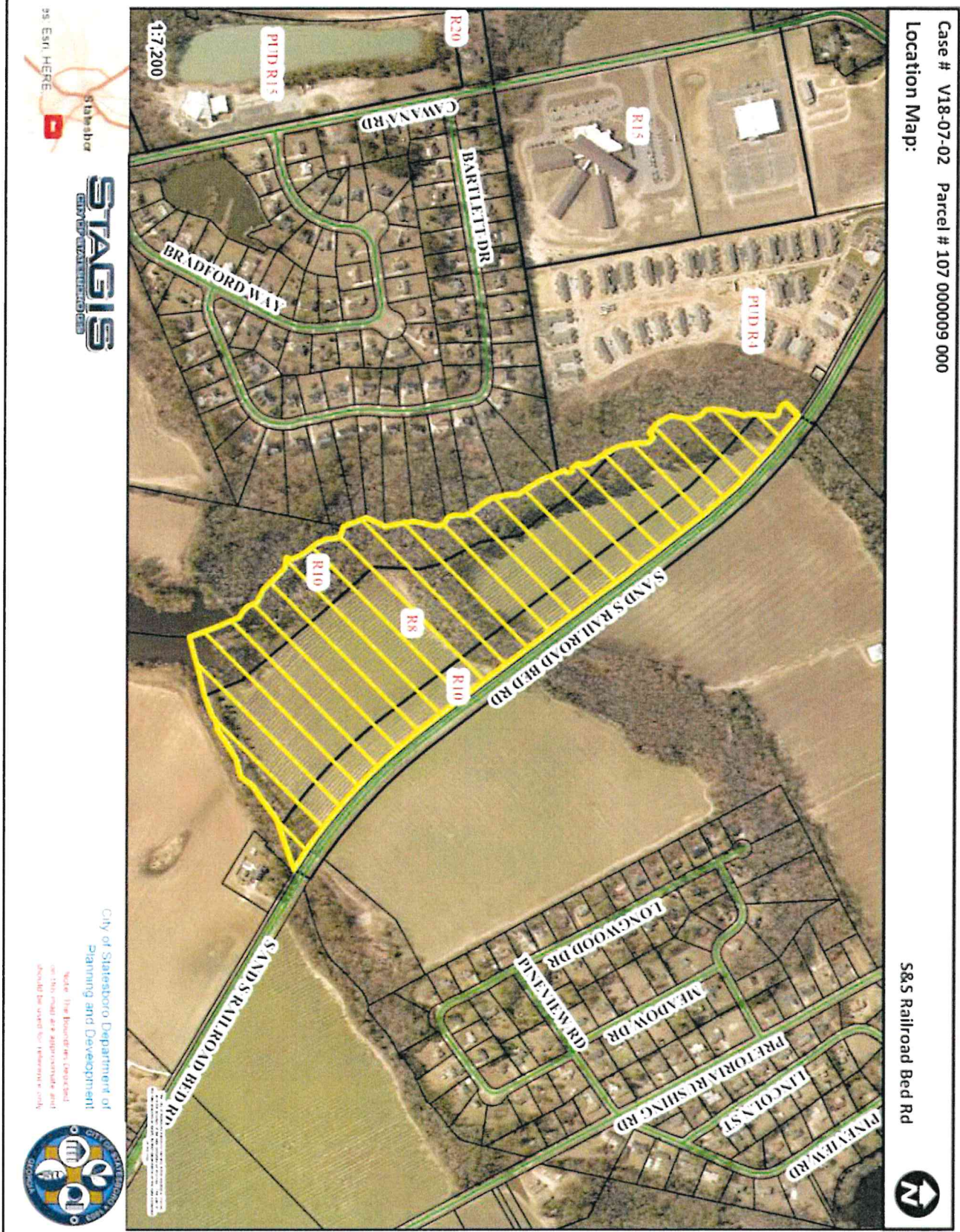
At the regularly scheduled meeting, held Tuesday, September 18, 2018 at 5:30 PM, the Statesboro City Council made a motion to approve, but no second approval motion was made, therefore no action was taken on this request. The application will now be reviewed by the City Council at its meeting on Tuesday, October 2, 2018 at 9:00 AM. Approval of the zoning map amendment request will be contingent on the following condition(s) as stated:

- (a) Staff approved by-laws and restrictive covenants are to be recorded prior to construction commencement.
- (b) Staff approval of a new landscape plan.
- (c) Five (5) feet of additional landscape buffer along the property line abutting S&S Railroad Bed Road to create a thirty-five (35) foot buffer.
- (d) Placement of three (3) berms, forty (40) feet in length, and one and a half (1.5) feet in height along the property line abutting S&S Railroad Bed Road.
- (e) Placement of two (2) stop signs at the crossing of the S&S Greenway trail facility and the site entrance/exit located off S&S Railroad Bed Road to be paid for by the developer.
- (f) Site plan to be revised for Fee Simple ownership.

