



CITY OF STATESBORO  
COUNCIL MINUTES  
OCTOBER 17, 2023

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

**1. Call to Order**

Mayor Jonathan McColiar called the meeting to order

**2. Invocation and Pledge**

Mayor Pro Tem Shari Barr gave the Invocation and led the Pledge of Allegiance.

**ATTENDANCE**

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

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

**3. Recognitions/Public Presentations:**

**A) Presentation of the Medal of Valor to Sergeant Nathaniel Janney and Officer Logan Gay**

**B) Presentation of a Meritorious Service Award to Captain Jared Akins, Corporal Jessica Collins, APO Joey DeLoach, Officer Damien Truesdale and Communications Officer Sydney Johns.**

Statesboro Police Chief Mike Broadhead explained that on the morning of September 23, 2023 officers were dispatched to the area of Johnson Street and Spruce Street for a shooting in progress with multiple shots still being fired upon arrival. Two of the responding officers successfully took an armed subject into custody. Chief Broadhead continued that members of the Statesboro Police Department were confronted with a dangerous chaotic scene and in a short time were able to restore order and secure multiple crime scenes. He presented Meritorious Service awards to Officer Damien Truesdale and Communications Officer Sydney Johns and recognized Captain Jared Akins, Corporal Jessica Collins and APO Joey DeLoach also recipients of the Meritorious Service award for their professional meritorious service to the community. In addition Chief Broadhead presented the Medal of Valor to Sergeant Nathaniel Janney and Officer Logan Gay for the arrest of one armed suspect.

**C) Presentation of the Medal of Valor to Officer Jonathan Treloar.**

Statesboro Police Chief Mike Broadhead presented to Officer Jonathan Treloar the Medal of Valor, stating that back on May 5, 2023 Officer Jonathan Treloar responded to the area of Morris Heights apartments on a report of a juvenile with a firearm. Officer Treloar was able to take the suspect into custody and retrieve the pistol. The situation was tense and rapidly evolving and Officer Treloar displayed conspicuous valor at the risk of his own life.

**D) Presentation of a Proclamation to Safe Haven recognizing October 2023 as Domestic Violence Awareness month.**

Mayor Jonathan McCollar read and presented a Proclamation to Kim Billings with Safe Haven, recognizing October 2023 as Domestic Violence Awareness Month.

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

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

**A) Approval of Minutes**

**a) 10-03-2023 Council Minutes**

**b) 10-03-2023 Executive Session Minutes**

A motion was made to approve the consent agenda.

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

**6. Public Hearing and Consideration of a motion to approve:**

**A) APPLICATION AN 23-08-07: S&K Investments LLC requests Annexation of 2.27 acres of property located at 3101 Old Register Road in order to build a commercial development.**

**B) APPLICATION RZ 23-08-08: S&K Investments LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the MX (Mixed Use) zoning district on 2.27 acres of property located at 3101 Old Register Road in order to build a commercial development.**

A Motion was made to open the public hearing.

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

John Dotson with Maxwell Reddick & Associates spoke in favor of the request. No one spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **APPLICATION AN 23-08-07**: S&K Investments LLC requests Annexation of 2.27 acres of property located at 3101 Old Register Road in order to build a commercial development and **APPLICATION RZ 23-08-08**: S&K Investments LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the MX (Mixed Use) zoning district on 2.27 acres of property located at 3101 Old Register Road in order to build a commercial development.

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

**7. Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 23-09-01: Nellie Meeks request a Zoning Map Amendment from the R-15 (Single-Family Residential) to the MX (Mixed Use) zoning district in order to reuse a property as office space at 26 Lindberg Street.**

A motion was made to open the public hearing.

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

Nellie Meeks the property owner spoke in favor of the request.  
No one spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **APPLICATION RZ 23-09-01**: A Zoning Map Amendment from the R-15 (Single-Family Residential) to the MX (Mixed Use) zoning district in order to reuse a property as office space at 26 Lindberg Street.

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

**8. Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 23-09-02: Hillpointe, LLC requests a Zoning Map Amendment from the CR/PUD (Commercial Retail/Planned Unit Development) zoning districts to the MX (Mixed Use) zoning district in order to develop a commercial multi-family residential development on 18.56 acres located on Lovett Road.**

A motion was made to open the public hearing.

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

Marcus Wiedower representing Hillpointe LLC, spoke in favor of the request.

