



November 16, 2021 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Shari Barr
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 11-02-2021 Council Minutes
 - B) Consideration of a motion for approval of surplus and disposition of 2001 Dodge Ram 1500 in the Fleet Maintenance Division of the Public Works and Engineering Department.
5. Public Hearing & Consideration of a motion to approve an application for an alcohol license in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-13(a):
 - A) Bites on Brampton, LLC DBA Bites in the Boro
License Type: Restaurant
1302 Statesboro Place Circle
Statesboro, GA 30458
Owner: Ramy & Carmen Masry
 - B) Ruby Tuesday Operations, LLC BDA Ruby Tuesday #3191
License Type: Restaurant
195 Northside Drive East
Statesboro, GA 30458
Owner: Ruby Tuesday Operations, LLC
 - C) M2K2 Food Market, Inc. DBA Go Market
License Type: Package Sales (Beer & Wine)
2855 Northside Drive West
Statesboro, GA 30458
Owner: Anurag Dave
6. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 21-10-01**: Sabrina Dunaway requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district in order to allow for additional uses at the existing Masonic Hall on 6 Carver Street.

7. Public Hearing and Consideration of a Motion to Approve: **APPLICATION SUB 21-10-02**: Robbie Bell request preliminary PLAT approval for a 16-lot residential subdivision for the development of 16 single-family detached homes to continue the Northbridge Subdivision on 58.48 acres located on Highway 301 North.
8. Public Hearing and Consideration of a Motion to Approve: **APPLICATION SE 21-10-03**: Roosevelt Cone Jr. requests a Special Exception in order to locate a sports memorabilia shop in a shared building at 8 East Olliff Street.
9. Public Hearing and Consideration of a Motion to Approve:
 - a. **APPLICATION V 21-10-04**: Renfroe Outdoor, LLC requests a variance from Article XV, Section 1511(H) of the Statesboro Zoning Ordinance in order to place an LED billboard at the gateway of Highway 67 & Veterans Memorial Parkway.
 - b. **APPLICATION V 21-09-05**: Renfroe Outdoor, LLC requests a variance from Article XV, Section 1511(B) of the Statesboro Zoning Ordinance in order to place a tri-directional sign at the gateway of Highway 67 & Veterans Memorial Parkway.
10. Consideration of a motion to approve the proposed uses of the American Rescue Act Funds (ARPA) as follows:

Housing Rehabilitation	\$5,000,000.00
Infrastructure	\$6,000,000.00
Food Insecurities	\$500,000.00
Loss Revenue	\$806,220.00
 Total	 \$12,306,220.00.
11. Consideration of a motion to award a contract to Y-Delta in the amount of \$54,708.00 to repair and replace the older section of the roof of Fire Station 1. This project will be funded out of the FY 2022 Fire Fund.
12. Consideration of a motion to award a contract to DPR Architecture to provide architectural services for the redesign and remodeling of Fire Station 2 on Fair road in the amount of \$26,500.00. This project will be funded out of the FY 2022 Fire Fund.
13. Consideration of a motion to approve an additional expenditure of \$38,086.00 from grant funds to Hawk Construction, LLC, for continued construction costs at the Range Facility.
14. Consideration of a motion to authorize the expansion of the Statesboro Police Department dispatch center to include the necessary staffing and equipment to provide response for Statesboro Fire Department calls.
15. Consideration of a motion to approve a Sole Source purchase from Patrol PC and a piggy-back contract purchase with West Chatham or the upfitting of four (4) new F-150 Police pursuit vehicles in the amount of \$109,000.

16. Consideration of a motion to award a contract to Wade Ford for two (2) F550 Service Trucks in the total amount of \$124,024.00 per the Georgia State Purchasing Contract for the Public Utilities Department.
17. Consideration of award of contract to Y-Delta, Inc. for the Johnson Street Culvert Improvements Project in the amount of \$298,889.87. This project will be funded by 2013 SPLOST proceeds.
18. Other Business from City Council
19. City Managers Comments
20. Public Comments (General)
21. 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)
22. Consideration of a Motion to Adjourn



CITY OF STATESBORO
COUNCIL MINUTES
NOVEMBER 02, 2021

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilmember John Riggs gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

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

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

3. Public Comments (Agenda Item): None

4. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 10-19-2021 Work Session Minutes

b) 10-19-2021 Council Minutes

A motion was made to approve the consent agenda.

RESULT:

Approved (Unanimous)

MOVER:

Mayor Pro Tem Paulette Chavers

SECONDER:

Councilmember John Riggs

AYES:

Boyum, Chavers, Mack, Riggs, Barr

ABSENT

**5. Public Hearing and Consideration of a motion to approve an application for an alcohol license in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-13(a):
 3 Brothers 2021 LLC DBA Two Guys Beverage
 520 Fair Road Suite 410
 Statesboro, Ga 30458
 Owner: Niranjn Patel**

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A Motion was made to approve an application for an alcohol licenses in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-13(2) to 3 Brothers 2021 LLC, DBA Two Guys Beverage located at 520 Fair Road Suite, 410 owned by Niranjn Patel.

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

6. Consideration of a motion to approve an application for temporary special event permit in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-8 (d)(3)(c)(3):

**Soyumi
Adam Tsang
Bid & BBQ Benefitting Oliver Mathis
19 E Vine St
11/9/2021, 6pm – 9pm
Serving: Beer, Wine, Liquor**

A motion was made to approve an application for a temporary special event permit in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-8 (d)(3)(c)(3) to Soyumi for a Bid & BBQ Benefitting Oliver Mathis on 11/9/2021 from 6pm – 9pm at 19 E Vine St., serving beer, wine, and liquor.

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

7. Consideration of a motion to approve Resolution 2021-39: A Resolution to accept the recently awarded grant from the Bureau of Justice Assistance (BAJ) in the amount of \$10,014.00.

A motion was made to approve Resolution 2021-39 accepting the recently awarded grant from the Bureau of Justice Assistance (BAJ) in the amount of \$10,014.00.

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

8. Consideration of a motion to approve Resolution 2021-40: A Resolution to accept the “Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant” funds in the amount of \$104,046.00.

A motion was made to approve Resolution 2021-40 accepting the “Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant” fund in the amount of \$104,046.00.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Shari Barr
SECONDER:	Councilmember John Riggs

AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

9. **Consideration of a motion to approve Resolution 2021-41: A Resolution to adopt the first amendment to the Fiscal Year 2022 budget for each fund of the City of Statesboro, Georgia, appropriating the amount shown in each budget as expenditures/expenses, adopting the several items or revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated.**

A motion was made to approve Resolution 2021-41 adopting the first amendment to the Fiscal Year 2022 budget for each fund of the City of Statesboro, Georgia, appropriating the amount shown in each budget as expenditures/expenses, adopting the several items or revenue anticipations and prohibiting expenditures or expenses from exceeding the actual funding appropriated.

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

10. **Consideration of a motion to award a contract to Allan Vigil Ford for the purchase of four (4) Police Pursuit F-150 trucks in the total amount of \$150,100.00 per State Purchasing Contract.**

A motion was made to award a contract to Allan Vigil Ford for the purchase of four (4) Police Pursuit F-150 trucks in the total amount of \$150,100.00 per State Purchasing Contract.

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

11. Consideration of a motion to award a contract to purchase a new tractor for the Streets Division in the Public Works & Engineering Department using Sourcewell contract, contract #110719-JDC, in the amount of \$39,633.33. This item will be purchased with 2019 SPLOST funds.

A motion was made to award a contract to purchase a new tractor for the Streets Division in the Public Works & Engineering Department using Sourcewell contract, contract #110719-JDC, in the amount of \$39,633.33.

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

12. Other Business form City Council

Councilmember Phil Boyum stated that with the liquor store referendum on the ballot today that Council should direct City Attorney Cain Smith to gather background information from other communities for the regulation of such businesses and present it at the next Council work session.

A motion was made to direct City Attorney Cain Smith to gather information from other communities regarding liquor store sales and present it at the next work session.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Phil Boyum
SECONDER:	Mayor Pro Tem Paulette Chavers
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

Councilmember Venus Mack encourages everyone to get out and vote today.

13. City Managers Comments

City Manager Charles Penny announced that the City is hosting another vaccine clinic Saturday November 13, 2021. There are 91-\$50 gift cards remaining for individuals who receive the vaccine. In addition, Keep Statesboro Bulloch Beautiful is hosting a clean-up event on Saturday November 13, 2021 as well.

Mr. Penny stated that 56% of employees have turned in their vaccination cards. In order to bump the \$250 incentive bonus up to \$500, 70 more city employees need to turn in their vaccination cards. November 15th is the deadline to have at least initiated the vaccination process to count.

14. Public Comments (General): None

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

No Executive Session was held.

16. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 9:21 am.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

CITY OF STATESBORO



COUNCIL

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

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

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

To: Charles Penny, City Manager
Jason Boyles, Assistant City Manager

From: John Washington, Director - Public Works and Engineering

Date: November 9, 2021

RE: Asset Surplus and Disposition

Policy Issue: Purchasing Policy: Vehicle and Equipment Surplus and Disposition

Recommendation:

Staff recommends and request the consideration of a motion for council approval for disposing of surplus in the Public Works and Engineering Department, Sanitation and Stormwater divisions to include the following item listed below.

Background:

The Fleet Maintenance 2001 Dodge Ram pickup referenced below was offered to other departments for use and they all declined. The Dodge Ram pickup has exceeded its useful life in the Fleet Maintenance Department has been removed from service and replaced by a newer unit:

2001 Dodge Ram 1500 VIN: 1B7HC16Y31S179024.

Budget Impact:

Reduce Maintenance Cost

Council Person and District:

N/A (citywide)

Attachment(s): None

CITY OF STATESBORO

COUNCIL

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



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

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

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 11/8/2021

RE: Bites in the Boro

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

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

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

Budget Impact: None

Council Person & District: Shari Barr, District 5

Attachments: Application & Department Approvals

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

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

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

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

Date application was received by tax/license office: _____

1. Business Trade Name: Bites on Brampton, LLC
D/B/A Name Bites in the Boro

2. Applicant's Name: Bites on Brampton, LLC
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 1307 Statesboro Place Circle
Statesboro, GA 30458

4. Business mailing address: 7500 GA Highway 46
Statesboro, GA 30458

5. Local business phone number: 912-623-1030

Corporate office phone number: _____

6. Name of Manager: Carmen Masny
Person responsible for alcohol licensing issues

7. Phone number for manager: 912-481-1819 or 912-690-4201

8. Email address for manager: ramy@saharasmoke.com

9. Address of manager _____

10. Purpose of application is:

New Business _____ New Owner _____
*moving locations

Previous owner's name: X

If the business name has changed, list previous name: Bites on Brampton

If the business address has changed, list the previous address: _____

1212 Brampton Ave Statesboro GA 30458

11. Indicate where the business will be located:

Above ground

Street or ground floor level

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

12. Type of Business: Individual Corporation Partnership LLC

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

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

Full Legal Name: _____ Phone #: _____

Home Address: _____

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

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

Name & address of partnership, LLC, or LLP: Bites on Brampton, LLC

1212 Brampton Ave Statesboro GA 30458

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

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

(current)

15. Members of LLC and/or partners:

Full Legal Name: Randy Masny Phone #: 912-481-1819

Home Address: _____

Full Legal Name: Carmen Masny Phone #: 912-690-4201

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/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 addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

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

Name of Corporation: Bites on Brampton, LLC

Home Office address: 7500 GA Highway 46 Statesboro GA 30458
(moved from) 222 E Village Dr.

Mailing address (if different): _____

Date & Place of incorporation: 12/17/14

Do you have a shareholders agreement?: owners are 50/50 - yes

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

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

Has each shareholder completed the financial affidavit attached to this application? _____

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

Name: Ramy Masry **Phone #:** 912-481-1819

Previous address: _____

Dates lived there: over ten years before 2019

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: Carmen Masry **Phone #:** 912-690-4201

Previous address: _____

Dates lived there: 2007 - 2019

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

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

Ramy + Carmen Masry - owners
1302 Statesboro Place Circle Statesboro GA 30458

21. Is the commercial space where the business is to be located rented or leased? no

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

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? no

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

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? no

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

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

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

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? no

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

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? no

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

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

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

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? NO
If yes, please provide details on a separate sheet of paper.
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? NO
If yes, please provide details on a separate sheet of paper.
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? NO
If yes, please provide details on a separate sheet of paper.
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? NO
If yes, please provide details on a separate sheet of paper.
31. Will live nude performances or adult entertainment be a part of this business operation? nope
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

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

Carmen Masny
Print full name as signed below

Masny Signature of applicant Co-owner Title 10/5/21 Date

Sworn and subscribed before me this 7 day of October, 20 21.

Samuel Wright
Notary Public

3-8-25
My commission expires



Calculation of Basic License Fee

For Calendar Year: 21

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

Total Due: \$ _____

Bites In The Boro
1302 Statesboro Place Cir
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Elizabeth Burns	Approve	
Fire Department	Justin Taylor	Approve	11/5/2021
Police Department	Jared Akins	Approve	
Legal	Cain Smith	Approve	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/29/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BBWH Insurors P.O. Box 877 Statesboro, GA 30459	CONTACT NAME: PHONE (A/C, No, Ext): (912) 764-9602		FAX (A/C, No): (912) 764-2165
	E-MAIL ADDRESS: bbwh@bbwhins.com		
INSURED Bites on Brampton, LLC; DBA Bites in the Boro Carmen Masry 1302 Statesboro Place Circle Statesboro, GA 30458	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Central Mutual		20230
	INSURER B : Employers Preferred Insurance		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			CLP 9750977	12/23/2020	12/23/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	EIG218419806	12/23/2020	12/23/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.I. EACH ACCIDENT \$ 100,000 E.I. DISEASE - EA EMPLOYEE \$ 100,000 E.I. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Proof of Insurance

New Location:
1302 Statesboro Place Circle; Statesboro, GA 30458

CERTIFICATE HOLDER**CANCELLATION**

City of Statesboro Statesboro, GA 30458	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

CITY OF STATESBORO

COUNCIL

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



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

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

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 11/8/2021

RE: Ruby Tuesday #3191

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

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

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

Budget Impact: None

Council Person & District: Shari Barr, District 5

Attachments: Application & Department Approvals

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

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

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

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

Date application was received by tax/license office: _____

1. Business Trade Name: Ruby Tuesday #3191
D/B/A Name _____
2. Applicant's Name: Ruby Tuesday Operations LLC
Name of partnership, llc, corporation, or individual _____
3. Business Physical Address: 195 Northside Drive East, Statesboro, GA 30458

4. Business mailing address: 216 East Church Avenue, Maryville, TN 37804

5. Local business phone number: 912-764-4333
Corporate office phone number: 865-379-5700
6. Name of Manager: Laura Frances Ellsworth
Person responsible for alcohol licensing issues _____
7. Phone number for manager: (229) 669-2267
8. Email address for manager: _____
9. Address of manager: 128 Hartsfield Drive, Leesburg, GA 31763
10. Purpose of application is:
New Business _____ New Owner X

Previous owner's name: Ruby Tuesday, Inc.

If the business name has changed, list previous name: N/A

If the business address has changed, list the previous address: N/A

11. Indicate where the business will be located:

Above ground
 Street or ground floor level

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

12. Type of Business: Individual Corporation Partnership LLC

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

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

Full Legal Name: N/A Phone #: _____

Home Address: _____

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

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

Name & address of partnership, LLC, or LLP: Ruby Tuesday Operations LLC - 216 East Church Avenue, Maryville, TN 37804

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

If not, what documents establish the ownership rights of the members/partners? N/A

15. Members of LLC and/or partners:

Full Legal Name: Please see attached "Exhibit A" Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? Yes

(Attach additional pages if necessary)

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

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

Name of Corporation: N/A _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of Incorporation: _____

Do you have a shareholders agreement?: _____

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

17. Officers:

Full Legal Name: N/A Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

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

18. Stockholders: (if different than officer names) N/A

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Attach additional pages if necessary

Has each shareholder completed the financial affidavit attached to this application? N/A

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

Name: Stephanie Burke Medley Phone #: (502)-419-2899

Previous address _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

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

Yu-Ching Hsu - 102 Brannen Street, Statesboro, GA 30458

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

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

Please see response to Question 20

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? No

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

N/A

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? No

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

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

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

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? No

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

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? Yes, please see Exhibit "B"

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

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

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

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? No
If yes, please provide details on a separate sheet of paper.
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? No
If yes, please provide details on a separate sheet of paper.
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? No
If yes, please provide details on a separate sheet of paper.
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? No
If yes, please provide details on a separate sheet of paper.
31. Will live nude performances or adult entertainment be a part of this business operation? No
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

I, Laura Frances Ellsworth, solemnly swear, subject to the penalties O.C.G.A sec 16-10-20 provided above which I have read and understand, that all information required in this financial affidavit 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. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Laura Frances Ellsworth
Print full name as signed below

Laura Frances Ellsworth Area Coach 5/13/21
Signature of applicant Title Date

Sworn to and subscribed before me this 13 day of May, 2021.

Ladonna Crawford My commission expires March 5, 2024
Notary Public



Calculation of Basic License Fee

For Calendar Year: 2021

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

Total Due: \$ 3,100.00

Ruby Tuesday
195 Northside Dr E
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Elizabeth Burns	Approve	
Fire Department	Justin Taylor	Approve	
Police Department	Jared Akins	Approve	
Legal	Cain Smith	Approve	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/4/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 6160 Golden Hills Drive Minneapolis MN 55416	CONTACT NAME: Jen Anderson		
	PHONE (A/C, No, Ext):	FAX (A/C, No):	
	E-MAIL ADDRESS: jen.anderson@marshmma.com		
INSURER(S) AFFORDING COVERAGE		NAIC #	
INSURED RUBYTUESDAY Ruby Tuesday Operations LLC 216 East Church Avenue Maryville TN 37804	INSURER A : Everest National Insurance Company		10120
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER: 1659297878

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY			CC8GL00055211	6/1/2021	6/1/2022	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/>	CLAIMS-MADE						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
	<input checked="" type="checkbox"/>	250,000						MED EXP (Any one person)	\$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:							PERSONAL & ADV INJURY	\$ 1,000,000
	AUTOMOBILE LIABILITY							GENERAL AGGREGATE	\$ 2,000,000
	<input type="checkbox"/>	ANY AUTO						PRODUCTS - COMP/OP AGG	\$ 0
	<input type="checkbox"/>	OWNED AUTOS ONLY	<input type="checkbox"/>						\$
	<input type="checkbox"/>	HIRED AUTOS ONLY	<input type="checkbox"/>					COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/>	SCHEDULED AUTOS NON-OWNED AUTOS ONLY	<input type="checkbox"/>					BODILY INJURY (Per person)	\$
	<input type="checkbox"/>		<input type="checkbox"/>					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/>		<input type="checkbox"/>					PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/>		<input type="checkbox"/>						\$
	<input type="checkbox"/>	UMBRELLA LIAB						EACH OCCURRENCE	\$
	<input type="checkbox"/>	EXCESS LIAB						AGGREGATE	\$
	<input type="checkbox"/>								\$
	<input type="checkbox"/>	DED							\$
	<input type="checkbox"/>	RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							PER STATUTE	OTHER
	<input type="checkbox"/>	Y/N			N/A			E.L. EACH ACCIDENT	\$
	<input type="checkbox"/>							E.L. DISEASE - EA EMPLOYEE	\$
	<input type="checkbox"/>							E.L. DISEASE - POLICY LIMIT	\$
A		Liquor Liability			CC8GL00055211	6/1/2021	6/1/2022	Each Occurrence	\$1,000,000
								Aggregate	\$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Statesboro
 50 East Main Street
 Statesboro, GA 30458

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CITY OF STATESBORO

COUNCIL

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



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

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

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 11/8/2021

RE: Go Market

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

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

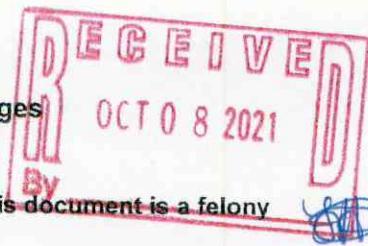
Recommendation: Planning & Development, Fire Department, Police Department, and Legal recommended approval

Budget Impact: None

Council Person & District: Paulette Chavers, District 2

Attachments: Application & Department Approvals

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



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

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

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

Date application was received by tax/license office: _____

1. Business Trade Name: GO MARKET

D/B/A Name

2. Applicant's Name: M2K2 FOOD MART INC

Name of partnership, llc, corporation, or individual

3. Business Physical Address: 2855 NORTHSIDE DR W, STATESBORO, GA 30458

4. Business mailing address: 2855 NORTHSIDE DR W, STATESBORO, GA 30458

5. Local business phone number: 469-389-9209

Corporate office phone number: 469-389-9209

6. Name of Manager: ANURAG DAVE

Person responsible for alcohol licensing issues

7. Phone number for manager: 469-389-9209

8. Email address for manager: ABDAVE5081@GMAIL.COM

10. Purpose of application is:

New Business _____ New Owner X

Previous owner's name: TOP STOP-3 LLC

If the business name has changed, list previous name: _____

If the business address has changed, list the previous address: _____

11. Indicate where the business will be located:

- Above ground
 Street or ground floor level

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

12. Type of Business: _____ Individual Corporation _____ Partnership _____ LLC

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

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

Full Legal Name: _____ Phone #: _____

Home Address: _____

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

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

Name & address of partnership, LLC, or LLP: _____

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

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

15. Members of LLC and/or partners:

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

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

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

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

Name of Corporation: M2K2 FOOD MART INC

Home Office address: 2855 NORTHSIDE DR W, STATESBORO, GA 30458

Mailing address (if different): _____

Date & Place of incorporation: 08-18-2021 ATLANTA, GEORGIA

Do you have a shareholders agreement?: YES, BY-LAWS

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

17. Officers:

Full Legal Name: ANURAG DAVE Phone #: 469-389-9209

Home address: _____

Percentage of stock owned: 100 % Office held: CEO, CFO AND SECRETARY

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Attach additional pages if necessary

18. Stockholders: (if different than officer names)

Full Legal Name: ANURAG DAVE Phone #: 469-389-9209

Home address: _____

Percentage of stock owned: 100 % Office held: CEO, CFO AND SECRETARY

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Attach additional pages if necessary

Has each shareholder completed the financial affidavit attached to this application? YES

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

Name: ANURAG DAVE Phone #: 469-389-9209

Previous address: [REDACTED]

Dates lived there: [REDACTED]

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

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

MAK REALTY LLC

214 TIMBERLINE ROAD, STATESBORO, GA 30461

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

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

MAK REALTY LLC

214 TIMBERLINE ROAD, STATESBORO, GA 30461

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? NO

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

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? NO

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

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

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

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? NO

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

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? NO

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

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

NO

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

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? NO
If yes, please provide details on a separate sheet of paper.
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? NO
If yes, please provide details on a separate sheet of paper.
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? NO
If yes, please provide details on a separate sheet of paper.
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? NO
If yes, please provide details on a separate sheet of paper.
31. Will live nude performances or adult entertainment be a part of this business operation? NO
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

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

ANURAG DAVE
Print full name as signed below

A. B. Dave PRESIDENT 9/10/21
Signature of applicant Title Date

Sworn and subscribed before me this 10 day of September, 2021.
Heather G Fitzgerald 6/14/2025
Notary Public My commission expires



Calculation of Basic License Fee

For Calendar Year: 2021

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

Total Due: \$ 2050

Go Market
2855 Northside Dr W
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Elizabeth Burns	Approve	
Fire Department	Justin Taylor	Approve	10/28/2021
Police Department	Jared Akins	Approve	10/27/21
Legal	Cain Smith	Approve	



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/18/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:		INSURER(S) AFFORDING COVERAGE		NAIC #
	PHONE (A/C, No, Ext):	(844) 472-0967	FAX (A/C, No):	(203) 654-3613	
E-MAIL ADDRESS:		salessupport@biberk.com			
PRODUCER CUSTOMER ID:					
INSURED M2K2 Food Mart Inc 2855 Northside Drive West Statesboro, GA 30458	INSURER A :	Berkshire Hathaway Direct Insurance Compai			445120
	INSURER B :				
	INSURER C :				
	INSURER D :				
	INSURER E :				
	INSURER F :				

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Location: 2855 Northside Drive West Statesboro, GA 30458
Bldg #001: Convenience Store w/ Ltd. Cooking (no smoke or grease vapors) & Gasoline Sales - 0935101

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS		
<input checked="" type="checkbox"/>	PROPERTY	N9BP337931	10/19/2021	10/19/2022	BUILDING	\$ 0		
	CAUSES OF LOSS						PERSONAL PROPERTY	\$ 0
	BASIC				BUILDING 250		BUSINESS INCOME	\$ *
	BROAD				CONTENTS		EXTRA EXPENSE	\$ *
<input checked="" type="checkbox"/>	SPECIAL						RENTAL VALUE	\$
	EARTHQUAKE						BLANKET BUILDING	\$ n/a
	WIND						BLANKET PERS PROP	\$ n/a
	FLOOD						BLANKET BLDG & PP	\$ n/a
					\$			
					\$			
	INLAND MARINE	TYPE OF POLICY				\$		
	CAUSES OF LOSS					\$		
	NAMED PERILS	POLICY NUMBER				\$		
						\$		
	CRIME					\$		
	TYPE OF POLICY					\$		
						\$		
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$		
						\$		
						\$		

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

* ALS up to 12 months.

CERTIFICATE HOLDER M2K2 Food Mart Inc 2855 Northside Drive West Statesboro, GA 30458	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>[Signature]</i>

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Senior Planner

Date: November 5, 2021

RE: November 16, 2021 City Council Agenda Items

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

Recommendation: Planning Commission recommends Approval of the Zoning Map Amendment Requested by RZ 21-10-01.

Background: Sabrina Dunaway requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district in order to allow for additional uses at the existing Masonic Hall on 6 Carver Street.

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report (RZ 21-10-01)



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

**RZ 21-10-01
ZONING MAP AMENDMENT
6 Carver Street**

LOCATION:	6 Carver Street
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	0.14 Acres
PARCEL TAX MAP #:	S09 000020 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Masonic Lodge
PROPOSED USE:	Masonic Lodge



PETITIONER Sabrina Dunaway
ADDRESS 222 Pine Street, Unit B; Statesboro, GA 31321

REPRESENTATIVE Same As Above
ADDRESS

PROPOSAL
The applicant requests a zoning map amendment from the R-6 (Single-Family Residential) zoning district to the CR (Commercial Retail) zoning district, in order to sell and serve alcoholic beverages to guests at events.
PLANNING COMMISSION RECOMMENDATION
<u>RZ 21-10-01 CONDITIONAL APPROVAL</u>

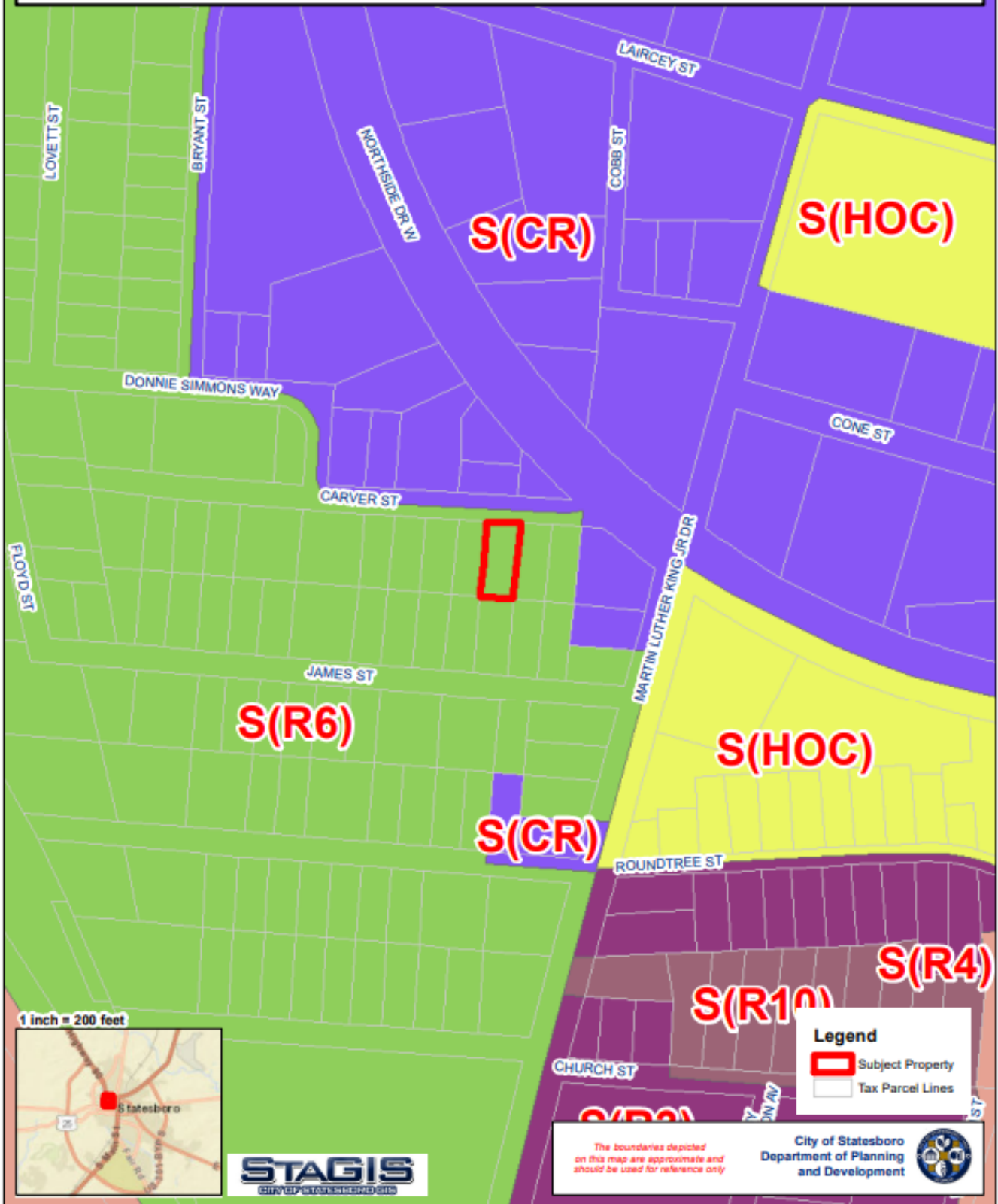
Case # RZ 21-10-01
6 Carver St
Parcel: S09 000020 000

Location Map



Case # RZ 21-10-01
6 Carver St
Parcel: S09 000020 000

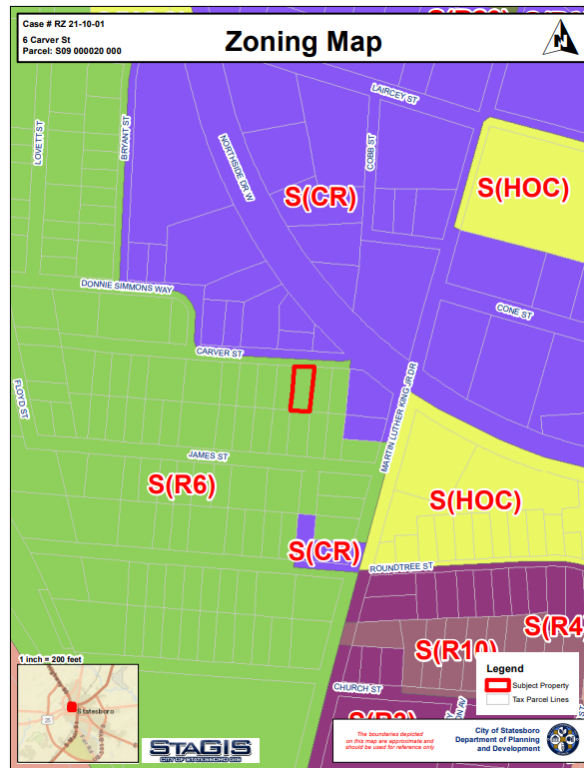
Zoning Map



Case # RZ 21-10-01
6 Carver St
Parcel: S09 000020 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: CR (Commercial Retail)	Auto Shop
Northeast	Location Area #2: CR (Commercial Retail)	Discount Store
East	Location Area #3: R-6 (Single Family Residential)	Undeveloped Lot
North West	Location Area #4: CR (Commercial Retail)	Equipment Garage
Southeast	Location Area #5: R-6 (Single-Family Residential)	Single-Family Dwelling
South	Location Area #7: R-6 (Single-Family Residential)	Undeveloped Lot
Southwest	Location Area #8: R-6 (Single-Family Residential)	Undeveloped Lot
West	Location Area #9: R-6 (Single-Family Residential)	Undeveloped Lot

SUBJECT SITE

The subject site consists of one building on a 0.14 acre lot. The applicant is seeking to rezone the property to be able to sell and serve alcoholic beverages on site. The general use as a meeting hall would not be changed, but this would allow for a more permanent solution to the current request of the owner. There are no records showing this site as a residential lot at any time in the past. Specifically, this lot does not meet the size requirements for the (CR) Commercial Retail zoning, but as the building has been a long standing structure in the area, no other structures would be developed on the lot.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Commercial Redevelopment Area #3” character area, which is characterized as areas currently in decline with vacant or underutilized properties. It is intended to be heavily residential, includes some greenspace, and should maintain a lower density. Based on the zoning of the site, this area is transitional in nature, and would still be low density overall.

ENVIRONMENTAL SITE ANALYSIS

The property does not contain any wetlands and is not located in a floodplain.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

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

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

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

- The surrounding area is made up of various uses including, single-family residential, auto services, stores, and undeveloped residential lots and a church.

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

- The surrounding area generally contains fair housing conditions with a mixture of undeveloped land and commercial development. The area would not be adversely affected by this zoning, as the use is grandfathered and no changes would be made to the parcel if granted this Zoning Map Amendment.

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.

- N/A

4. **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - Due to the current use on the property, it is unlikely that there will be adverse effects from the granting of this Zoning Map Amendment.
5. **The suitability of the subject property for the zoned purposes.**
 - As the space is already suitable as a meeting place and is being used essentially for this purpose, it is not a significant change to the current use.
6. **The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
 - The land is not vacant at this time, and currently serves as a Masonic Hall/Lodge.
7. **The extent the proposed change would impact the following: population density in the area; community facilities; living conditions in the area; traffic patterns and congestion; environmental aspects; existing and future land use patterns; property values in the adjacent areas; and**
 - The existing use of the building would not change, just the option to serve alcoholic beverages. There is a likelihood that parking requirements increase, but this can be resolved with the implementation of a parking plan.
8. **Consistency with other governmental land use, transportation, and development plans for the community.**
 - The proposed use is consistent with the subject site's character area ("Commercial Redevelopment Area #3") as stated in the *2019 – 2029 Comprehensive Master Plan*.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 21-10-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) A parking plan must be submitted and approved prior issuance of an alcohol license at this location.

At the regularly scheduled meeting of the Planning Commission meeting on November 2, 2021, the Commission voted to approve RZ 21-10-01 with a 5-0 vote.

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Senior Planner

Date: November 5, 2021

RE: November 16, 2021 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance*: Preliminary PLAT Subdivision

Recommendation: Planning Commission recommends Approval of the preliminary PLAT subdivision requested by SUB 21-10-02.

Background: Robbie Bell request preliminary PLAT approval for a 16-lot residential subdivision for the development of 16 single-family detached homes to continue the Northbridge Subdivision on 58.48 acres located on Highway 301 North.

Budget Impact: None

Council Person and District: Boyum (District 1)

Attachments: Development Services Report (SUB 21-10-02)



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

*P.O. Box 348
 Statesboro, Georgia 30458*

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

**SUB 21-10-02
 PRELIMINARY PLAT APPLICATION
 HIGHWAY 301 NORTH**

LOCATION:	Highway 301 North
EXISTING ZONING:	R-4 (High-Density Residential)
ACRES:	58.48 Acres
PARCEL TAX MAP #:	MS80 000013 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Undeveloped Land
PROPOSED USE:	Single-Family Residential



PETITIONER Robbie Bell
ADDRESS 225 Timberline Road, Statesboro GA 30461

REPRESENTATIVE Wesley Sherrod (Parker Engineering)
ADDRESS 36 Courtland Street #B, Statesboro GA 30459

PROPOSAL

The applicant requests approval of a preliminary subdivision PLAT of South Bridgeport Drive of the Northbridge Subdivision on Highway 301 North. As shown in the Preliminary Subdivision Plat, the proposed South Bridgeport Drive addition will allow for development of sixteen individual single-family lots out of the remaining vacant inner parcel of the existing subdivision.

PLANNING COMMISSION RECOMMENDATION

SUB 21-10-02 CONDITIONAL APPROVAL

Case # SUB 21-10-02
South Bridgeport Dr
Parcel: MS80000013 000

Location Map



Legend

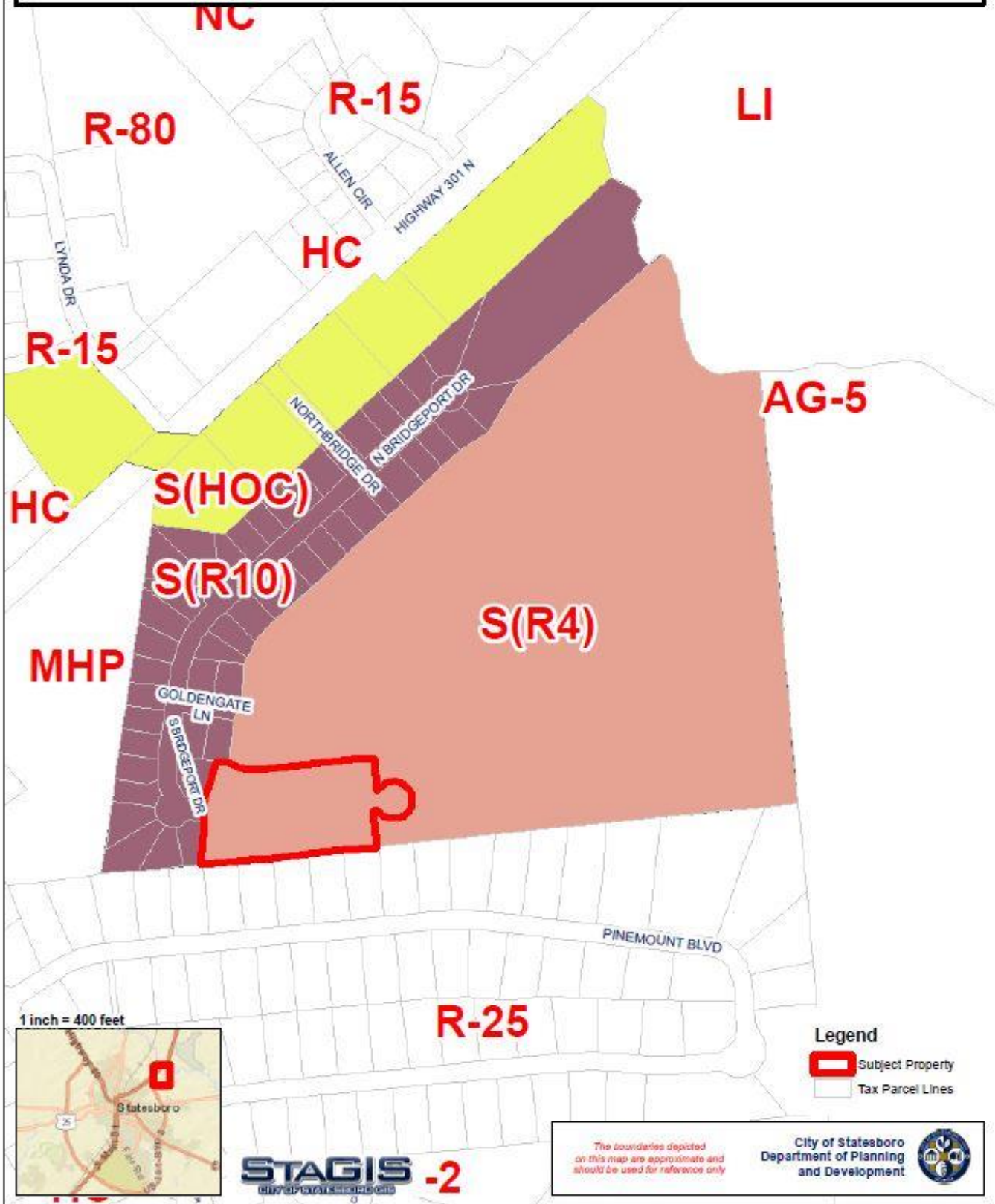
-  Subject Property
-  Tax Parcel Lines

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



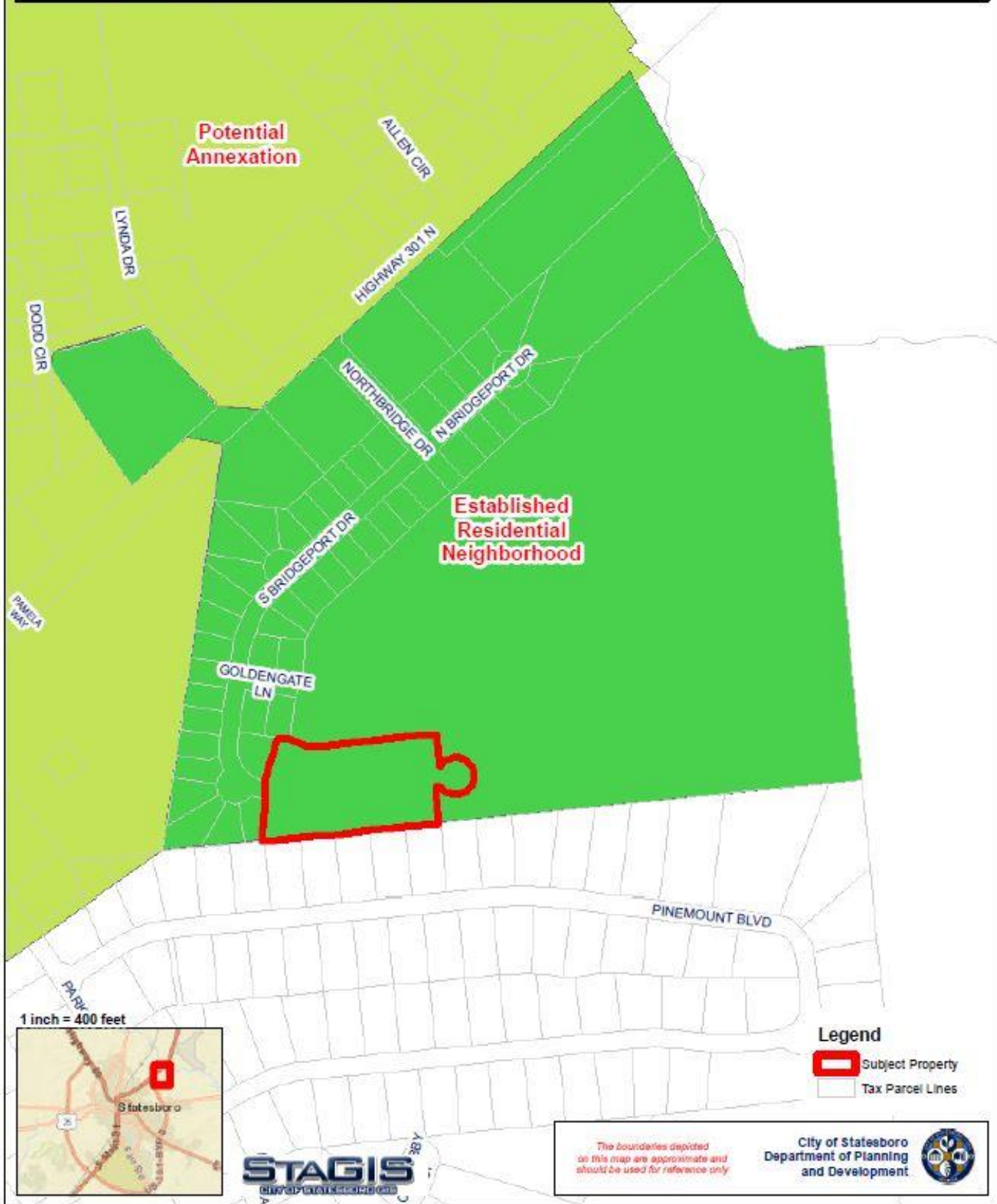
Case # SUB 21-10-02
South Bridgeport Dr
Parcel: MS80000013 000

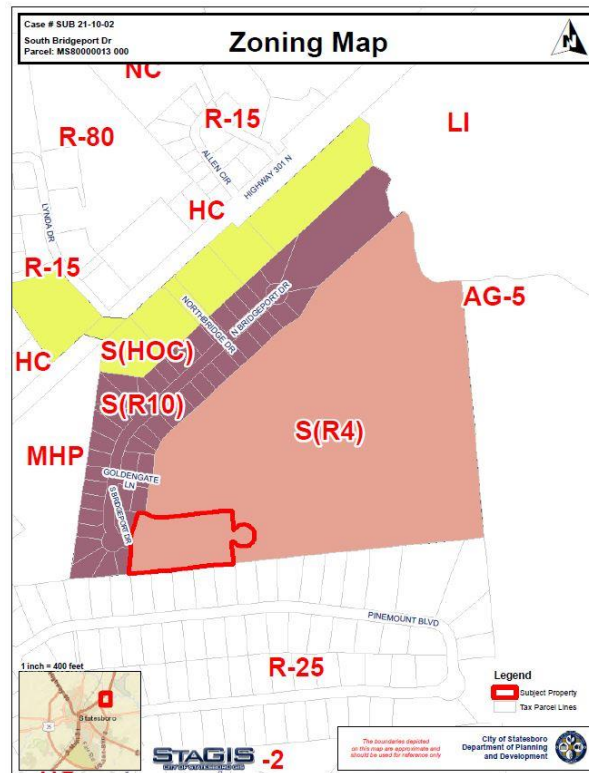
Zoning Map



Case # SUB 21-10-02
South Bridgeport Dr
Parcel: MS80000013 000

Future Landuse Map

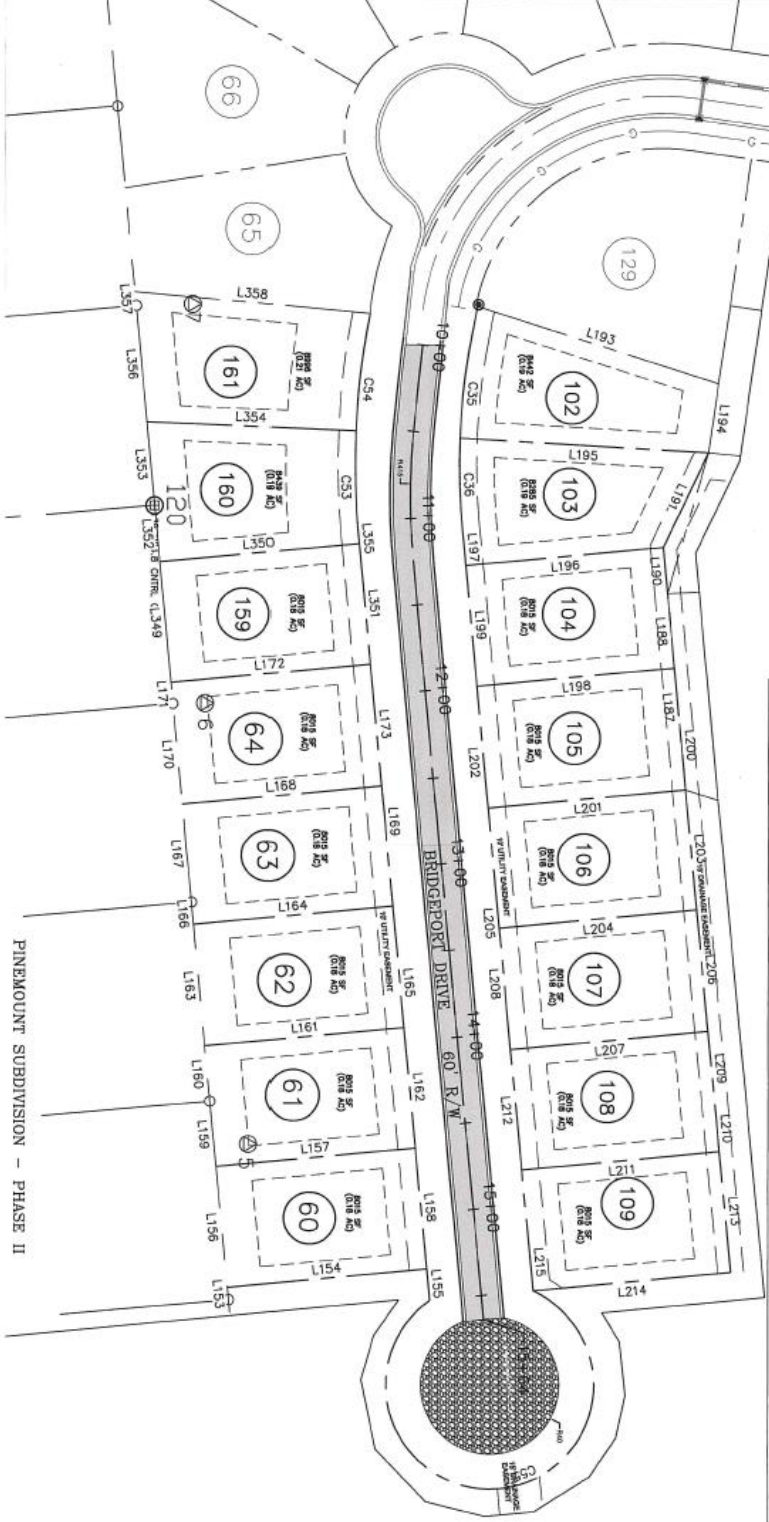
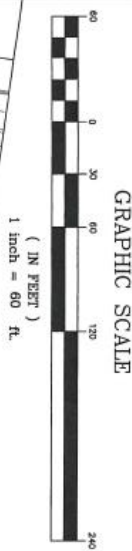




SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: LI (Light Industrial)	Undeveloped Land
Northeast	Location Area #2: AG-5 (Agricultural County Zoning)	Undeveloped Land
East	Location Area #3: AG-5 (Agricultural County Zoning)	Undeveloped Land
North West	Location Area #4: HOC (Highway Oriented Commercial)	Undeveloped Land
Southeast	Location Area #5: R-25 (Single-Family Residential)	Undeveloped Land/Agricultural
South	Location Area #7: R-25 (Single-Family Residential)	Single-Family Dwelling
Southwest	Location Area #8: R-2 (Two Family Residential County Zoning)	Single-Family Dwelling
West	Location Area #9: R-10 (Single-Family Residential)	Single-Family Dwelling

City of Statesboro
 Planning & Development Dept
 SEP 20 2011
 Received



Parcel Line Table		
Use #	Length	Division
L102	114.00	50' 00" 01.00'W
L103	114.00	50' 00" 01.00'W
L104	114.00	50' 00" 01.00'W
L105	114.00	50' 00" 01.00'W
L106	114.00	50' 00" 01.00'W
L107	114.00	50' 00" 01.00'W
L108	114.00	50' 00" 01.00'W
L109	114.00	50' 00" 01.00'W
L110	114.00	50' 00" 01.00'W
L111	114.00	50' 00" 01.00'W
L112	114.00	50' 00" 01.00'W
L113	114.00	50' 00" 01.00'W
L114	114.00	50' 00" 01.00'W
L115	114.00	50' 00" 01.00'W
L116	114.00	50' 00" 01.00'W
L117	114.00	50' 00" 01.00'W

Parcel Line Table		
Use #	Length	Division
L118	114.00	50' 00" 01.00'W
L119	114.00	50' 00" 01.00'W
L120	114.00	50' 00" 01.00'W
L121	114.00	50' 00" 01.00'W
L122	114.00	50' 00" 01.00'W
L123	114.00	50' 00" 01.00'W
L124	114.00	50' 00" 01.00'W
L125	114.00	50' 00" 01.00'W
L126	114.00	50' 00" 01.00'W
L127	114.00	50' 00" 01.00'W
L128	114.00	50' 00" 01.00'W
L129	114.00	50' 00" 01.00'W

Parcel Line Table		
Use #	Length	Division
L130	114.00	50' 00" 01.00'W
L131	114.00	50' 00" 01.00'W
L132	114.00	50' 00" 01.00'W
L133	114.00	50' 00" 01.00'W
L134	114.00	50' 00" 01.00'W
L135	114.00	50' 00" 01.00'W
L136	114.00	50' 00" 01.00'W
L137	114.00	50' 00" 01.00'W
L138	114.00	50' 00" 01.00'W
L139	114.00	50' 00" 01.00'W
L140	114.00	50' 00" 01.00'W

Curve Table				
Curve #	Length	Radius	Chord Division	Chord Length
C24	30.43	60.00	300.00	107.00
C25	30.43	60.00	300.00	107.00
C26	30.43	60.00	300.00	107.00
C27	30.43	60.00	300.00	107.00
C28	30.43	60.00	300.00	107.00
C29	30.43	60.00	300.00	107.00
C30	30.43	60.00	300.00	107.00

Parcel Line Table		
Use #	Length	Division
L141	114.00	50' 00" 01.00'W
L142	114.00	50' 00" 01.00'W
L143	114.00	50' 00" 01.00'W
L144	114.00	50' 00" 01.00'W
L145	114.00	50' 00" 01.00'W
L146	114.00	50' 00" 01.00'W
L147	114.00	50' 00" 01.00'W
L148	114.00	50' 00" 01.00'W
L149	114.00	50' 00" 01.00'W
L150	114.00	50' 00" 01.00'W

Sheet	Date	Revision
1		

**NORTHBRIDGE SUBDIVISION
 PH 3 (BRIDGEPORT DRIVE)
 prepared for:
 MR. ROBBIE BELL
 STATESBORO, GEORGIA**



36 Courtland Street, Suite B
 Statesboro, Georgia 30458
 Phone: 912-764-7722
 Fax: 912-764-6960



SUBJECT SITE

The subject site is connected to the currently developed Bridgeport Drive in the Northbridge Subdivision. The applicant seeks to continue the development of the subdivision with the addition of 16 homes to create a temporary cul-de-sac on Bridgeport Drive. The applicant is unsure of the next phase of development, as there are topographical issues yet to be resolved, and the site is currently zoned R-4 (High-Density Residential) which would allow for the development of additional single-family homes on 8015 square-foot lots or multi-family residential homes.

This proposal was initially a part of the Northbridge Subdivision PLAT addressed by case number SUB-07-08-07, which requested the development of 87 acres of property. Said subdivision PLAT received final approval for the first phase on development of Northbridge with a total of 28.52 acres of property. This initial phase was completed, while the remainder of the property was

Currently, the subdivision has 5 new homes under development on Goldengate Lane, which have been approved by the Council under SUB 21-05-01. There are access concerns at this time regarding the remainder of the site, but any additional phases of development would require access analysis to ensure fire safety and compliance.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential” character area, which is generally intended for small-lot single-family residential and neighborhood scale retail and commercial development.

ENVIRONMENTAL SITE ANALYSIS

The property is projected to contain significant wetlands, but these are not located near the proposed development. It is unlikely that this development would cause any impact to the wetlands. The area is not located in a special flood hazard area.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. There would be a minimal increase in traffic for the development as proposed. As the cul-de-sac is meant to be temporary, additional phases of the project would need to ensure that Bridgeport Drive continues so that access to the site has more than one entrance in the event of emergency access.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval** of the proposed preliminary plat subdivision. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this preliminary PLAT does not grant the right to develop on the site without approval. All construction must be reviewed and approved by the City.
- (2) All street lighting must meet City standards and be approved by the City.
- (3) Utility easements including but not limited to ROW, water, sewer, gas, etc. must be granted to the City as deemed necessary by the Department of Engineering.
- (4) The final plat must meet all requirements of Article 3 of the City of Statesboro Zoning Ordinances before being presented to the City for approval and before any houses may be sold in the expansion of the subdivision.

At the regularly scheduled meeting of the Planning Commission on November 2, 2021, the Commission voted to approve SUB 21-10-02 with a 5-0 vote.

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Senior Planner

Date: November 5, 2021

RE: November 16, 2021 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Special Exception*

Recommendation: Planning Commission recommends Approval of the Special Exception requested by SE 21-10-03.

Background: Roosevelt Cone Jr. requests a Special Exception in order to locate a sports memorabilia shop in a shared building at 8 East Olliff Street.

Budget Impact: None

Council Person and District: Boyum (District 1)

Attachments: Development Services Report (SE 21-10-03)



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**SE 21-10-03
 SPECIAL EXCEPTION REQUEST
 8 EAST OLLIFF STREET**

LOCATION:	8 East Olliff Street
EXISTING ZONING:	O (Office)
ACRES:	0.21 acres
PARCEL TAX MAP #:	S27 000038 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Youth Development Center
PROPOSED USE:	Sports Memorabilia Shop



PETITIONER Roosevelt Cone Jr.
ADDRESS 8 East Olliff Street; Statesboro, GA 30458

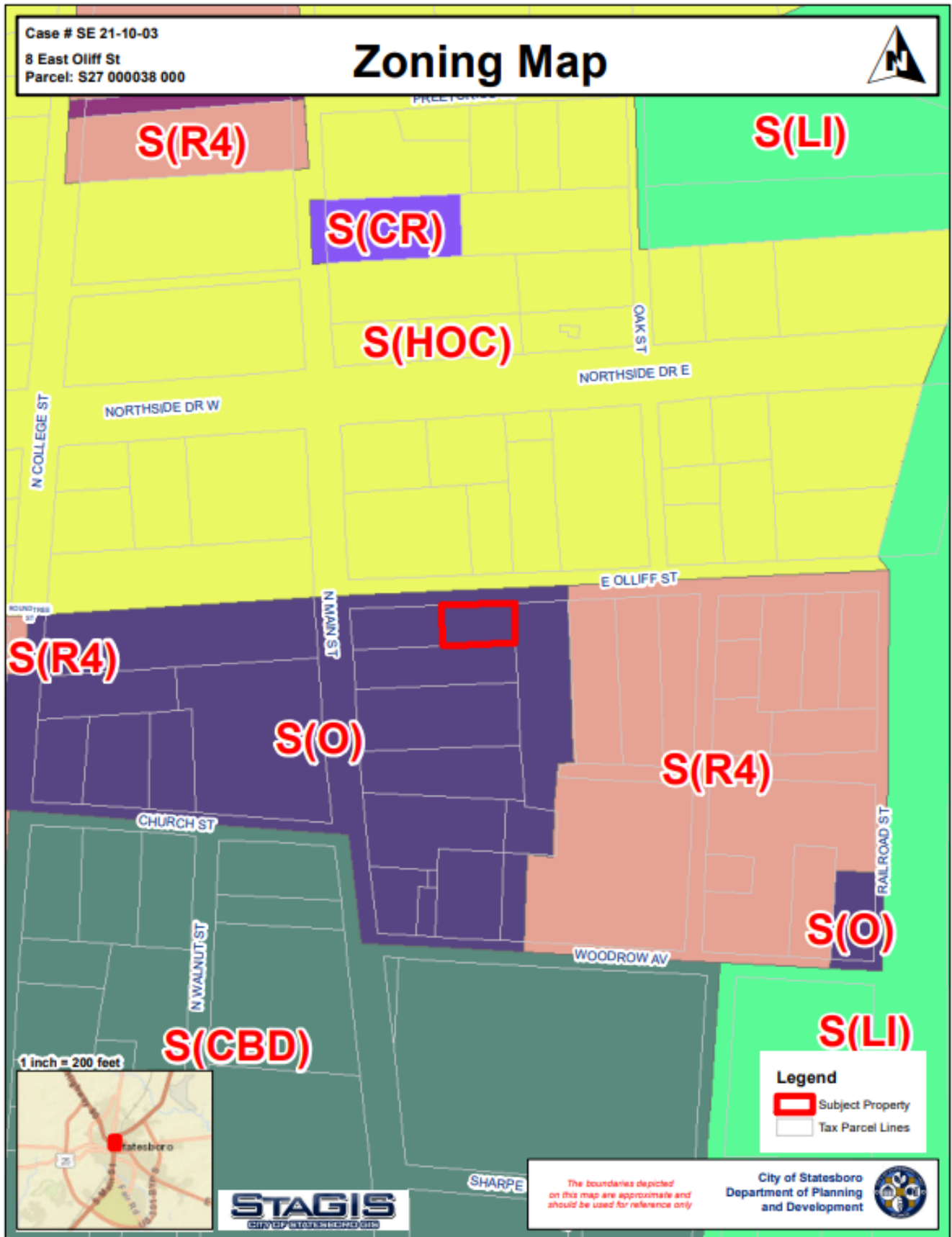
REPRESENTATIVE Same As Above
ADDRESS

PROPOSAL
The applicant requests a special exception to locate a sports memorabilia shop in the building on 0.21 acre property located on East Olliff Street. Retail establishments are not permitted in the O (Office) zoning district unless granted a special exception by the City Council.
STAFF RECOMMENDATION
<u>SE 21-10-03 CONDITIONAL APPROVAL</u>

Case # SE 21-10-03
8 East Olliff St
Parcel: S27 000038 000

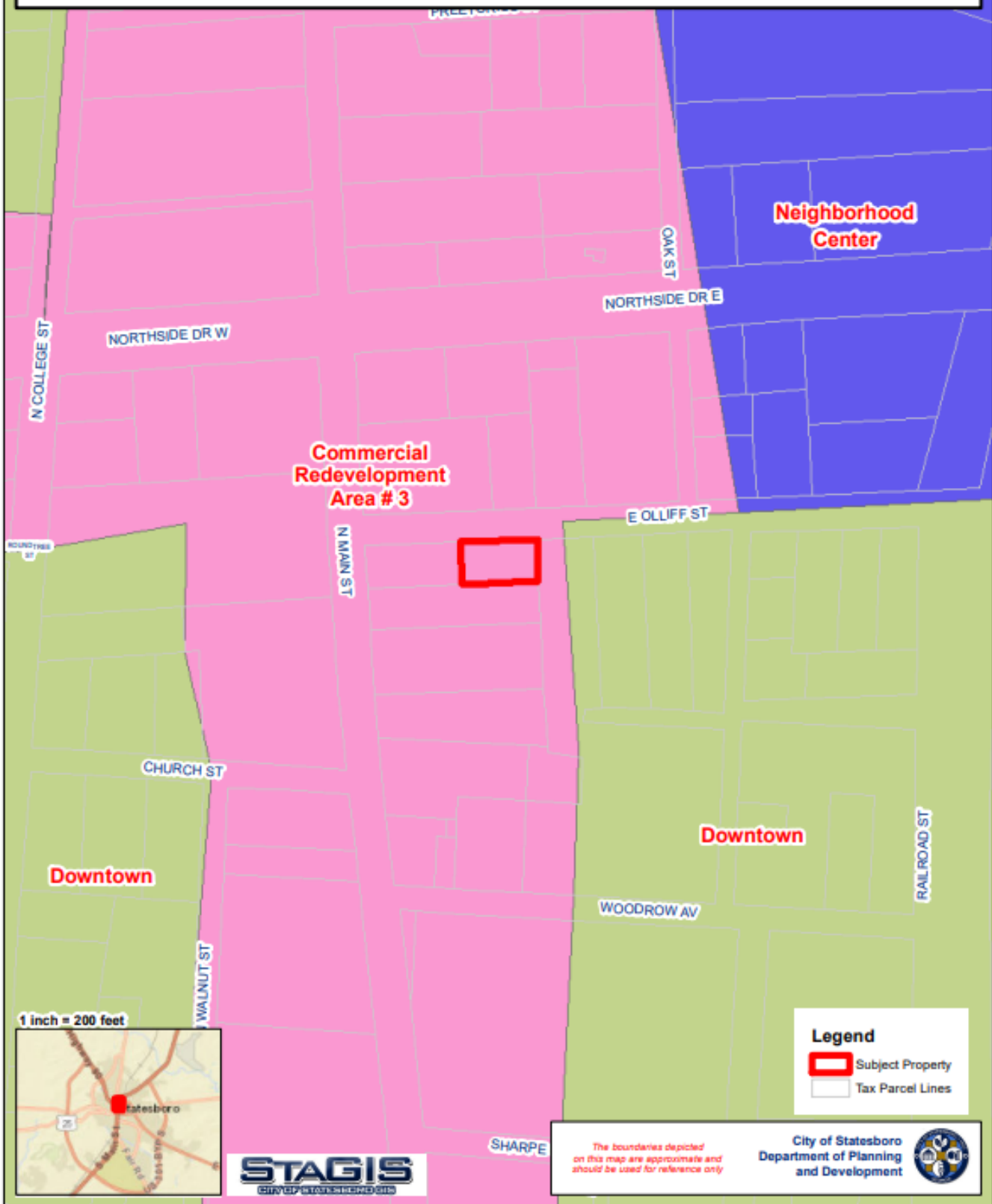
Location Map

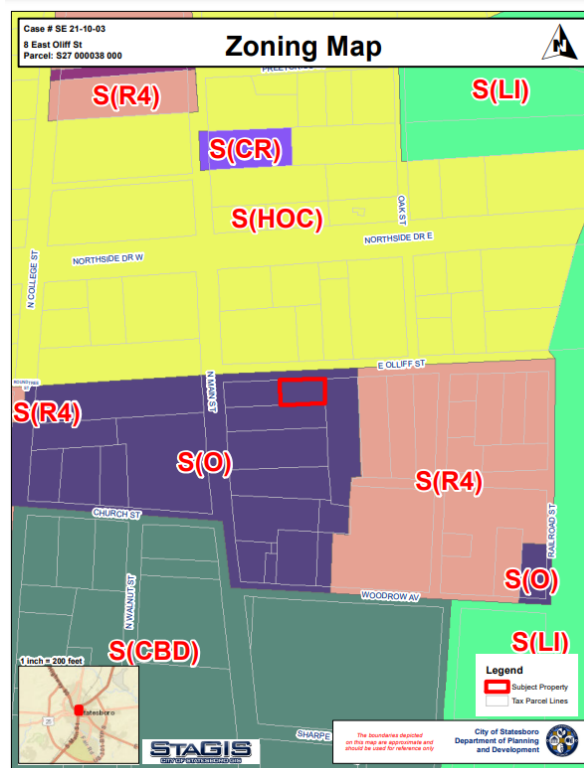




Case # SE 21-10-03
8 East Olliff St
Parcel: S27 000038 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Undeveloped Lot
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Fast Food Restaurant
East	Location Area #3: O (Office)/R4 (High Density Residential)	Church
Northwest	Location Area #4: HOC (Highway Oriented Commercial)	Vacant Restaurant Building
Southeast	Location Area #5: O (Office)	Single Family Residence
South	Location Area #6: O (Office)	Single Family Residence
Southwest	Location Area #7: O (Office)	Office Building
West	Location Area #8: HOC/O (Highway Oriented Commercial/Office)	Bank

SUBJECT SITE

The subject site is a building located on 0.21 acres. Surrounding properties include restaurant, residential, church, and office uses. The applicant's request is to locate a sports memorabilia shop in the building which is adjoined to their moving business.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the "Commercial Redevelopment Area #3", which is characterized as areas currently in decline with vacant or underutilized properties. It is intended to be heavily residential, includes some greenspace, and should maintain a lower density. Surrounding uses and zoning in the area serves as a transition to the more populated Northside Drive, and would not result in more than a lower density use.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

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

CONDITIONAL ZONING STANDARDS OF REVIEW

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

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

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

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

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

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

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

- N/A

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

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

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

- There are no additional changes to the building's zoning nor the structure, and it is unlikely that there will be any significant changes to the property values of the area.

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

- N/A.

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

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

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

- The proposed use is generally consistent with the subject site's character area ("Commercial Redevelopment Area #3") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SE 21-10-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.

At the regularly scheduled meeting of the Planning Commission on November 2, 2021, the Commission voted to approve SE 21-10-03 with a 5-0 vote.

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Senior Planner

Date: November 5, 2021

RE: November 16, 2021 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance*: Preliminary PLAT Subdivision

Recommendation: Planning Commission recommends Approval of the Variance requested by V 21-10-04.

Background: Renfroe Outdoor, LLC request a variance from Article XV, Section 1511(H) of the Statesboro Zoning Ordinance in order to place an LED billboard at the gateway of Highway 67 & Veterans Memorial Parkway.

Budget Impact: None

Council Person and District: Barr (District 5)

Attachments: Development Services Report (V 21-10-04 & V 21-10-05)

CITY OF STATESBORO

COUNCIL

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Paulette Chavers, District 2
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Leah Harden, City Clerk
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50 EAST MAIN STREET • P.O. BOX 348 • STATESBORO, GEORGIA 30459-0348

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

From: Justin Williams, Senior Planner

Date: November 5, 2021

RE: November 16, 2021 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Variance Request*

Recommendation: Planning Commission recommends Approval of the variance requested by V 21-10-05.

Background: Renfroe Outdoor, LLC request a variance from Article XV, Section 1511(B) of the Statesboro Zoning Ordinance in order to place a tri-directional sign at the gateway of Highway 67 & Veterans Memorial Parkway.

Budget Impact: None

Council Person and District: Barr (District 5)

Attachments: Development Services Report (V 21-10-04 & V 21-10-05)



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

V 21-10-04 & V 21-10-05 ZONING VARIANCE REQUEST Highway 67

LOCATION:	Highway 67
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	0.96 acres
PARCEL TAX MAP #:	MS75000013 002
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Undeveloped
PROPOSED USE:	Billboard



PETITIONER Renfroe Outdoor LLC
ADDRESS P.O. Box 28724; Macon GA, 31221

REPRESENTATIVE Jed Renfroe
ADDRESS 741 Johnnie Dodds Blvd; Mt. Pleasant SC, 29464

PROPOSAL

The applicant requests a variance from Article XV, Section 1511(H), and Article XV, Section 1511(B) of the *Statesboro Zoning Ordinance*, in order to relocate and upgrade the existing billboard to tri-vision LED displays on Highway 67 in the CR (Commercial Retail) zoning district.

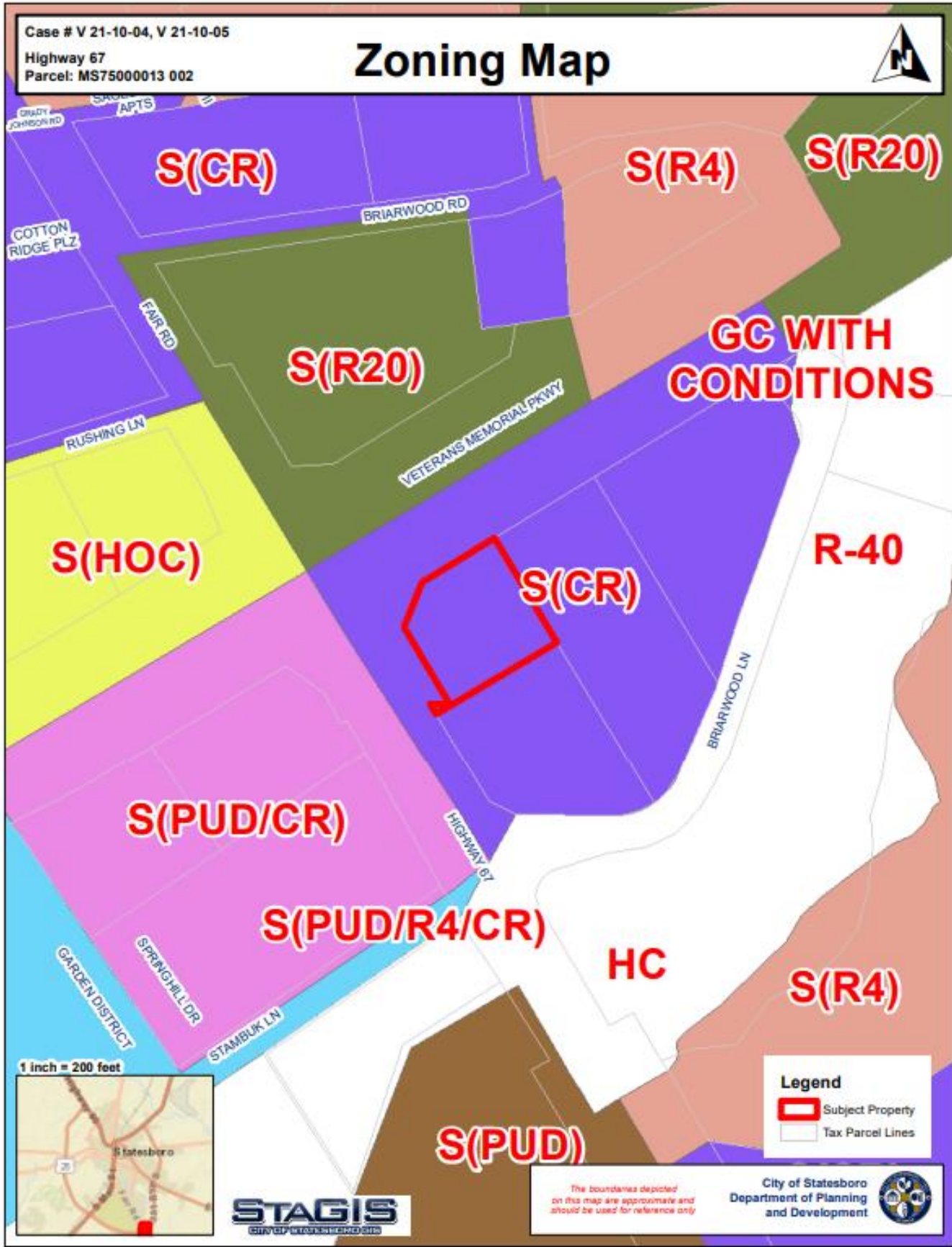
PLANNING COMMISSION RECOMMENDATION

V 21-10-04 & V 21-10-05 CONDITIONAL APPROVAL

Case # V 21-10-04, V 21-10-05
Highway 67
Parcel: MS75000013 002

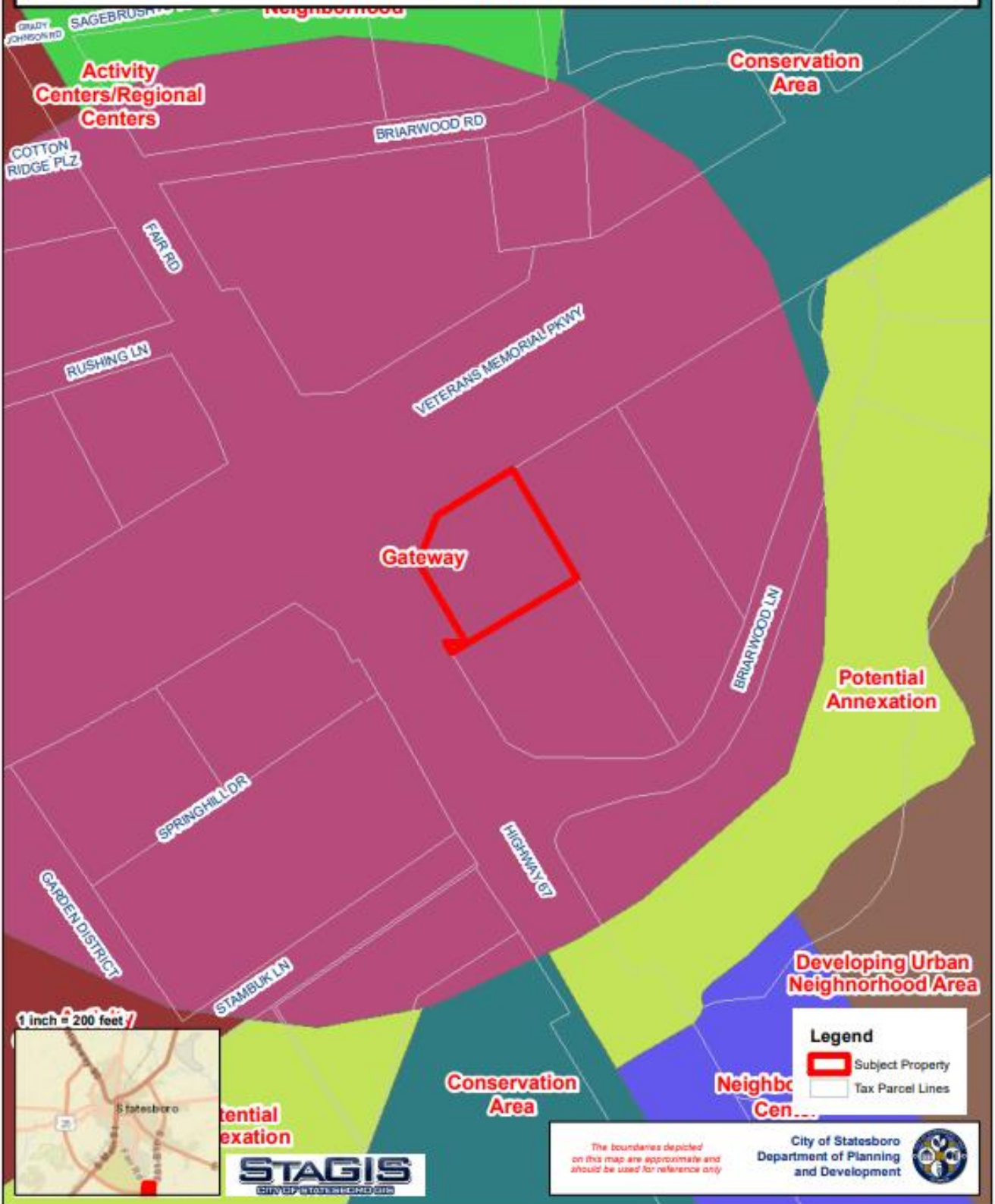
Location Map

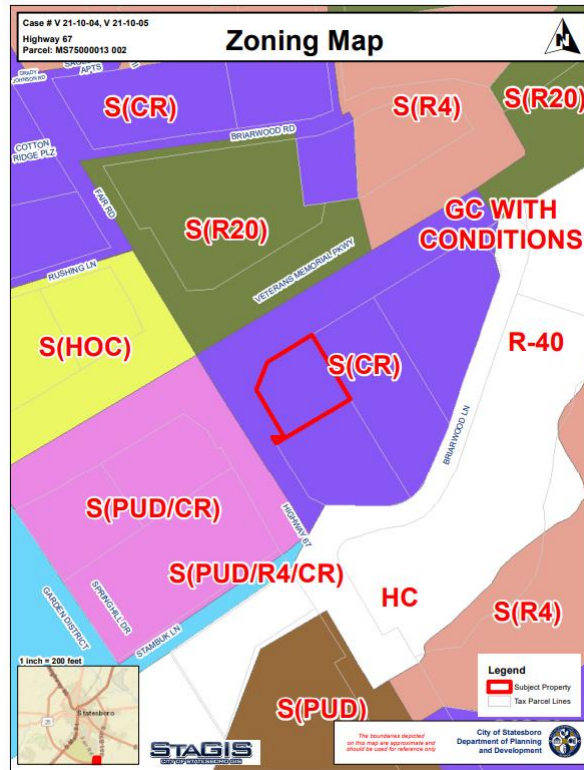




Case # V 21-10-04, V 21-10-05
Highway 67
Parcel: MS75000013 002

Future Landuse Map





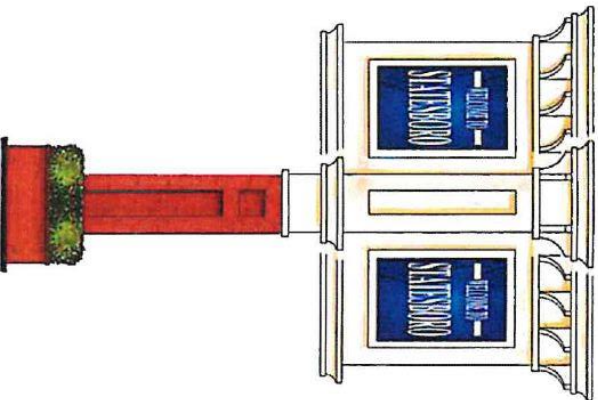
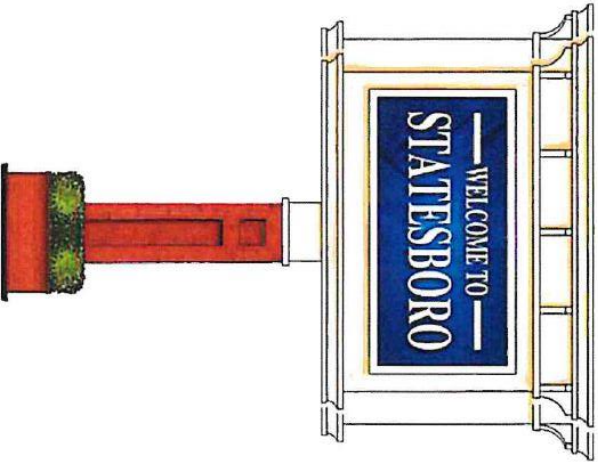
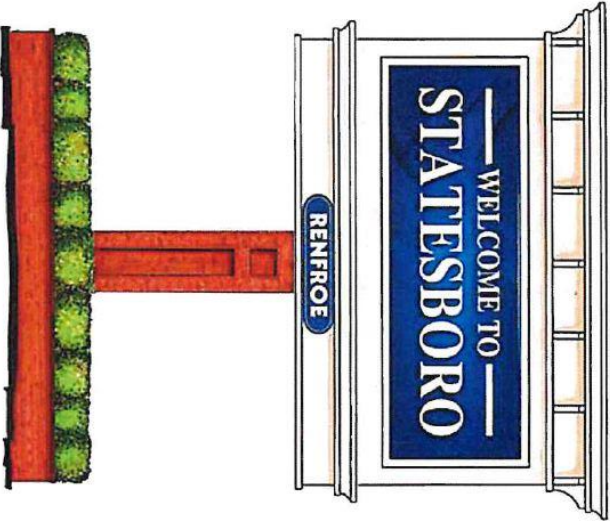
SURROUNDING LAND USES/ZONING

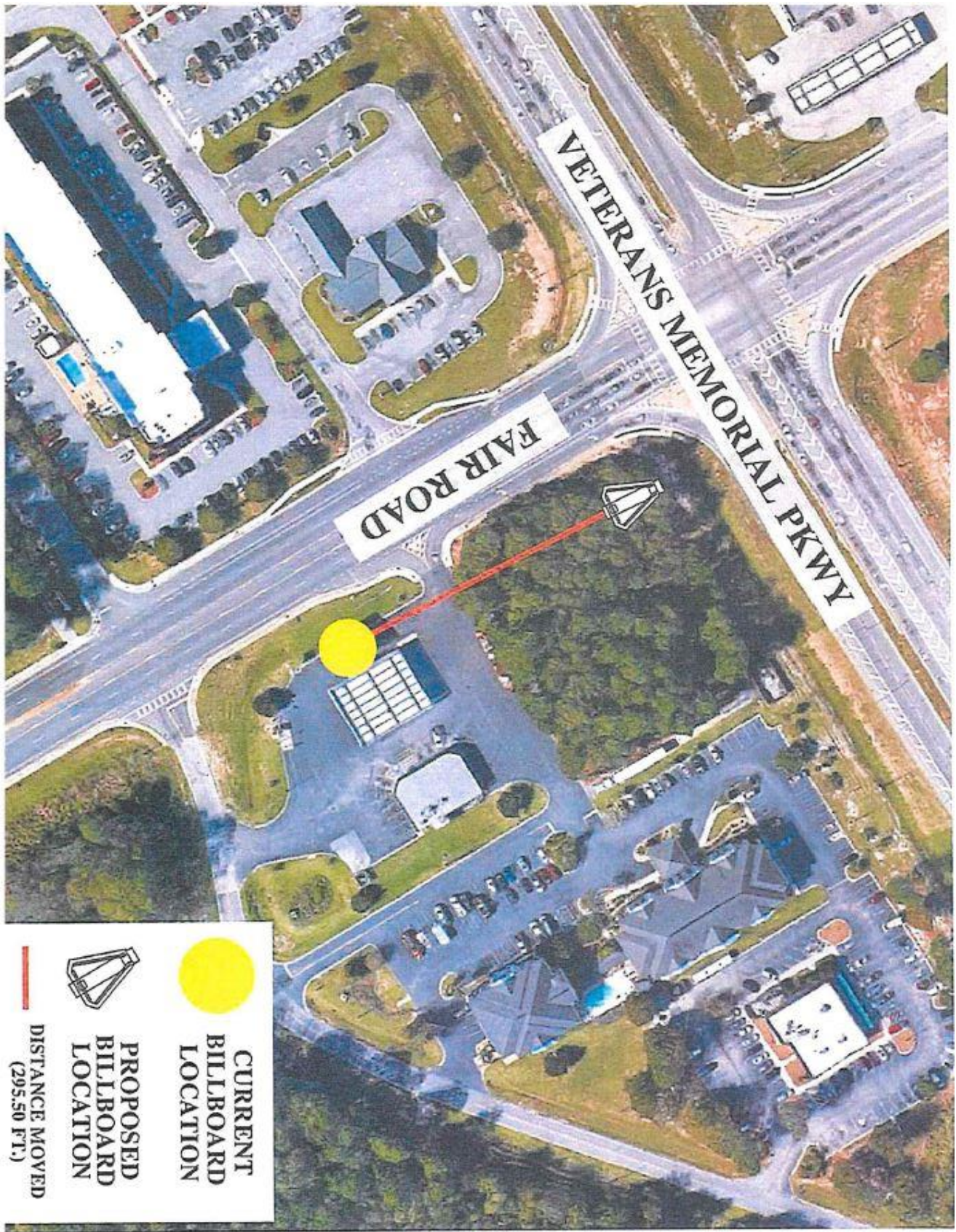
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R20 (Single Family Residential)	Church
Northeast	Location Area #2: R4 (High Density Residential)	Medical Office
East	Location Area #3: CR (Commercial Retail)	Hotel
Northwest	Location Area #4: HOC (Highway Oriented Commercial)	Gas Station
Southeast	Location Area #5: HC (Highway Commercial) (County Zoning)	Single Family Dwelling
South	Location Area #6: CR (Commercial Retail)	Gas Station
Southwest	Location Area #7: PUD/CR (Planned Unit Development/Commercial Retail)	Hotel
West	Location Area #8: PUD/CR (Planned Unit Development/Commercial Retail)	Bank



Outdoor Advertising

STATESBORO





SUBJECT SITE

The subject site is a 0.96 acre undeveloped lot. The neighboring lot contains a gas station, convenience store, and an existing billboard. The applicant is seeking to relocate the existing billboard to the proposed subject site. The applicant is also seeking to convert the existing billboard to LED display that does not meet the standard of using base or top mounted lights and shall be activated by photoelectric cells and that will not impair the vision of the traveling public in any way, as per Article XV; Section 1511(H) of the Statesboro Zoning Ordinance. Section (H) prohibits additional lighting including but not limited to neon, animation and running lights. Section 1511(B) specifies that digital signs may be back to back or V shaped side-by-side. This would not cover the inclusion of a third sign as projected on the back side.

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

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by city utilities, sanitation and public safety, but none of these resources would be utilized with this development.

ZONING VARIANCE STANDARDS OF REVIEW

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

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - No special conditions or hardships exist for this application. The requested variance will require structural changes to the lot, as the existing billboard will be relocated to the property. The signage itself would be significantly greater than normally allowed with the combined square footage of the signage being approximately 500 square feet. Generally, the total square footage allowed would be 300 square feet when accounting for both sides of the billboard.

2. **The special conditions and circumstances do not result from the actions of the applicant;**
 - The request does not meet the general requirements for billboard signage based on the ordinance. The owner has received approval to upgrade billboards within the City limits, but the extent of the signage being requested exceeds what has been allowed via a variance in the past.
3. **The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - There is no unnecessary hardship associated with this request.
4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**
 - Granting of this variance is drastically beyond what would normally be allowed within the City limits under the current ordinance. Specifically, the Ordinance does prohibit digital signage of this size, but Council has allowed for general upgrades to modernize billboards not placed in the historic district. This particular request is far beyond what is allowed in the ordinance in both scale, and size. There are also concerns regarding the precedent being set by acceptance of this sign, as its location at an intersection already experiencing traffic accidents.

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

- The proposal is not applicable in regard to the subject site's character area "Gateway Area" as stated in the *2019 – 2029 Comprehensive Master Plan*, as specific the implementation strategy does not directly address concerns with signage, but instead with concerns regarding regional architectural styles, streetscapes which reflect the character of the City and the development of an internal street network.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of V 21-10-04 & V 21-10-05.** If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

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

At the regularly scheduled meeting of the Planning Commission on November 2, 2021, the Commission voted to approve V 21-10-04 & V 21-10-05 with a 5-0 vote.

CITY OF STATESBORO

COUNCIL

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



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

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

INTEROFFICE MEMORANDUM City Manager's Office

TO: Mayor and City Council Members
FROM: Charles W. Penny, City Manager 
DATE: November 9, 2021
RE: American Rescue Plan Act Funding Proposed Uses – City Council Approval

Policy Issue: Approval of Proposed Uses of American Rescue Act Funds – The City was awarded \$12,306,220.00 from the package approved by Congress in March 2021. The funds can be used for improving neighborhoods, infrastructure, loss revenues, public safety salary enhancements, and COVID related matters. The City staff has hosted three public input meetings to discuss the proposed plan for spending the funds, and today staff recommends City Council approve the proposed use of the funds as outlined.

Recommendation:

The American Rescue Plan Act Funds Proposed Uses are as follows:

Housing Rehabilitation	\$5,000,000.00
Infrastructure	6,000,000.00
Food Insecurities	500,000.00
Loss Revenues	806,220.00
Total	\$12,306,220.00

Background: The proposed funds will provide the City the opportunity to implement the housing rehabilitation plan approved by the City Council in October. The proposed \$5,000,000.00 for housing rehabilitation will be allocated as follows: \$1,500,000 for target area #1, \$1,000,000 for scattered site rehabilitation, \$1,500,000 for target area #2, and \$1,000,000 for scattered site rehabilitation. Additional funding will be committed to infrastructure in several neighborhoods currently lacking city sewer services and the amount committed to infrastructure is \$6,000,000. The City would commit up to \$500,000 for food insecurities to construct a new facility for the Statesboro Food Bank in collaboration with Bulloch County. The County is submitting a grant application to DCA for \$1,000,000 to build a facility and will then commit additional funds from their ARPA funds to match the City's commitment. The city is also setting aside \$806,220 for anticipated loss revenues due to the pandemic.

Budget Impact: None – no matching funds are required to receive ARPA Funding.

Council Person and District: All

Attachment: See Attached Memorandum

CITY OF STATESBORO

COUNCIL


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



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Cain Smith, City Attorney

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

INTEROFFICE MEMORANDUM City Manager's Office

TO: Mayor and City Council Members
FROM: Charles W. Penny, City Manager 
DATE: August 31, 2021
RE: American Rescue Plan Act Funding – Proposed Uses

Congress approved the American Rescue Plan Act in March and on March 11, 2021 President Joe Biden signed it into law. The Department of Treasury issued the interim final rules on May 10, 2021 and final rules were to be issued on July 16, 2021. The City of Statesboro received ARPA funds through the state of Georgia in the amount of \$12,306,221.00, and received \$6,153,110.50 on July 12, 2021. The balance of the funds will be transmitted to the City in 12 months. The City has until December 31, 2024 to have plans for the use of the funds and has until December 31, 2026 to expend all funds. The funds can be used to improve neighborhoods in distressed census tracts, installation of water and sewer infrastructure (including storm water) enhanced salary benefits for public safety employees, address negative economic impact from COVID, and the city can use the funds to cover any revenue loss due to the pandemic. City's are to receive input from the public on the proposed use of the funds and I would anticipate public meetings in October to receive input.

Below is a proposed use of funds based upon the \$6,153,110.50 received:

Housing Rehabilitation Target Area	\$1,500,000.00
Housing Rehabilitation Scattered Site	1,000,000.00
Infrastructure Water/Sewer	3,000,000.00
Food Insecurities	500,000.00
Loss Revenues	153,110.00
Total	\$6,153,110.00

The details of the proposed use of the funds will need to be completed; however, the intent is to use the ARPA funds to help transform and improve neighborhoods, extend infrastructure to neighborhoods that have been in the city for years, and to address the food insecurities issue in Statesboro. The food insecurities issue will be in conjunction with Bulloch County and is contingent upon the facility being located with the city limits. We will maintain maximum flexibility with the use of the funds; however, it is our intent to utilize the full amount of ARPA to benefit Statesboro.

The second round of funding would have a very similar use and would be as follows:

Housing Rehabilitation (Second Target Area)	\$1,500,000.00
Housing Rehabilitation Scattered Site	1,000,000.00
Infrastructure Water/Sewer	3,000,000.00
Loss Revenue	653,110.00
Total	\$6,153,110.00

The housing rehabilitation in phase two of the ARPA funding would be for a second target area. Scattered site rehab provides an opportunity for owner occupied rehabilitation work in the areas identified in the affordable housing study.

The city has need for a third fire station; however, ARPA funding does not seem to allow for such use; however, we may utilize ARPA funding to fund some planned infrastructure and use other funding to construct the fire station.

The use of the funds would be in compliance with the final rules, while providing an opportunity to transform the City of Statesboro and improve housing and infrastructure.

Please let me know if you have any further questions or concerns.

CITY OF STATESBORO



COUNCIL

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

To: Charles Penny, City Manager
Jason Boyles, Assistant City Manager

From: Darren Prather, Central Services Director

Date: 11-8, 2021

RE: Recommendation: Fire Dept. Station 1 Roof Repairs RFP

Policy Issue: Purchasing

Recommendation:

We recommend the contract to repair and replace the older section of the roof of Fire Station 1 be awarded to Y-Delta in the amount of \$54,708.00 as they offered the lowest responsive proposal for this project. This project, if approved, is budgeted in the FY 2022 Fire Fund in the amount of \$50,000.00.

Background:

Approximately seven years ago, Fire Station one received interior renovations and a facility expansion. These roof repairs would be for the section of the building that existed prior to the renovation/expansion project approximately seven years ago. This RFP opportunity was advertised and all procurement requirements were followed. As a result, we obtain the following sealed proposals for this project:

- | | |
|----------------------|-------------|
| 1. Y-Delta | \$54,708.00 |
| 2. Hawk Construction | \$74,520.00 |
| 3. Chandler Roofing | \$78,500.00 |

Budget Impact: FY 2022 Fire Fund

Council Person and District: All

Attachments: None

CITY OF STATESBORO



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

To: Charles Penny, City Manager
Jason Boyles, Assistant City Manager

From: Darren Prather, Central Services Director

Date: 11-8, 2021

RE: Recommendation: Fire Dept. Station 2—Architectural Services

Policy Issue: Purchasing

Recommendation:

We recommend the selection of DPR Architecture for a contract to provide architectural services for the redesign and remodeling of Fire Station 2 on Fair Road in the amount of \$26,500.00. This amount is comprised of a primary design (\$6,000.00), construction documents for bidding (\$14,000.00), assistance with contract negotiations (\$3,500.00) and contract administration (\$3,000.00). Since these are listed with separate prices, The City will have the right to select individual services that are desired for this project. This project, if approved, will be funded out of the FY 2022 Fire Fund. DPR Architecture was selected for this project by the professional services method in our ordinance as defined by the State of Georgia.

Background:

Fire Station 2 on Fair Road was originally designed as a two story facility and ended up a one story facility by the placement of the original second story on ground level next to the fire engine bays and other office areas. Since this station was built over twenty years ago and has a less than desirable design, a need for architectural services was determined. If these architectural services are approved, the proposed architectural improvements would include; the moving of numerous walls for a more efficient use of space, the moving of bathroom facilities and fixtures, the painting of the facility and new exterior finishes and the installation of new floor surfaces and ceiling tiles. Potentially, there may be electrical and HVAC issues that will need to be addressed as well.

Budget Impact: FY 2022 Fire Fund

Council Person and District: All

Attachments: None




STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police 

DATE: November 16, 2021

RE: Award of Contract/Continuation of Work

POLICY ISSUE: Grant Funding Expenditure

RECOMMENDATION: That Council approve the expenditure of \$38,086.00 of grant funds for continuing construction costs at the Range Facility.

BACKGROUND: The police department recently received a grant to build classroom and training facilities at the jointly held range training facility. On September 7, 2021 the City Council approved the expenditure of \$66,210 from this grant to begin construction on the use of force training laboratory. As a continuation of work, we request the expenditure of an additional \$38,086.00 to Hawk Construction.

BUDGET IMPACT: These overall grant costs have previously been approved by Council.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A



October 28, 2021

Dear Mr. Bryan,

I am pleased to quote the following:

Install Wall Panels, Soffit and Roof panels.

Walls – 26ga Standard Color PBR Panels
Trim – 26ga Standard Color
Roof – 26ga Standard Color PBR Panels
Soffit – 26ga Standard Color Low Rib
Long life screws on walls and Roof

Existing Shingles to remain.

DELIVERED AND ERECTED IN COUNTY \$34,100.00

Option #1

36” Exhaust Fan Installed –
Add \$986.00
This is a commercial grade
fan with bird screen and
louver.

Option #2

Form and pour concrete
(\$4.00 per sq. ft.)
750 sq ft – Add
\$3,000.00

DOES NOT INCLUDE ANY SITEWORK, PLUMBING, ELECTRICAL OR
PERMITS.

Hawk Construction, LLC has worker’s compensation, and general liability insurance.

I appreciate the opportunity to submit this quote and if I can be of further assistance, please call. This quote is good for 15 days.

Respectively Submitted,



Hawk Construction, LLC / Smith Steel Structures

Zach Hawk
Hawk Construction, LLC /
Smith Steel Structures



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police

DATE: November 16, 2021

RE: Authorization to Expand Dispatch Center to Include Fire Department Calls

POLICY ISSUE: Expansion of Dispatch Center

RECOMMENDATION: That Council approve the expansion of the Police Dispatch Center to include handling Fire department calls.

BACKGROUND: At the October 7, 2021 Council Work Session, a discussion occurred about the viability of expanding the police dispatch center to include handling calls for the Fire Department, in a manner similar to how police calls are dispatched. With Council approval, the Police Department and Fire Department would immediately begin the process of installing hardware and software, as well as recruit, hire and train 8 new dispatchers. The current dispatch staff would also require additional training. The target date for the readiness of the new Dispatch Center operation is July 1, 2022, but that date is wholly dependent on the ability to expand the dispatch staff to include a total of 16 dispatchers (which includes the current supervisor). As part of this process, there will need to be some restructuring of the Dispatch Staff to add additional layers of supervision so that the span of control is acceptable. Any changes to the structure will be brought back to Council for final approval.

BUDGET IMPACT: Total cost of implementation of the new Dispatch Center operation is approximately \$415,944.00. Of these, at least \$268,400 will be annual recurring costs.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police

DATE: November 16, 2021

RE: "Upfitting" of Vehicle Purchases

POLICY ISSUE: Purchase Order Approval

RECOMMENDATION: That Council approve the use of funds to "upfit" vehicle purchases with required equipment to specific vendors.

BACKGROUND: On November 2, 2021 at the regularly scheduled Council meeting, City Council approved the expenditure of \$260,000 for the purchase and "upfitting" of four (4) new vehicles to the police fleet. This included \$109,000 for the purchase of required equipment to "upfit" the vehicles to make them operational. The City Finance Department was uncomfortable with issuing a Purchase Order for these costs since the approval by Council did not include the specific vendors to be used for this purpose. We are requesting that these funds be used through a sole source contract (Patrol PC) as well as "piggy-backing" an existing government contract with West Chatham for the purchase of required equipment.

BUDGET IMPACT: These costs have already been approved by Council.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A

City of Statesboro Public Utilities Department



To: Jason Boyles
Assistant City Manager

From: Steve Hotchkiss
Director of Public Utilities

Date: 11-08-2021

RE: Purchase of two (2) F550 Service trucks for Public Utilities

Policy Issue: Council Approval

Recommendation: Consideration of a motion to award a contract to Wade Ford for two (2) F550 Service Trucks in the amount of \$124,024.00 per the Georgia State Wide Purchasing Contract (99999-001-SPD0000155). With funds approved in the 2022 CIP Budget Item# NGD-75 and WWD-138.

Background: This is a routine replacement for two existing 2012 Service Body trucks one in Water Sewer and one in Natural Gas. These are our primary work trucks used to pull heavy equipment trailers and materials to work sites. Each of these units is ten years old and have in excess of 100,000 miles. These units will be rotated down as spares and older units will be disposed of as surplus at a later date.

Due to recent price increases we came in over budget on the unit for Gas but under budget for the Water Sewer truck, however the total was under budget. Any short fall in funds from Natural Gas will be offset by savings on other projects.

Budget Impact: Funding will come from System Revenues as part of the 2022 CIP Budget item #NGD-75 (\$50,000.00) and WWD-138 (\$80,000.00) total budget amount \$130,000.00. Project savings will cover any budget overruns.

CITY OF STATESBORO



COUNCIL

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

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

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

To: Charles Penny, City Manager
Jason Boyles, Assistant City Manager

From: John Washington, Director of Public Works and Engineering

Date: November 9, 2021

RE: Recommendation of Low Bidder for "Johnson Street Culvert Replacement"

Policy Issue: Purchasing

Recommendation:

The low bidder, Y-Delta, Inc., meets the requirements of the bid package and submitted an acceptable bid bond. Staff recommends awarding this contract to Y-Delta, Inc., in the amount of \$298,889.87.

Background:

Johnson Street, between Johnson Lane and Denmark Street, has a culvert crossing to carry storm water flow. This culvert is undersized and will be replaced to mitigate stormwater runoff flooding from adjacent properties. This project will consist of removing existing culvert pipes and installing 124 lineal feet (LF) of 36" Reinforced Concrete Pipe (RCP), 125 cubic yards (CY) of 6" graded aggregate base (GAB), and 16 tons of asphalt paving. The stream bank conditions at the outlet will be restored and stabilized as part of this project. The work in this contract includes, but is not limited to, culvert pipe improvements clearing of obstructions for the drainage channel, reconstruction and repaving of the portion of road over the culvert, reconstruction of sidewalk that was no longer safe.

In addition, additional work for gas main relocations will be performed due to a utility conflict with the proposed culvert project. The gas main relocation cost is \$10,000.00 by a separate contractor – to be coordinated by the Public Utilities Department. The gas main expense will be paid by remaining funds approved for this project.

The low bidder is Y-Delta with a bid of \$298,889.87, followed by Ellis Wood Construction Company with a bid of \$343,110.00. Y-Delta is a Female-Owned business enterprise and complies with the City's MFBE bid requirements.

Budget Impact:

The low bid submitted by Y-Delta, Inc. is below the FY2022 budget of \$400,000 approved for CIP project STM-44. The project is to be paid by 2013 SPLOST proceeds.

Council Person and District: Paulette Chavers, District 2.

CC: Darren Prather, Director of Central Services