\*Revised Site Plan submitted on August 15, 2018 to meet condition (c) of Planning Commission approval.



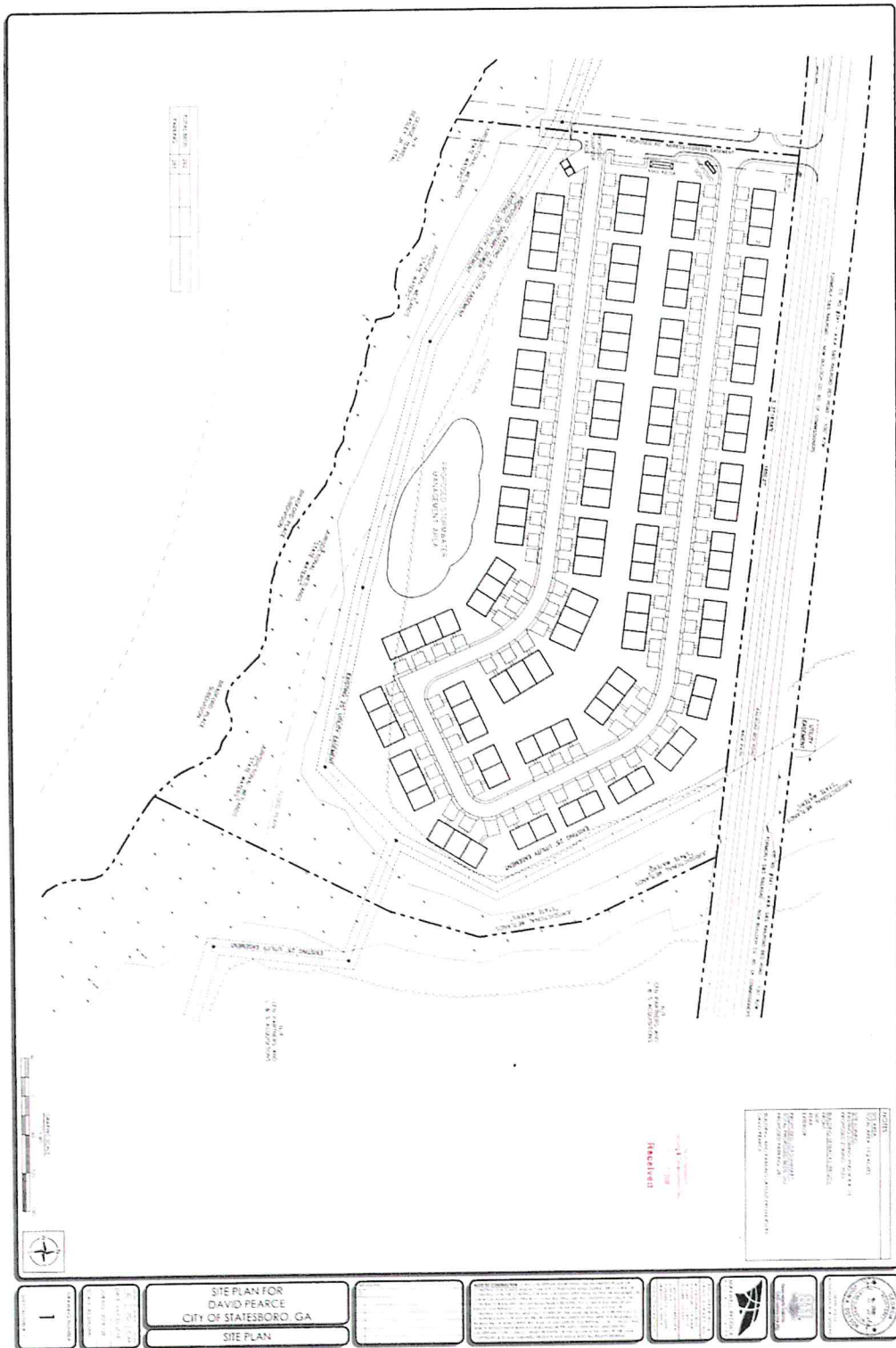
EXHIBIT A: LOCATION MAP



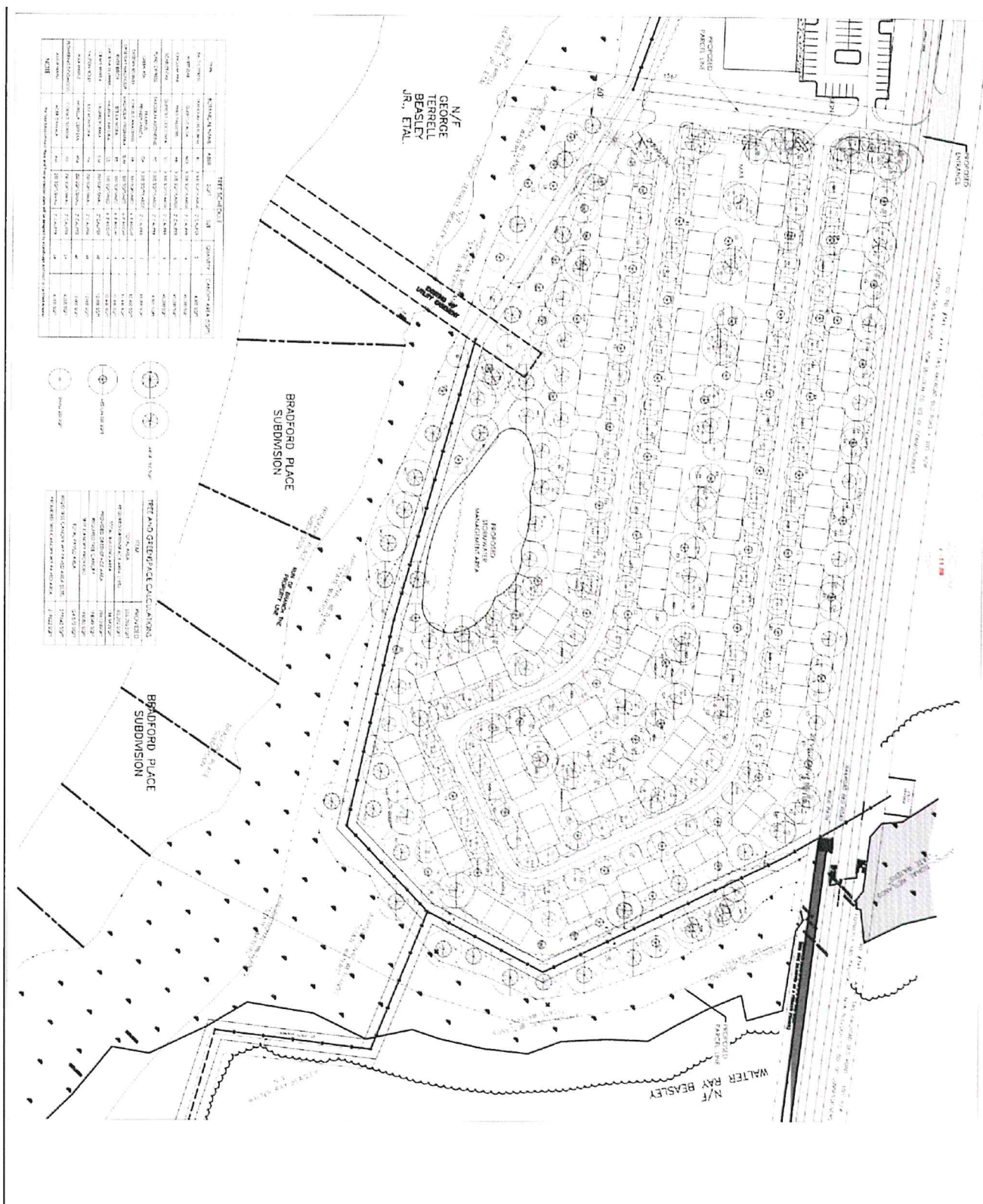


# EXHIBIT B: PROPOSED SITE PLAN

(Please Note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) submitted on behalf of the applicant of this request to be illustrative only. Approval of this application does not constitute approval of any final building or site plan).



*Development Services Report*  
**Case RZ-18-07-02**







**EXHIBIT E: SITE AND SURROUNDING PROPERTY PHOTOS**

**Picture 1:** Subject Site Depicted from parcel end closest to Cawana Road



**Picture 2:** Subject Frontage from S&S Railroad Bed Road





**Picture 3:** Subject frontage towards Pretoria Rushing Road



**Picture 4:** Subject center point floodplain

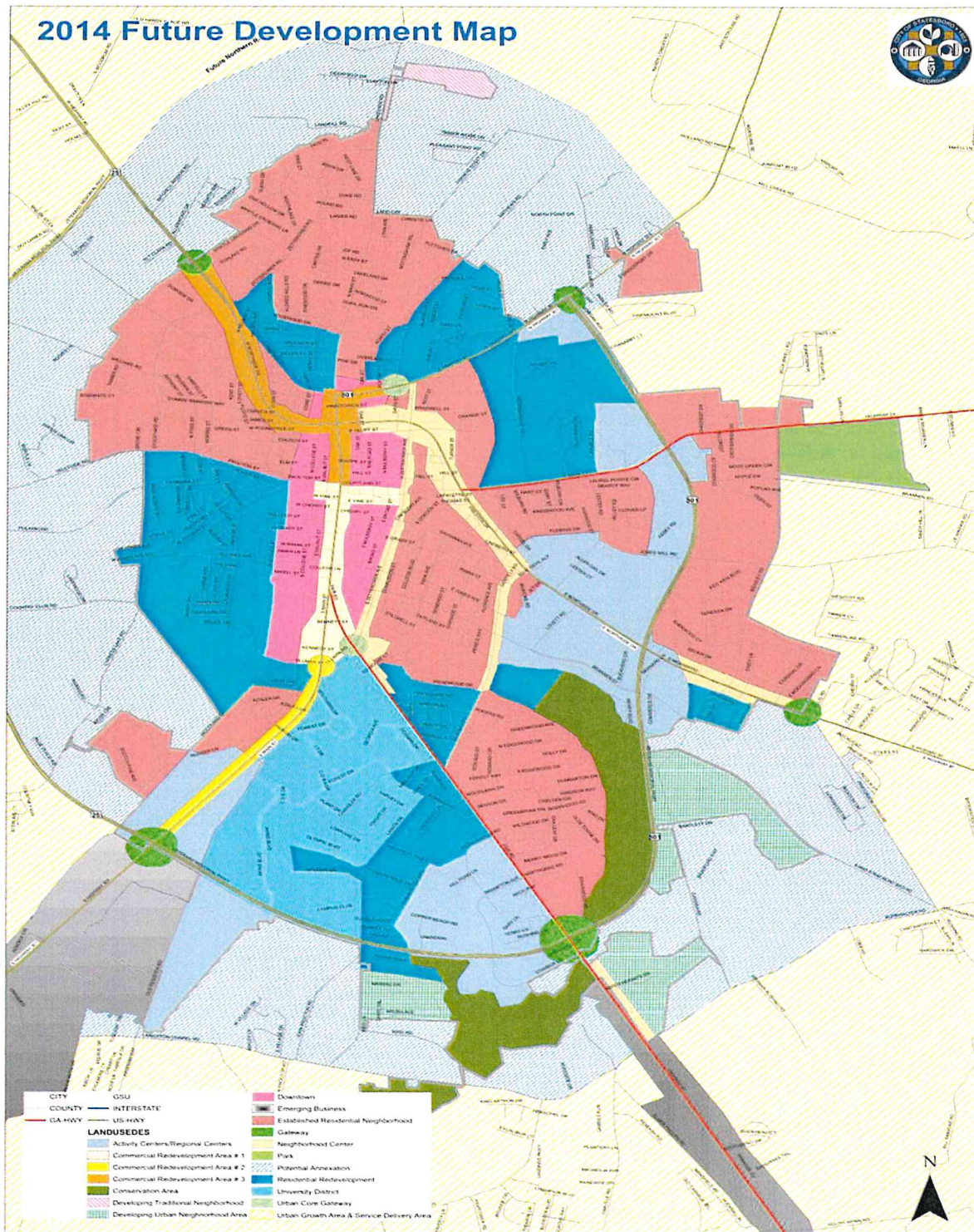


**Picture 5:** Google Earth Image of Parcel and Surrounding Properties



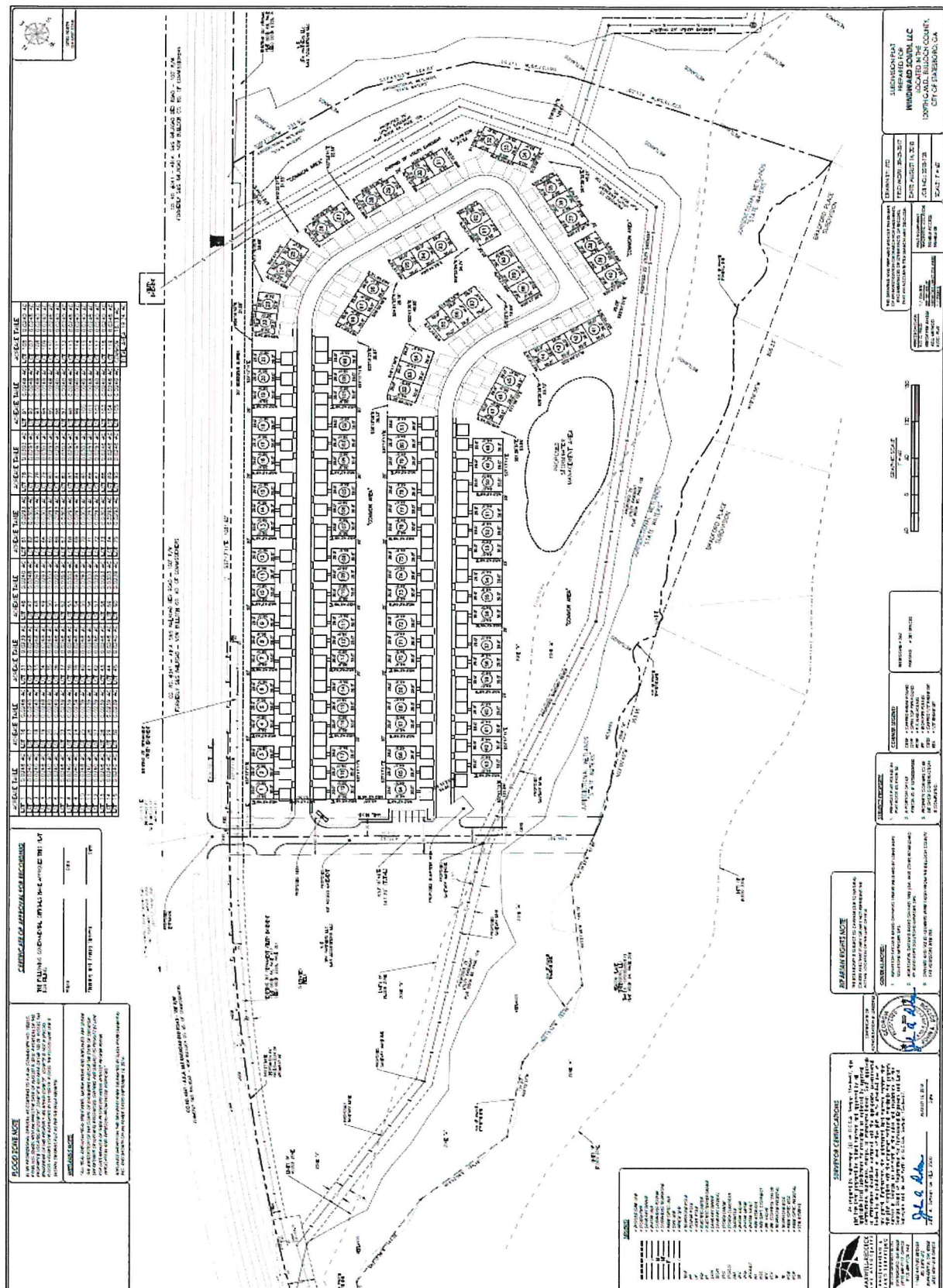


## EXHIBIT F: FUTURE DEVELOPMENT MAP





*Development Services Report*  
**Case RZ-18-07-02**





# CITY OF STATESBORO



## COUNCIL

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5

Jonathan McCollar, Mayor  
Randy Wetmore, City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager

**From:** Jason Boyles, Director of Public Works and Engineering  
David Campbell, Interim City Engineer

**Date:** 09/18/2018

**RE:** Recommendation of Low Bidder for "City of Statesboro Averitt Center and City Hall Roof Restoration Project"

**Policy Issue:** Purchasing

## Recommendation:

Sealed bids based on unit price extensions for the referenced project were received on September 10, 2018 as follows:

Chandler Roofing	\$126,300.00
Roofing Professionals Inc.	\$183,000.00
MetalCrafts	\$185,900.00

The low bidder, Chandler Roofing, meets the requirements of the bid package and submitted an acceptable bid bond. Staff recommends awarding this contract to Chandler Roofing in the amount of \$126,300.00.

## Background:

The work in this contract includes roof restoration for both the Averitt Center and City Hall. A roof assessment report concluded that both roofs are serviceable by means of a roof coating system that would extend the existing roof life 10 years.

## Budget Impact:

The project is to be paid for through 2013 SPLOST fund and will reduce the annual roof maintenance repairs from the general fund over the next 10 years.

**Council Person and District:** All

**Attachments:** Recommendation letter from Roof Consultant

**CC:** Darren Prather, Director of Central Services

# Lyon & Associates

Roofing and Waterproofing Consultants

September 17, 2018

Mr. David Campbell  
Interim City Engineer  
Public Works & Engineering Department  
City of Statesboro  
50 East Main Street  
Statesboro, GA 30459

Letter Sent Via Email

RE: City of Statesboro Averitt Center and City Hall Roof Restoration Project  
Chandler Roofing Bid Recommendation

Dear Mr. Campbell:

I am writing to recommend that the City of Statesboro accept Chandler Roofing's bid in the amount of \$126,300.00. This bid is in line with the budget estimate provided to the City, particularly when contingencies and unit price allowances are taken into consideration. The table below illustrates the bid results compared to the target budget and 15% +/- variance.