No one spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **APPLICATION RZ 23-09-02**: A Zoning Map Amendment from the CR/PUD (Commercial Retail/Planned Unit Development) zoning districts to the MX (Mixed Use) zoning district in order to develop a commercial multi-family residential development on 18.56 acres located on Lovett Road.

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

**9. Public Hearing and Consideration of a Motion to Approve: APPLICATION SUB 23-09-03: Tim Stone requests Preliminary Subdivision PLAT approval on approximately 11.54 acres of property in order to develop a townhouse subdivision of approximately 93 units on Westside Road.**

A motion was made to open the public hearing.

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

Evan Bennett with Hussey Gay Bell and on behalf of the property owner spoke in favor of the request.

Lauretha Best a resident of Quail Run subdivision along with a neighbor Julius Tremble voiced their concerns regarding the proposed neighborhood using Timber Road as an access point and causing disruption in their neighborhood with the increased traffic. Ms. Best also stated that no sign was placed at the Quail Run entrance for the October 3<sup>rd</sup> Planning

Commission Meeting so they missed that meeting. She stated they are fine with the single family homes but would like a buffer or something in place to separate their neighborhood from the new development.

Mayor McCollar asked staff for some insight regarding these concerns.

Director of Planning and Development Kathy Field stated their concerns are more pointed to agenda item 10 which is a townhome subdivision. This development was originally going to be townhomes but after working with the developer is was changed to an R-6 development with single family homes. There are three roads that will be utilized for that R-6 development. These two subdivision plats are separate developments which is why the connector road is important as it provides a third means of egress and involves Stockyard Road, Timber Road, and Westside Road.

A motion was made to close the public hearing.

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

City Manager Charles Penny explained that this townhome development is not connecting into a single family development and asked Kathy to provide clarity on the issue.

Kathy Field stated it does not, the only place it connects is to the connector road on the next R-6 single family residential subdivision plat for consideration.

A motion was made to approve **APPLICATION SUB 23-09-03**: A Preliminary Subdivision PLAT on approximately 11.54 acres of property in order to develop a townhouse subdivision of approximately 93 units on Westside Road.

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

**10. Public Hearing and Consideration of a Motion to Approve APPLICATION SUB 23-09-04: Mitchell Ball requests Preliminary Subdivision PLAT approval on approximately 32.6 acres of property in order to develop a single-family detached subdivision of approximately 90 units on Timber Road & Stockyard Road.**

A motion was made to open the public hearing.

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

Evan Bennett with Hussy Gay Bell on behalf of the applicant spoke in favor of the request.

Lauretha Best stated her concerns about connecting a townhome subdivision with a single family subdivision.  
Marsha Twiggs stated her concerns with increased traffic on Stockyard Road and safety issues that come along with it.

A motion was made to close the public hearing.

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

Councilmember Paulette Chavers stated that we sat down with members of the community, during the discussion, it was indicated that a sign would be placed on Timber Road and she is not pleased this did not happen. Secondly is there a way to avoid the entrance and exit not having to run through Timber Road because that seems to be the only issue at this point.

Evan Bennett with HGB stated there is no guarantee the Westside Road development will take place because it is a different owner. If it does not get developed then there would be no connection to Westside Road and would leave only one entrance for this development, which is not allowed by city requirements from a public safety standpoint.

City Manager Charles Penny stated there are other traffic calming things such as speed bumps that can be done which may discourage folks from using that particular road. In addition the absence of a sign on Timber Road was not done intentional it was miscommunication. Mr. Penny asked if council would give us some time to look at options and then this item can be brought back for consideration at the second meeting in November.

A motion was made to table **APPLICATION SUB 23-09-04** until the second meeting in November.

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

**11. Consideration of a motion to approve Public Hearing & Consideration of a Motion to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a):**

**Family Dollar #30436  
20 Veterans Memorial Plaza  
Statesboro, Ga 30458  
License Type: Package Sales – (Beer and Wine)**

A motion was made to open the public hearing.

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

A motion was made to close the public hearing.