Chandler Roofing	Bid	Target Budget	Low Side (-15%)	High Side (+15%)	Contingency Allowance	Roof Replacement Allowance
Averitt Center	\$75,600.00	\$62,600.00	\$53,125.00	\$71,990.00	\$2,500.00	\$10,000.00
City Hall	\$50,700.00	\$41,500.00	\$35,275.00	\$47,725.00	\$2,500.00	\$4,000.00
<b>Total</b>	<b>\$126,300.00</b>	<b>\$104,100.00</b>	<b>\$88,400.00</b>	<b>\$119,715.00</b>	<b>\$5,000.00</b>	<b>\$14,000.00</b>

I believe Chandler Roofing to be a capable roofing company with the skill set to perform well on this project.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Rob Lyon  
Registered Roof Consultant

P.O. Box 722  
White Rock, SC 29177  
O: 803-386-0301  
F: 866-521-6257  
lyonandassociates.net

# CITY OF STATESBORO



## COUNCIL

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5

Jonathan M. McCollar, Mayor  
Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Mayor and City Council

**From:** Randy Wetmore, City Manager

**Date:** October 2, 2018

**RE:** Reorganization

**Policy Issue:** With the departure of Robert Cheshire former Deputy City Manager it is appropriate to consider and implement a new organization of the City Manager's Department.

**Recommendation:** It is recommended that two Assistant City Manager positions be created. One of the positions will be oversee for the following: Planning, Central Services, Inspections, Government Buildings and one of the TAD Districts. The other Assistant City Manager will oversee Public Works, Utilities, TSPLOST and one of the TAD Districts. The City Manager will continue to directly oversee Fire, Police, HR and Finance Departments.

**Background:** With the Robert Cheshire resigning in early August I have considered, not replacing the position at all. Or, make no change and hire a Deputy City Manager. Or, employ two Assistant City Managers. Which as mentioned above is the recommendation I made above. As you all are aware, there are number of significant projects that are underway presently and others that will be coming soon, such as TSPLOST and TAD projects. I believe because of the work that I foresee coming, that it is best that we employ two Assistants to best respond to the demands.

**Budget Impact:** Budget impact is unknown at this time. As I am not aware if we will have internal candidates or both positions will come from outside the organization. The positions will have a range of \$80,000 to \$110,000.

**Council Person and District:** Applies to all.

**Attachments:** None

# CITY OF STATESBORO

**COUNCIL**

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5

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

**To:** Randy Wetmore, City Manager

**From:** Jason Boyles, Director of Public Works and Engineering

**Date:** 09/21/2018

**RE:** Mayor and City Council Approval of TSPLOST Project Schedule

**Policy Issue:** City of Statesboro TSPLOST Capital Improvement Program

**Recommendation:**

Requesting approval of TSPLOST categorical project list and project schedule.

**Background:**

At the August 7, 2018 city council meeting former Deputy City Manager, Robert Cheshire, presented a "Project Prioritization List" for the Mayor and City Council's consideration of approval. That list identified funding for twelve transportation categories and itemized projects in each of those categories.

City Staff has developed the attached spreadsheet which identifies the projects within each category and the fiscal year in which the project will be either designed or constructed. This distribution is consistent with the anticipated annual receipt of funds per the TSPLOST intergovernmental agreement for Tier 1 projects.

**Budget Impact:**

Estimated amount of TSPLOST Tier 1 funds the City will receive over 5 years is \$20,541,200.00

**Council Person and District:**

Citywide

**Attachments:**

Excel Spreadsheet



Design/Study  
Construction/Purchase

\* project is not fully funded by the 2018 TSPLOST budget

Council District	Project Type	Location/Description	Staff Prioritized Projects							Lower Priority Projects
			FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Category Total	
	Resurfacing	Resurfacing and/or Rehabilitating Streets	\$772,000	\$772,000	\$772,000	\$772,000	\$772,350			\$1,789,650
		<b>Resurfacing &amp; Rehabilitation Total</b>	<b>\$772,000</b>	<b>\$772,000</b>	<b>\$772,000</b>	<b>\$772,000</b>	<b>\$772,350</b>	<b>\$0</b>	<b>\$3,860,350</b>	<b>\$1,789,650</b>
1	Bike-Ped	Hwy. 24 (E. Main St.) from Lester Rd. to Packinghouse Rd.	\$30,000	\$314,500						
1	Bike-Ped	Packinghouse Rd. from E. Main St. to 301 N.	\$40,000		\$539,500					
1	Bike-Ped	Hwy. 24 (E. Main St.) from Packinghouse Rd. to Hwy 80	\$30,000							\$394,500
2	Bike-Ped	West Jones Ave. from South Main St. to Johnson St.	\$20,000	\$130,000						
4	Bike-Ped	Marvin Ave. and Herty Dr. from Fair Rd. to Gentilly Rd.	\$30,000		\$182,600					\$182,600
4	Bike-Ped	Edgewood Dr. from Gentilly Rd. to Edgewood Pk. incl. park bridge	\$20,000	\$115,000						
3	Bike-Ped	Gentilly Rd. from E. Jones Ave. to Savannah Ave.	\$20,000			\$155,000				
2	Bike-Ped	E. Jones Ave. from S. Main St. S. Zetterower Ave.		\$15,000		\$75,000				
2	Bike-Ped	N. College St. from Proctor St. to Hwy. 80		\$15,000		\$89,250				
1	Bike-Ped	N. Zetterower Ave. from Hill St. to Hwy. 80		\$25,000		\$150,000				
2	Bike-Ped	W. Main St. from Ivory St. Foss St.		\$15,000		\$100,000				
1	Bike-Ped	N. Main St. from Parrish St. to Pinewood Dr.								\$75,000
	Bike-Ped	Chandler Rd. (connect existing sidewalks on east side)								\$90,000
	Bike-Ped	Northside Dr. from Lester Rd. to Williams Rd. (City share w/ GDOT)								\$400,000
	Bike-Ped	Zetterower Rd. from Hwy. 80 W. to N. Main St.								\$817,000
	Bike-Ped	Stockyard Rd. from Hwy. 80 W. to W. Main St.								\$679,250
	Bike-Ped	Beasley Rd. from Hwy. 80 E. to Hwy. 24 (E. Main St.)								\$1,000,000
	Bike-Ped	S. College St. from W. Grady St. to Azalea Dr.								\$627,000
	Bike-Ped	Fleming Dr. from Carmel Dr. to Lester Rd.								\$285,000
	Bike-Ped	S. Main St. to Fair Rd. Park (10' Trail)								\$46,000
	Bike-Ped	S. Main St. to S. College St. (10' Trail)								\$67,000
	Bike-Ped	Julius Abraham Trail extension (10' Trail) to Donnie Simmons Way								\$150,000

Design/Study  
Construction/Purchase

\* project is not fully funded by the 2018 TSPLOST budget

Council District	Project Type	Location/Description	Staff Prioritized Projects							Lower Priority Projects
			FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Category Total	
	Bike-Ped	Parker St. from W. Jones Ave. to Bulloch St.								\$175,000
	Bike-Ped	E. Grady St. from Gentilly Rd. to S. Zetterower Ave.								\$112,000
	Bike-Ped	Matthews Rd. from US 301 N. to Fletcher Dr.								\$570,000
		<b>Bike-Ped Total</b>	<b>\$190,000</b>	<b>\$629,500</b>	<b>\$722,100</b>	<b>\$569,250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,110,850</b>	<b>\$5,670,350</b>
2 & 3	Intersection	S. Main St. (US 301) @ Fair Rd. (SR 67) Improvements *		\$1,000,000						\$2,000,000
3 & 4	Intersection	Fair Rd. (SR 67)/S. Zetterower Ave./Tillman Rd. Improvements *			\$75,000		\$750,000			\$750,000
2	Intersection	W. Main St./Johnson St./MLK Dr. Improvements	\$100,000			\$750,000	\$925,000			
3	Intersection	S. Zetterower Ave. @ Stillwell St. *		\$400,000						\$250,000
5	Intersection	Brampton Ave @ Bermuda Run Improvements		\$25,000		\$425,000				
5	Intersection	Cawana Rd. @ Brannen St. & Cawana Rd. @ S&S Railroad Bed Rd. *						\$300,000		\$200,000
Citywide	Intersection	New Traffic Controls, Geometric Improvements, etc. *			\$150,000					\$250,000
		<b>Intersection Total</b>	<b>\$100,000</b>	<b>\$1,425,000</b>	<b>\$225,000</b>	<b>\$750,000</b>	<b>\$2,100,000</b>	<b>\$300,000</b>	<b>\$4,900,000</b>	<b>\$3,450,000</b>
Citywide	Maintenance	Sidewalk Maintenance & Repairs	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000			
		<b>Maintenance Total</b>	<b>\$30,000</b>	<b>\$30,000</b>	<b>\$30,000</b>	<b>\$30,000</b>	<b>\$30,000</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$0</b>
3	Roadway	Stillwell St. Improvements (incl. S. Zetterower Ave. intersection)	\$40,000	\$460,000	\$250,000					
2 & 3	Roadway	Brannen St. @ Little Lotts Creek Drainage Improvements		\$60,000		\$240,000				
2	Roadway	W. Main St. (College St. to MLK, Jr. Dr) Drainage Improvements	\$50,000			\$450,000				
5	Roadway	S&S Railroad Bed Rd. Improvements		\$100,000				\$600,000		
	Roadway	Northside Dr. widening								\$3,100,000
	Roadway	Georgia Ave. Geometric Improvements @ curve								\$600,000
	Roadway	Northside Dr. West (Williams Rd. Area) Drainage Improvements								\$1,100,000
Citywide	Roadway	Corridor Traffic Studies				\$200,000				
Citywide	Roadway	Geometric, R/R x-ings, etc. *				\$170,000				\$205,000

City of Statesboro  
TSPLOST Project Schedule

Design/Study  
Construction/Purchase

\* project is not fully funded by the 2018 TSPLOST budget

* project is not fully funded by the 2018 TSP/LOST budget			Staff Prioritized Projects							Lower Priority Projects
Council District	Project Type	Location/Description	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Category Total	
		Roadway Total	\$90,000	\$620,000	\$250,000	\$1,060,000	\$0	\$600,000	\$2,620,000	
Citywide	Striping/Signage	Striping & Signage Improvements		\$50,000		\$75,000				
		Striping & Signage Total	\$0	\$50,000	\$0	\$75,000	\$0	\$0	\$125,000	
2 & 3	Streetscapes	S. Main (Blue Mile) Phase 1 *			\$850,000				\$2,000,000	
2	Streetscapes	S. Main (Blue Mile) Phase 2 & 3 *					\$150,000		\$4,300,000	
2	Streetscapes	W. Main St. from Main St. to MLK, Jr. Dr. *			\$750,000				\$250,000	
		Streetscapes Total	\$0	\$0	\$1,600,000	\$0	\$150,000	\$0	\$1,750,000	
3 & 4	Traffic/Ped	Fair Rd. (Pitt-Moore Rd to Ed Moore Ct.) Study			\$200,000				\$80,000	
Citywide	Traffic/Ped	Traffic Calming/Pedestrian Crossing Studies & Construction *		\$50,000		\$250,000		\$250,000	\$300,000	
		Traffic Calming & Pedestrian Safety Total	\$0	\$50,000	\$200,000	\$250,000	\$0	\$250,000	\$750,000	
1	Paving	Anderson St.						\$100,000		
		Paving Total	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	
3	New Roads	Old Register Rd. to Akins Blvd. Ext. connector road *	\$100,000	\$400,000					\$3,700,000	
5	New Roads	Cawana Rd. to Veteran's Memorial Pkwy.			\$75,000		\$425,000			
	New Roads	Extension or Construction of New Roads *					\$500,000	\$500,000	\$1,700,000	
		New Roads & Road Extensions Total	\$100,000	\$400,000	\$75,000	\$0	\$925,000	\$500,000	\$3,700,000	
1 or 2	Parking	Downtown				\$225,000				
3	Parking	Citywide *						\$650,000	\$1,125,000	
		Parking Total	\$0	\$0	\$0	\$225,000	\$0	\$650,000	\$1,125,000	
Citywide	Equipment	Dump truck	\$150,000							
Citywide	Equipment	Bucket truck		\$125,000						
Citywide	Equipment	Excavator			\$175,000					
Citywide	Equipment	Dozer				\$250,000				



Design/Study  
Construction/Purchase

\* project is not fully funded by the 2018 TSPLOST budget

Council District	Project Type	Location/Description	Staff Prioritized Projects							Lower Priority Projects
			FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Category Total	
Citywide	Equipment	Backhoe						\$150,000		
		<b>Equipment Total</b>	\$150,000	\$125,000	\$175,000	\$250,000	\$0	\$150,000	\$850,000	\$0
		<b>SubTotal</b>	\$1,432,000	\$4,101,500	\$4,049,100	\$3,981,250	\$3,977,350	\$2,550,000	\$20,091,200	
Citywide	Transit	Transit Feasibility Study	\$69,000							
Citywide	Transit	Implementation of a Limited Transit System		\$95,250	\$95,250	\$95,250	\$95,250			
		<b>Transit Total</b>	\$69,000	\$95,250	\$95,250	\$95,250	\$95,250	\$0	\$450,000	\$0
		<b>Grand Total</b>	\$1,501,000	\$4,196,750	\$4,144,350	\$4,076,500	\$4,072,600	\$2,550,000	\$20,541,200	\$27,670,000