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



A motion was made to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a): issued to Family Dollar #30436, located at 20 Veterans Memorial Plaza Statesboro, Ga 30458 for License Type: Package Sales – (Beer and Wine)

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

## **12. Second Reading and Consideration of a motion to approve Ordinance 2023-16: An Ordinance amending Chapter 38, Article VII Blight Tax of the Statesboro Code of Ordinances.**

City Attorney Cain Smith explained the blight tax ordinance provides a mechanism and administrative procedure for designating properties as being blighted. A blighted property would be subject to a higher rate of taxation unless and until the blighted condition is remediated. When a blighted property is remediated the owner would receive a 50% taxation reduction for three years. The multiplying factor will be a part of the City's Schedule of Rates, Fines, and Fees adopted each year. This ordinance shall not apply to detached single family dwelling units, whether occupied or not.

A motion was made to approve Ordinance 2023-16: An Ordinance amending Chapter 38, Article VII Blight Tax of the Statesboro Code of Ordinances.

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

## **13. Consideration of motion to approve an amendment to the Service Delivery Strategy to create wastewater service area for the City of Brooklet.**

A motion was made to approve an amendment to the Service Delivery Strategy to create wastewater service area for the City of Brooklet.

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

**14. Consideration of a motion to authorize the Mayor to execute a Memorandum of Understanding (MOU) between the City of Statesboro and Pineland Behavioral Health and Developmental Disabilities for transit vouchers.**

A motion was made to authorize the Mayor to execute a Memorandum of Understanding (MOU) between the City of Statesboro and Pineland Behavioral Health and Developmental Disabilities for transit vouchers.

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

**15. Consideration of a motion to award a contract for professional right-of-way services of the East Main Street Sidewalk Improvements project to Tennille Valuation & Consulting Services, LLC in the amount of \$32,000.00. The project work will be paid from 2018 TSPLOST Funds.**

A motion was made to approve an award of contract for professional right-of-way services of the East Main Street Sidewalk Improvements project to Tennille Valuation & Consulting Services, LLC in the amount of \$32,000.00. The project work will be paid from 2018 TSPLOST Funds.

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

**16. Consideration of a motion to approve a Water/Sewer Agreement with Ecoplastics America Corp. for 78.40 acres located at 4800 US HWY 301 S. Register, 30452 GA, Property Tax Number 049 000022 000.**

A motion was made to approve a Water/Sewer Agreement with Ecoplastics America Corp. for 78.40 acres located at 4800 US HWY 301 S. Register, 30452 GA, Property Tax Number 049 000022 000.

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

## 17. Other Business from City Council:

Councilmember Venus Mack announced that the Business Commission will be hosting a Small Business listening session on Monday October 30<sup>th</sup> at 6:00 pm in the Council Chambers.

Mayor McCollar commended the citizens of Statesboro for coming out on Sunday October 14<sup>th</sup> against gun violence in our community.

## 18. City Managers Comments

City Manager Charles Penny stated during the work session Police Chief Mike Broadhead gave a presentation regarding enhanced recruitment incentives for the Statesboro police department and approval is needed from City Council for these increased expenditures. The incentives are \$2,500 signing bonus for non-certified individuals, \$5,000 signing bonus for certified individuals with 3-5 years of experience, and \$10,000 signing bonus for certified individuals with five or more years of experience.

A motion was made to approve the enhanced recruitment incentives for the Statesboro Police Department as recommended by staff.

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

## 19. Public Comments (General):

Marsha Twiggs voiced her concern with the ditch on Stockyard Road in front of her house asking that the city cover it for safety reasons.

Assistant City Manager Jason Boyles stated this area is being looked at as a future CIP project.

Marcus Toole with Habitat for Humanity commends the City of Statesboro and Brooklet for the sewer connection. Mr. Toole shared with Mayor and Council miniature transit buses which has a QR code on it that tells folks about the new transit bus system here in the city. He also stated our local Habitat is now a package dealer for UDSA loans.

Mayor Pro Tem Shari Barr thanked the Statesboro Fire Department for the smoke alarm blitz they did last weekend. She also shared that Recycle Fest will be taking place on November 18<sup>th</sup>

Councilmember Paulette Chavers encourages citizens in District 2 to get out and vote on November 7<sup>th</sup>.

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

At 7:11 pm a motion was made to enter into Executive session for “Personnel Matters” and “Potential Litigation”.

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

At 7:25 pm a motion was made to exit Executive Session.

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

Mayor McCollar called the regular meeting back to order.

A motion was made to approve the appointment of Joseph Folsom, Savannah Beck, and Matthew Lovett to the Statesboro Planning Commission.

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

## 21. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 7:26 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk