



## **Work Session for November 16, 2021**

**3:30 pm**

### **Agenda**

1. Robotics Program at Ogeechee Technical College
2. One Boro Report - Dr. Stacy Smallwood, Chair
3. Package Stores - Cain Smith
4. Housing Rehabilitation Process - Kathy Field
5. Adjourn



# Mayor & Council Work Session

November 16, 2021 at 3:30 P.M.



# AGENDA

1. Georgia Industrial Systems and Robotics Training Campus at Ogeechee Technical College
2. One Boro Report - Dr. Stacy Smallwood, Chairperson
3. Package Stores - Cain Smith
4. Housing Rehabilitation Process - Kathy Field and Jason Boyles
5. Adjourn





## Georgia Industrial Systems and Robotics Training Campus at Ogeechee Technical College





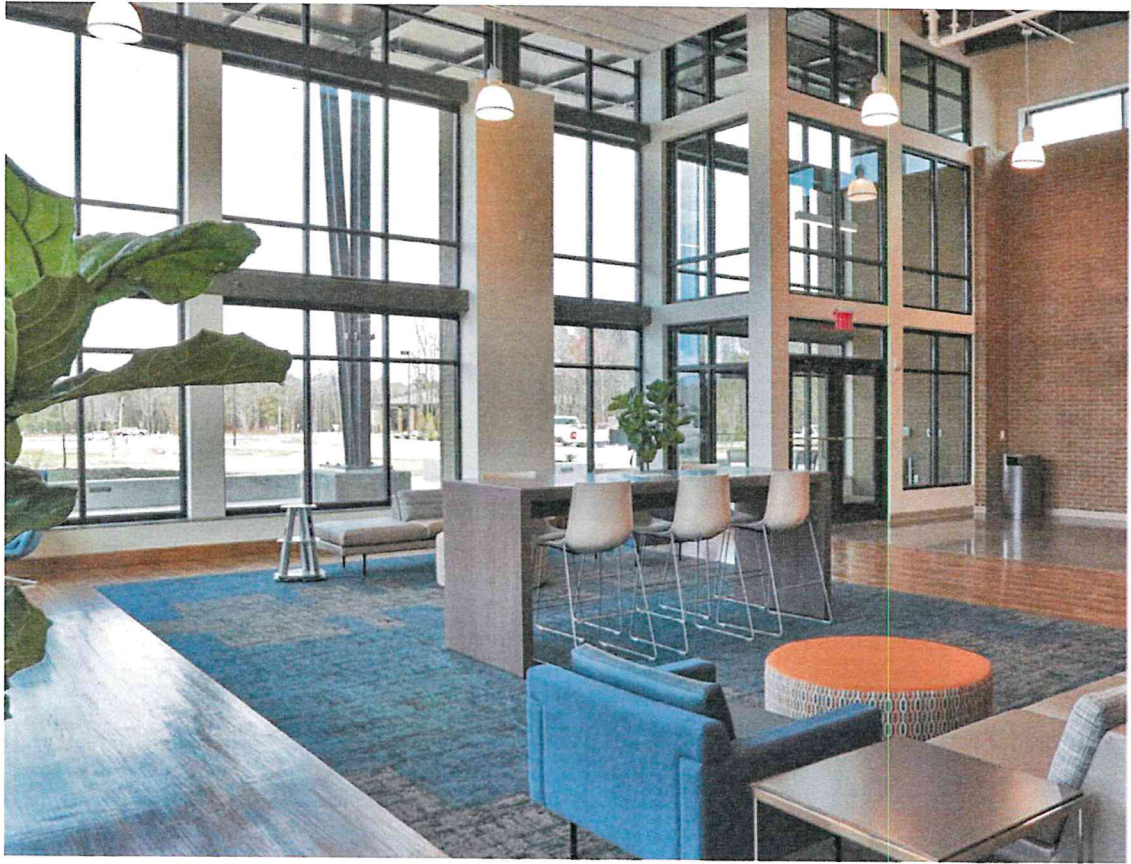
# *Ogeechee Technical College*



## Ogeechee Technical College

- **Consistently recognized as one of the best technical colleges in the state of GA**
- **One of the highest retention rates within TCSG**
- **96% Job Placement Rate**
- **Leader in innovative Industrial Maintenance and Robotics Programming**
- **Leader in apprenticeship training in a nonacademic setting**

OTC  
Industrial Technology  
Building  
January 2018





## OTC Industrial Maintenance Lab

- Industrial Maintenance

The repair and maintenance of machinery within a manufacturing facility.

## OTC Industrial Maintenance Lab(s)



## OTC FANUC Robotics Lab



OGEECHEE TECHNICAL COLLEGE



## OTC FANUC Robotics Lab

- Industrial Robotics

Robotics used to automate manufacturing processes:

Dull, Dirty and Dangerous jobs are the first to be automated.



## Proposed New Training Campus

GA Industrial Systems and Industrial Robotics  
Training Campus  
37,000 SF

Operated By

Ogeechee Technical College  
Gateway Industrial Park





# Impact of New Campus

- Increase OTC's capacity from 274 to 780 Individuals Trained Per Year
- Serve the new mega industrial site in North Bryan County
- Attract manufacturers bringing higher skilled, higher paying jobs to this area
- Ensure that local and regional students/trainees acquire the technical skills required for in-demand manufacturing jobs
- Total output generated by the facility in year 10 is projected by GSU CBAER to be \$17.8 Million

## Georgia Industrial Systems and Industrial Robotics Training Campus

The proposed 37,000 square foot Georgia Industrial Systems and Industrial Robotics Training Campus (GISIRTC) will be located in Bulloch County, Georgia, within the region served by the Development Authorities of Bulloch, Evans, and Screven Counties, as well as the region served by the Savannah Harbor-Interstate 16 Corridor Joint Development Authority - which includes Bryan County, Bulloch County, Chatham and Effingham Counties.

This unique workforce development training facility will not only serve industry as needed within the areas encompassed by the development authorities cited above, but also the region as a whole.

By focusing on the current and emerging technologies in advanced manufacturing, this training facility will cultivate an industrial systems and robotics skill-base that will fortify business attraction and retention efforts. The result will be the production of the advanced workforce that the future demands – leading to better and more lucrative jobs for the residents of this region and the continued success of the manufacturers within it.

The training will focus on the following four areas:

- Industrial Systems Maintenance
- Industrial Robotics Programming and Fault Diagnostics
- IoT (Internet of Things) Infrastructure and Troubleshooting
- CNC within Advanced Manufacturing

It is expected that at its onset, the facility will train in excess of 400 people in it's first year, with that number projected to double within five years.

This will be a joint venture between Bulloch County, the Development Authority of Bulloch County, and Ogeechee Technical College. The Development Authority has agreed to provide the site for the building in its Gateway Industrial Park, Bulloch County has agreed to pursue funding, construct, and manage the building upon its construction, and Ogeechee Tech has agreed to provide the training equipment for the building. Ogeechee Technical College will also operate the campus and provide and manage the training to be conducted within the facility.



Ogeechee Technical College is uniquely positioned to offer this training on a large scale to industry as it has developed and is currently delivering the Technical College System of Georgia's most comprehensive and progressive noncredit industrial systems and industrial robotics training.

Current unique industrial systems and industrial robotics programming being delivered by OTC include the following:

- Full Access Industrial Systems Training for its industry partners (unique to the Technical College System of Georgia – 4 full-time noncredit training instructors)
- Certified FANUC robotics FANUC Authorized Satellite Training Site (1 of 5 in the country, and the only one in the state of Georgia. FANUC is the largest provider of manufacturing robotics in the world)
- Amazon Mechatronics and Robotics Apprenticeship Training (1 of 5 colleges in the country contracted to do so, and the only one in the state of Georgia)

This facility would triple OTC's training capacity to deliver industrial systems, robotics, and related training. It would provide an outlet for the continued development of training needs specific to advanced manufacturing, thus helping meet the demand for skilled employees in this region. The facility would also serve as a training ground to instructors around the state, helping map the expansion of this training to meet the needs of industry throughout the state of Georgia.



# One Boro Commission 2021 Updates





## One Boro Commission - 2021 Updates

### One Boro Commission Members

Stacy W. Smallwood, Chair

Nandi A. Marshall, Vice-Chair

April Schueths, Immediate Past Chair

Jacek Lubecki, Secretary

Julie Pickens, Treasurer

Que'Andra Campbell

Janice Cawthorn

John Gamble

Freddie Hagan

Annie Hills

Barbara King

Suzanne Shurling

Jerry Bradley, ex-officio

Deion Byrd, ex-officio

Julie Chance, ex-officio

Jesse Hartlett, ex-officio

Saba Jallow, ex-officio

Marcus Toole, ex-officio

Demetrius Bynes, City of Statesboro Liaison



## One Boro Commission - 2021 Updates

### Timeline

- October 20, 2020—City of Statesboro Nondiscrimination Ordinance & Equity Package (Chapter 80) passed
- November 3, 2020—One Boro Commission expanded to 12 members and added:
  - Violence Prevention
  - Workforce Development





## One Boro Commission - 2021 Updates

### Equity Metrics and Assessment Subcommittee

- Chair: Janice Cawthorn
- Developed the nondiscrimination ordinance complaint form
  - Paper forms available at City Hall
  - Digital forms available on COS website under “Quick Links”
- Developed a list of equity metrics
  - Created in conjunction with city department heads
  - Data will be shared biannually with One Boro starting December 15
  - Annual summary reports will be generated and disseminated beginning in 2022





## One Boro Commission - 2021 Updates

### Diversity, Equity, & Inclusion Training Subcommittee

- Chair: Julie Pickens
- Ongoing review of DEI training curricula and delivery options from other municipalities
- Input from One Boro and members of local organizations who engage in DEI-related work in the implementation of training
- Planning for in-person training on hold pending changes in COVID-19 trends



## One Boro Commission - 2021 Updates

### The Longest Table Subcommittee

- Co-Chairs: Barbara King & Julie Pickens
- Currently on hold pending changes in COVID-19 trends
  - Tentatively aiming for 2022



## One Boro Commission - 2021 Updates

# Violence Prevention Task Force

- Co-Chairs: John Gamble & Suzanne Shurling
- “Securing Statesboro” Town Hall—March 6
  - Data presentations from local law enforcement agencies, Teal House, & Safe Haven
  - Facilitated Q&A
  - Introduced VPTF to the community
- VPTF Formation
  - Application and recruitment began in April; 22 applications received
  - First meeting held on July 20; meetings held quarterly
  - Initial focus areas: Assessment, Cultural Competence, Resource-Sharing





## One Boro Commission - 2021 Updates

### Workforce Development Subcommittee

- Co-Chairs: Julie Chance & Jesse Hartlett
- Invited potential partners to share resources and information
  - Coastal WorkSource Georgia, GA Department of Labor, Bulloch County Schools Work-Based Learning/Career Technical & Agricultural Education (CTAE)
- Met with city representatives about city public transportation plan
- Attended Bulloch County Schools Workforce Development Plan release on October 13



## One Boro Commission - 2021 Updates

### Next Steps and Recommendations

- Coordinate development of COS equity metrics report
- Collaborate with city staff on the planning and implementation of DEI training plan
- Tentative planning for The Longest Table in 2022
- Operationalize Violence Prevention Task Force subcommittees to advance progress between quarterly meetings
- Continue to foster cross-sector conversations and collaborations, particularly around training and workforce development



## One Boro Commission - 2021 Updates

QUESTIONS?





# Package Stores



## Package Stores

### State Requirements:

1. Proximity to Protected Establishments (schools, churches, state treatment centers)
2. Merchandise Available for Sale
3. Hours of Operation
4. Required Signage



## Package Stores

- Most surveyed jurisdictions rely on state standards with no local enhancement beyond restriction to certain zoning districts. In these jurisdictions market forces determine the number and placement of package stores.





## Package Stores

- Jurisdictions such as Brookhaven and Augusta have placed proximity requirements between licensed premises to avoid clustering of package stores.



## Package Stores

- Jurisdictions have also exercised local option to limit the number of licenses granted for package stores. This has become increasingly common in recent years.



## Package Stores

- Limiting number of licenses requires consideration of other issues such as ensuring licensed stores are properly sized and stocked to fulfill demand, deciding population milestones allowing grant of additional licenses, and fashioning a system to address the discrepancy between number of applications and available licenses.





## Package Stores

QUESTIONS?

Primary considerations for drafting of liquor store ordinance:

1. Number of licenses allowed
2. Requirements as to square footage and inventory
3. Proximity to vulnerable establishments (schools, treatment centers, churches, etc)
4. Proximity between licensed establishments
5. Allowed zoning districts
6. Restrictions on merchandise offered for sale
7. Hours of operation
8. Allowance in freestanding vs. shopping center
9. Application process/ lottery system

***Brookhaven: enhanced distance requirements between liquor stores***

**Sec. 4-604. - Location of retail liquor package stores.**

No new retail establishment selling distilled spirits by the package shall be located within 1,000 yards of an existing retail establishment selling distilled spirits by the package. This prohibition shall not apply to a hotel or a motel with a restaurant holding a consumption on the premises license which sells package distilled spirits, malt beverages, or wine to its guests as part of room service.

***Carrollton: minimum size/ inventory req, limit on number of licenses, freestanding***

• **Sec. 6-38. - License issuance—Retail dealer building and inventory requirements.**

No retail dealer license for the sale of distilled spirits shall be issued to any applicant whose building where the business will be conducted (a) is not "free standing" (i.e., is part of a larger building or structure) and (b) does not include a showroom with a minimum of 5,000 square feet and an additional storage area of at least 500 square feet. For distilled spirits retail dealers desiring to sell malt beverages and wine in addition to distilled spirits, at least an additional 500 square feet of showroom, and at least an additional 500 square feet of storage area is required over and above the minimum square feet for the establishment set forth above. In addition to the minimum square footage, retail dealers for the sale of distilled spirits shall maintain a minimum inventory of at least \$300,000.00 in distilled spirits available for sale. Retail dealers selling malt beverages and wine in addition to distilled spirits shall maintain a minimum \$15,000.00 inventory in malt beverages and wine.

(Amd. of 12-6-04)

• **Sec. 6-39. - Maximum number of distilled spirits retail licenses permitted.**

(a) Subject to subsections (b)—(e) below, the city will not accept any additional applications for the retail sale of distilled spirits by the package, and no additional licenses for the retail sale of distilled spirits by the package shall be issued.

(b) If at any time and for whatever reason, the number of active licenses for the retail sale of distilled spirits by the package falls below three, then the city shall accept applications for and issue such additional licenses for the retail sale of distilled spirits by the package so as to bring the total number of active licenses for the retail sale of distilled spirits by the package to three.

(c) The provisions of subsection (b) notwithstanding, additional licenses may be issued once the population of the city exceeds 25,000. In this regard, one additional license shall be issued for each 5,000-person increase in population over 25,000. In determining population, the city shall utilize the most recent population figures published by the Atlanta Regional Commission. In the absence of such figures, the city shall utilize the U.S. Census of 2000 or any future decennial census.

(d) If the total number of permitted licenses has increased pursuant to subsection (c) above, and if at any time and for whatever reason thereafter, the number of active licenses for the retail sale of distilled spirits by the package falls below the number then permitted, then the city shall accept applications for and issue such additional licenses for the retail sale of distilled spirits by the package so as to bring the total number of active licenses for the retail sale of distilled spirits by the package to the total number then permitted.

(e) The provisions of subsections (a)—(d) above and the provisions of section 6-32 notwithstanding, any person who (1) Has been issued a license for the retail sale of distilled spirits by the package; or (2) Has submitted an application for a license for the retail sale of distilled spirits by the package (and who is subsequently issued such a license) as of March 1, 2006 may transfer such a license in conjunction with the sale of the license holder's business, provided that the transferee meets all of the requirements for new license applicants as set forth in this chapter.

***Milton: standard***

#### **Sec. 4-99. - Package sales of distilled spirits.**

(a) No liquor by the package shall be sold at retail except in:

(1) Retail establishments devoted exclusively to the retail sale of alcoholic beverages by the package; or

(2) Retail establishments in which space has been set aside devoted exclusively to the retail sale of liquor by the package, with ingress and egress provided directly to and only to the exterior of the building in which the facility is located and not to any other enclosed part of the building in which the facility is located.



(b) Nothing in this section shall prohibit the retail sale within these establishments of beer, wine, alcohol consumables, liquid commodities and/or mixes normally used in the preparation and serving of liquor.

(c) Off-premises distilled spirits retailers shall indicate plainly, by tag or labels on the bottles or containers or on the shelf immediately below where the bottles or containers are placed, the prices of all liquor exposed or offered for sale. The retailer shall not display prices or brand names in such a way as to be visible from the outside of the establishment.

***Brunswick: standard***

**Sec. 3-9. - Retail package sale of distilled spirits for consumption off-premises.**

(a) Except as provided in subsection (b), distilled spirits shall be sold at retail only in stores which are duly licensed by the state to sell distilled spirits by the package and which are devoted exclusively to the sale of alcoholic beverages in the original container. A retail package licensee shall not permit the breaking of a package containing any alcoholic beverage or the drinking of any alcoholic beverage on the licensed premises.

(b) Distilled spirits may be sold at locations licensed as distilleries in compliance with this chapter and in accordance with O.C.G.A. § 3-5-24.2, as amended from time to time.

***Perry: standard, limits on merchandise available for sale***

**Sec. 3-27. - Class B—Retail liquor.**

In addition to the regulations previously provided in article II of this chapter, class B licensees shall comply with the following regulations:

(a) No beverages of any kind may be opened or consumed in the place of business of a class B licensee.

(b) No class B licensee shall sell or offer for sale or display or keep in stock at their place of business where distilled spirits are offered for sale, any other products or commodity except the following: beer or wine, when properly licensed, beverages containing no alcohol commonly used to dilute distilled spirits, and food for off-premises consumption.

(c) No sales of distilled spirits shall be made to minors or intoxicated persons.

(d) All premises used for the sale of distilled spirits shall be kept in a safe and sanitary condition as required by the ordinances of this county and the laws of this state.

***Augusta: enhanced distance requirement between liquor stores***

**Sec. 6-2-76. Distance between locations of licensees.**

(a) No retail dealer license (Class F) for the sale of distilled spirits shall be issued to any applicant whose proposed location is one and one-half (1 1/2) miles or less from an existing location or establishment for which the Richmond County Board of Commissioners, the City

Council of Augusta or the Augusta-Richmond County Commission has issued a retail dealer license for the sale of distilled spirits.

(b) The distances provided for herein shall be measured in the same manner as provided in section 6-2-63(d) of this Ordinance.

(c) The distance requirements provided for herein shall not be construed or interpreted as prohibiting an applicant, who is otherwise qualified, from being approved and granted a license which constitutes a transfer in ownership of an existing license for distilled spirits which was previously held by an owner or operator of an existing establishment.

***Macon: limit on number of licenses***

**Sec. 4-91. - Limitation on number of licenses.**

(a) The number of licenses for retail package sales of distilled spirits which may be issued pursuant to the provisions of this Chapter and which may be in operation within the limits of Macon-Bibb County therein at any one time shall be based on and shall be limited to one license for each 2,800, or major fraction thereof, of population in such area according to the latest United States Decennial Digest.

(b) The maximum number of retail distilled spirits licenses which may be issued and which may be in operation in Macon-Bibb County as is now provided shall in the future be issued or approved for transfer in location in such a manner that the number of licenses in each of the nine (9) commission districts of Macon-Bibb County shall be based on one (1) licensee for each two thousand eight hundred (2,800), or major fraction thereof, of population in each commission district, according to the latest United States decennial census except as provided in subsection

(c). In order to equitably administer this provision no new license shall be issued or existing license approved for transfer if located across a commission district line in the future which causes the total number of licenses in any one (1) commission to exceed a ratio of one (1) license for each two thousand eight hundred (2,800), or major fraction thereof, of population in each district according to the latest census. However, in no event shall the total number of licenses issued in Macon-Bibb County exceed the maximum number provided for in subsection (a).

(c) Valid licenses for retail package sales of distilled spirits active immediately preceding the commencement of the government of Macon-Bibb County issued by either Bibb County or the City of Macon may be renewed in accordance with this Chapter and subsequently thereafter, assuming all other applicable legal conditions are met, notwithstanding the limits of subsection (b).

(d) New complete applications for licenses for retail package sales of distilled spirits shall be given priority in the order in which they are received. In the event that there are multiple new simultaneously submitted valid applications for retail package sales of distilled spirits within a particular commission district such that if all were granted the total number of licensed establishments would exceed the limits imposed by subsection (b), priority shall be granted first

to renewing valid actively licensed establishments and then to new applicants in priority based on descending order beginning with the application whose proposed premises is the greater distance from the nearest other existing establishment within the same commission district. Nothing in this subsection shall be construed to allow new applications to be granted in such a way as to exceed the limits of subsection (b).

(e) It is the policy of the Commission of Macon-Bibb County that licensed establishments for the retail package sale of distilled spirits be regulated in such a way as to avoid their over-accumulation within any one commission district and within Macon-Bibb County as a whole.

(f) The limitations imposed by this Section shall be in addition to the distance limitations imposed by Section 4-36.

***Athens: distance req***

**Section 6-3-5**

No new retail package liquor licensed place of business engaged in the retail package sales of distilled spirits shall be located within 500 yards of any other business licensed to sell package liquor at retail, as measured by the most direct route of travel on the ground; provided, however, that this limitation shall not apply to any hotel licensed under this chapter. This restriction shall not apply at any location for which a license has been issued prior to July 1, 1997, or to the renewal of such license. Nor shall the restriction of this subsection apply to any location for which a new license is applied for if the sale of distilled spirits was lawful at such location at any time during the 12 months immediately preceding such application.

***East Point: distance and store size req***

**Sec. 11-1066. - Distance and area requirements.**

(a) No person shall be licensed by the city under this chapter for the retail sale of malt beverages, wine or distilled spirits where the parcel upon which the proposed place of business is located is within a distance of two thousand six hundred forty (2,640) feet of any parcel upon which is already located a business that is licensed by the city for the retail sale of malt beverages, wine or distilled spirits. This requirement does not apply to the following:

- (1) Any hotel licensed for the sale of alcoholic beverages;
- (2) A retail business which contains an interior space of fourteen thousand (14,000) square feet or more and derives or anticipates deriving less than twenty (20) percent of its annual gross receipts from the sale of malt beverages and wine;
- (3) A retail business that is located on a public street or road that intersects with an interstate highway and lies within one-quarter (.25) mile of the interstate intersection as measured from the property line of the tract on which the business is located to the beginning of the entrance ramp,



or beginning of dedicated turn lanes into an entrance ramp, to the interstate highway, provided that all other applicable distance requirements under state law and this chapter are met.

***Peachtree Corners: distance and store size requirements, enhanced restrictions on proximity and other products available for purchase, freestanding restrictions***

**Sec. 6-340. - Liquor store limitations.**

- (a) Liquor stores must be located at least 300 feet from churches and 600 feet from schools. This distance shall be measured from the front door of the liquor store to the front door of the church or front door of the nearest school building as measured along pedestrian walkways.
- (b) Liquor stores must be located at least 300 feet from parks. This distance shall be measured from the front door of the liquor store to the nearest portion of the park property.
- (c) Except in designated entertainment districts, liquor stores must operate as sole tenants in freestanding buildings of at least 5,000 square feet in size and no greater than 10,000 square feet in size. Within designated entertainment districts, liquor stores may occupy leased space within a shopping center provided that the liquor store is at least 15,000 square feet in size.
- (d) Liquor stores must be located on property that is a minimum of one-half acre in size with a minimum of 100 feet of frontage on a state highway or major street.
- (e) A liquor store shall not be located closer than 3,000 feet to another liquor store, regardless of jurisdiction.
- (f) Liquor store buildings shall comply with overlay design regulations.
- (g) Liquor store deliveries shall be made at the rear of the store building and all loading areas, dumpsters, recycling bins, and compactors shall be screened from ground view.
- (h) Liquor store properties shall have no outdoor storage including the storage of shopping carts.
- (i) Liquor stores shall not sell lottery tickets, magazines, or tobacco products (except quality cigars.)

***Additional jurisdictions with no specific provisions outside state law and zoning restrictions (i.e. standard): Savannah, Pooler, Dublin, Valdosta, Albany, Warner Robins, Johns Creek,***

*Milledgeville, Americus, Columbus, Rome. Majority of surveyed jurisdictions defer to state law without substantial local enhancement.*

*State Regulations and Laws set standards regarding distance requirements between stores and between stores and vulnerable establishments, hours of operation, and types of merchandise available for sale.*

**O.C.G.A. 3-3-21 (2010)**

3-3-21. Sales of alcoholic beverages near churches, school buildings, or other sites

(a) (1) No person knowingly and intentionally may sell or offer to sell:

**(A) Any distilled spirits in or within 100 yards of any church building or within 200 yards of any school building, educational building, school grounds, or college campus;**

(B) Any wine or malt beverages within 100 yards of any school building, school grounds, or college campus. This subparagraph shall not apply at any location for which a license has been issued prior to July 1, 1981, nor to the renewal of such license. Nor shall this subparagraph apply at any location for which a new license is applied for if the sale of wine and beer was lawful at such location at any time during the 12 months immediately preceding such application;

**(C) Any distilled spirits, wine, or malt beverages within 100 yards of an alcoholic treatment center owned and operated by this state or any county or municipal government therein. This paragraph shall not apply to any business having a license in effect on July 1, 1981.**

(2) As used in this subsection, the term "school building" or "educational building" shall apply only to state, county, city, or church school buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this state and which are public schools or private schools as defined in subsection (b) of Code Section 20-2-690.

(b) Nothing contained in this Code section shall prohibit the licensing of the sale or distribution of alcoholic beverages by:

(1) Hotels of 50 rooms or more which have been in continuous operation for a period of at least five years preceding July 1, 1981;

(2) Bona fide private clubs, owning their own homes, subject to licensing under Chapter 7 of this title; and

(3) Licensees for the retail sale of alcoholic beverages for consumption on the premises only who shall be subject to regulation as to distances from churches, schools, and colleges by counties and municipalities.

(1) Hotels of 50 rooms or more which have been in continuous operation for a period of at least five years preceding July 1, 1981;

(2) Bona fide private clubs, owning their own homes, subject to licensing under Chapter 7 of this title;

(3) Licensees for the retail sale of alcoholic beverages for consumption on the premises only who shall be subject to regulation as to distances from churches, schools, and college campuses by counties and municipalities;

(4) Licensees for retail sale packages of alcoholic beverages for consumption off the premises who shall be subject to regulation as to distances from college campuses by counties and municipalities; provided, however, that such distances may be less restrictive than those provided in this Code section but shall not be more restrictive; and provided, further, that if such licensees are not regulated as to distances from college campuses by a county or municipality, then the distances set forth in this Code section shall govern such licensees; and

(5) Licensees for retail sale packages of wine and malt beverages for consumption off the premises who shall be subject to regulation as to distances from school grounds by counties and municipalities; provided, however, that if such licensees are not regulated as to distances from school grounds, then the distances set forth in this Code section shall govern such licensees.

For purposes of this subsection, the term "college campus" shall include, but shall not be limited to, all buildings and grounds of any public or private technical school, vocational school, college, university, or other institution of postsecondary education.

(c) For purposes of this Code section, distances shall be measured by the most direct route of travel on the ground.

(d) (1) In counties having a population of not less than 175,000 nor more than 195,000, according to the United States decennial census of 1970 or any future such census, the distances



provided in subparagraph (a)(1)(A) of this Code section for separation of businesses licensed under this title from churches and schools shall be measured as follows:

(A) From the property line of the tract on which is located the business regulated under this title;

(B) To the property line of the tract on which is located the church, school ground, or college campus; and

(C) Along a straight line which describes the shortest distance between the two property lines.

(2) No license in effect on April 13, 1979, shall be revoked before its date of expiration by reason of the method of measurement set out in this subsection if the license was granted in reliance on another method of measurement. No application for a license or for a renewal shall be denied by reason of the method of measurement set out in this subsection if the application is for premises for which a license was granted prior to April 13, 1979, in reliance on another method of measurement.

(e) (1) As used in this subsection, the term "housing authority property" means any property containing 300 housing units or fewer owned or operated by a housing authority created by Article 1 of Chapter 3 of Title 8, the "Housing Authorities Law."

(2) No person knowingly and intentionally may sell any alcoholic beverages for consumption on the premises within 100 yards of any housing authority property. This subsection shall not apply at any location for which a license has been issued prior to July 1, 2000, nor to the renewal of such license. Nor shall this subsection apply at any location for which a new license is applied for if the sale of alcoholic beverages for consumption on the premises was lawful at such location at any time during the 12 months immediately preceding such application.

*OCGA § 3-4-47 mandates 500 yard minimum distance between liquor stores*

**Rule 560-2-3-.02. Restriction to Retailer Business Hours; Exception; Restrictions on Other Mercantile Establishments; Manner of Operation**

(1) No Retailer of Distilled Spirits shall open its Place of Business or furnish, sell, or offer for sale, any Alcoholic Beverage at any of the following times:

(a) In violation of a county or municipal ordinance or regulation;

(b) In violation of a special order of the Commissioner;

(c) **Prior to 8:00 a.m. or after 11:45 p.m.;** or

- (d) Sundays prior to 12:30 p.m. or after 11:30 p.m.
- (2) No Retailer of Distilled Spirits shall be in or permit others to be in its Place of Business at any of the following times:
- (a) In violation of a county or municipal ordinance or regulation;
  - (b) In violation of a special order of the Commissioner;
  - (c) Prior to 6:00 a.m. or 30 minutes past the closing time of 11:45 p.m.; or
  - (d) On Sundays prior to 10:30 a.m. or 30 minutes past the closing time of 11:30 p.m.
- (3) Nothing contained in paragraph (2) shall prohibit a Retailer from being in its Place of Business at any time:
- (a) For purposes of responding to emergency situations such as fire or burglary;
  - (b) For purposes of taking inventory, making repairs, renovating, or any other Alcoholic Beverage business purpose which does not involve the presence of Persons other than the Retailer, its agents or employees, when the activities could not reasonably be carried out during regular business hours, provided that the Licensee posts on all door entrances to the Place of Business a sign to read:  
**"CLOSED, NO CUSTOMERS ALLOWED ON PREMISES."**
  - (c) This exception does not relieve the Licensee from full compliance with all local laws and regulations or authorize the presence on the Retailer's Place of Business of any Person other than the Retailer, its agents or employees.
- (4) Except as provided in Rule 560-2-3-.14, no Retailer shall operate in connection with any other mercantile establishment.

***NOTE: Statesboro Sunday sales referendum passed by voters on November 8, 2011 only authorized Sunday package sales of wine and beer. Local voters have not authorized Sunday distilled spirits package sales.***

**Rule 560-2-3-.04. Products Other than Distilled Spirits for Sale, Display, or Offer**

No Retailer of Distilled Spirits shall sell, offer for sale, display, or keep in stock for sale or furnish at its licensed Premises where Distilled Spirits are offered for sale, any other products or services except the following:

- (a) Wines, if the Retailer holds a valid and current license to sell Wine at that Place of Business;
- (b) Malt Beverages, if the Retailer holds a valid and current license to sell Malt Beverages at that Place of Business;
- (c) Cigarettes, cigars, chewing tobacco, alternative nicotine products, or vapor products, snuff, if properly licensed to do so, cigarette papers, lighters and matches, chewing gum, breath mints, manufactured packaged consumable single-serving snack items not requiring any preparation for consumption, single-serving pain medications, and over-the-counter birth control devices;
- (d) Beverages containing no Alcohol and which are commonly used to dilute Distilled Spirits;
- (e) Packaged ice, ice chests, and "koozies" (individual can and bottle coolers).
  - 1. The term "packaged ice" shall refer only to ice in packages of five pounds or greater that is also in compliance with Georgia Department of Agriculture Rule 40-7-1-.08, entitled "Food from Approved Source," and the packaging complies with Georgia Department of Agriculture Rule 40-7-1-.26, entitled "Labeling."
- (f) Paper, styrofoam, or plastic cups, gift bags, which are limited in size to accommodate one 750 ml size bottle of wine or distilled spirits, and contain only products approved for sale or display by this regulation.
- (g) Lottery tickets issued by the Georgia Lottery Corporation and any approved Georgia Lottery Corporation lottery materials, provided such Retailer is also an authorized retailer of the Georgia Lottery Corporation;
- (h) Bar supplies, limited to:
  - 1. Corkscrews, openers, straws, swizzle stirrers, and bar-related containers, and wares made of glass, plastic, metal or ceramic materials.



2. Cocktail olives, onions, cherries, lemons, limes, and sugars or salts produced and marketed specifically for the preparation of alcohol beverage drinks.
  3. Alcoholic Beverage drink recipe booklets, bar guides, and consumer-oriented Alcoholic Beverage publications.
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- (i) Products co-packaged with Alcoholic Beverages, provided that the products are limited to items approved for sale or display by this regulation, are offered for sale and sold as a single unit, and do not include more than one type of Alcoholic Beverage product;
  - (j) Check cashing services arising out of the sale of any product lawfully sold under this Rule;
  - (k) Money order sales arising out of check cashing services;
  - (l) Automated teller machine service for customer use; and
  - (m) Gift certificates for use only at the issuing licensed Retailer.
  - (n) Devices and related accessories designed primarily for accessing or extracting alcohol and/or flavorings from prepackaged containers, including pods, pouches, capsules or similar containers, to mix or prepare alcoholic beverages. Devices which are not designed primarily for these purposes, including but not limited to household blenders, are not eligible under this subsection.

## **LICENSE FEE RESTRICTION**

OCGA §3-4-50

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The annual license fee to be charged by a municipality or county pursuant to this article shall not be more than \$5,000.00 for each license.

## **TAXES**

City of Statesboro's current ordinance assesses maximum tax rate allowed under state law (OCGA §3-4-80) and does not require amendment to be applicable to liquor store sales

Sec. 6-21. - Excise tax on the wholesale of malt beverages, wine, and distilled spirits.

(a)There is imposed by the city an excise tax on the first sale or use of malt beverages in the city, as follows:(1)Where malt beverages, commonly known as tap or draft beer, are sold in or from a barrel or bulk container, a tax of \$6.00 on each container containing not more than 15½ gallons and a proportionate tax at the same rate on all fractional parts of 15½ gallons;(2)Where malt beverages are sold in bottles, cans or other containers, except barrel or bulk containers, a tax of \$0.05 per 12 ounces and a proportionate tax at the same rate on all fractional parts of 12 ounces.

(b)There is imposed by the city an excise tax on the first sale or use of wine in the city at a rate of \$0.22 per liter and a proportionate tax at the same rate on all fractional parts of a liter.

**(c)There is imposed by the city an excise tax on the first sale or use of distilled spirits in the city at the rate of \$0.22 per liter and a proportionate tax at the same rate on all fractional parts of a liter**

(d)The excise taxes provided for in this section shall be imposed upon and paid by the licensed wholesale dealer. Such taxes shall be paid on or before the 20th day of the month following the month in which the alcoholic beverages are sold or disposed of by the wholesaler within the city.

***Zoning:*** Staff recommendation is that Mayor and Council consider restricting liquor stores to the following zoning districts: Central Business District, Highway Oriented Commercial, Commercial Retail, Light Industrial, and any subsequently created zoning districts that overlay these designated districts.

***Newnan City Council approved following liquor store ordinance on August 24, 2021, prior to subsequently passed voter referendum held on 11/2/21. Ordinance covers most pertinent considerations, particularly those associated with mandating a limited number of licenses, such as minimum square footage, freestanding requirement, inventory requirement, zoning,***

*hours of operation, proximity requirements as to other licensed premises and vulnerable establishments, application/ lottery process*

***Sec. 3-68. License issuance for distilled spirits package sales – Retail dealer building and inventory requirements***

(a) General regulatory and licensing procedures of distilled spirits package sales shall conform to Article I, Article II, and Article V of Chapter 3 Alcoholic Beverages of the City's Code of Ordinances.

(b) No retail dealer license for the sale of distilled spirits shall be issued to any applicant whose building where the business will be conducted (a) is not "free standing" (i.e., is part of a larger building or structure) and (b) does not include a showroom with a minimum of 5,000 square feet and an additional storage area of at least 500 square feet. For distilled spirits retail dealers desiring to sell malt beverages and wine in addition to distilled spirits, at least an additional 500 square feet of showroom, and at least an additional 500 square feet of storage area is required over and above the minimum square feet for the establishment set forth above. For the purposes of this ordinance, cooler space shall be considered storage area and spaces such as offices, mechanical rooms, janitorial rooms, breakrooms and bathrooms shall not count towards the minimum square footage requirements. In addition to the minimum square footage, retail dealers for the sale of distilled spirits shall maintain a minimum inventory of at least \$750,000.00 in distilled spirits available for sale. Retail dealers selling malt beverages and wine in addition to distilled spirits shall maintain a minimum of \$35,000.00 inventory in malt beverages and wine.

(c) No retail license for the sale of distilled spirits by the package shall be granted under this chapter unless the premises to be licensed are, at the time the application is approved by the city council, located under the planning and zoning ordinance of the city in a CGN, CCS, or PDC zoning district subject to the specific limitations of the respective districts.

(d) No premises shall be licensed for the sale of distilled spirits by the package without complying with the distance requirements as set forth below:

1. which is located within 1,500 feet of any other business licensed to sell distilled spirits by the package.
2. which is located within 300 feet of any church building, alcoholic treatment center as defined by OCGA 3-3-21(a)(1)(c), or a housing authority property as defined in OCGA 3-3-2(e)(1) and (2).
3. which is located within 600 feet of any school building, educational building, school grounds, or college campus.
4. which is located within 300 feet of a residential zoned single-family dwelling unit.
5. All measurements shall be measured by the most direct route of travel on the ground, from front door to front door.



(e) No person, group, or entity with similar members, including family members, shall have an interest in more than one license for the package sale of distilled spirits issued by the city.

(f) It shall be unlawful for any person to open or consume any alcoholic beverages on premises licensed for the sale of distilled spirits by the package.

(g) It shall be unlawful for any person to sell or offer for sale distilled spirits by the package within the city by means of drive-through sale. For purposes of the section, the term “drive-through sale” means the sale of distilled spirits by the package by any means that allows the customer to remain in their motor vehicles.

(h) Each application for a package distilled spirits license shall be accompanied by a non-refundable application fee in the amount of \$500.00.

(i) The license fee for a retail sales of distilled spirits package license shall be \$5000.00 annually. To add a retail sales of package malt beverage license the fee shall be an additional \$500.00 annually; and to add a retail sales of package wine license the fee shall be an additional \$500.00 annually.

(j) There is imposed by the city an excise tax on the first sale or use of distilled spirits in the city at the rate of \$0.22 per liter and a proportionate tax at the same rate on all fractional parts of a liter.

***Sec. 3-69 Maximum number of distilled spirits retail licenses permitted.***

(a) Subject to subsection (b)-(e) below, the city will not accept any applications for the retail sale of distilled spirits by the package, and no licenses for the retail sale of distilled spirits by the package shall be issued over the number of three (3).

(b) If at any time and for whatever reason, the number of active licenses for the retail sale of distilled spirits by the package falls below three, then the city shall accept applications for and issue such additional licenses for the retail sale of distilled spirits by the package so as to bring the total number of active licenses for the retail sale of distilled spirits by the package to three.

(c) The provisions of subsection (b) notwithstanding, one (1) additional license may be issued once the population of the city exceeds 50,000. In this regard, additional licenses may be issued in the future for each 12,500 person increase in population over 50,000. In determining population, the city shall utilize the most recent population figures published by the Atlanta Regional Commission. In the absence of such figures, the city shall utilize the U.S. Census of 2020 or any future decennial census.

(d) If the total number of permitted licenses has increased pursuant to subsection (c) above, and if at any time and for whatever reason thereafter, the number of active licenses for the retail sale of distilled spirits by the package falls below the number then permitted, then the city shall accept applications for and issue such additional licenses for the retail sale of distilled spirits by

the package so as to bring the total number of active licenses for the retail sale of distilled spirits by the package to the total number then permitted.

(e) If the city receives more applications than allotted licenses to be issued under this section which applications comply with the standards for the issuance of licenses for the sale of package distilled spirits set forth in this Chapter, then the selection of the successful application(s) shall be conducted by a lottery system overseen by an independent third party firm. The applications drawn from the lottery system shall then be presented to the city council for action on the approval of the initial licenses to be issued under this Chapter.

(f) Applications for the initial issuance of licensees will not be accepted until the effective date of this ordinance. Acceptance of applications for the initial licenses, or any future allocation of licenses, will remain open for a period of sixty (60) days before review and consideration of such applications in accordance with subsection (e) above.

**Sec. 3-70. Time for sales distilled spirits package sales.**

(a) It shall be unlawful for any distilled spirits package dealer in the city to sell distilled spirits except between the hours of 7:00 a.m. and 2:00 a.m. Monday through Saturday morning, and except between the hours of 7:00 a.m., Saturday morning through 12:00 midnight Saturday night.



## Housing Rehabilitation Program

# OVERVIEW OF PROCESS FOR HOUSING REHABILITATION PROGRAM





# Housing Rehabilitation Program

## I. Background:

### A. Receipt of American Rescue Program Act (ARPA) Funds

1. The City has received approximately \$12 million in funds. It proposes to utilize the first allocation of \$6 million to include funding for the following programs:

- a. \$1.5 million for housing rehabilitation of the Johnson St. neighborhood; and,
- b. \$1 million for scattered-site housing rehab within the Urban Redevelopment Area (URA).



## Housing Rehabilitation Program

(Background – con't)

2. The City will receive its second \$6 million ARPA allocation in July, 2022. It proposes to continue funding of the proposed housing rehab program as follows:
  - a. \$1.5 million for a second neighborhood within the URA, yet to be determined; and,
  - b. \$1 million for additional scattered-site housing rehab within the URA.



# Housing Rehabilitation Program

## II. Proposed Process

### A. Solicitation of Consultant

1. Due to the complexity of establishing a Housing Rehabilitation Program, the decision was made to solicit proposals from third-party consultants to develop and operate the Program.
2. The solicitation process is underway. It is anticipated that a proposed contract will be brought to the City Council for review and approval in December.





## Housing Rehabilitation Program

### B. Scope of Services

1. Consultant will be required to prepare a "Housing Rehabilitation Policies and Procedures Handbook". This handbook will include such procedures as housing inspection protocols, cost estimating for repairs, solicitation of bids from contractors, loan/grant processes for homeowners, project close-outs, and etc.
2. Upon approval by the City of this "Handbook", the consultant will work with the City to establish a mutually acceptable Program implementation plan with appropriate staffing that will seamlessly represent the City without distinction between City staff and consultant staff.



## Housing Rehabilitation Program

(Scope of Services – con't)

3. Consultant must develop a detailed financial reporting system for the Program.
4. Provide assistance in creating an outreach and public information process in order to explain the Program's goals and policies including written materials for handouts.
5. Hold at least three public community meetings for the purpose of explaining the details of the Program.





## Housing Rehabilitation Program

### C. Program Oversight

1. This program will be administered by the Director and staff of the Department of Planning and Development.

### D. Contract Timeline

1. Consultant must start work within 30 days of contract execution and finish by December, 2026 (ARPA requirement).

### E. Contract Addendum Opportunity

1. Consultant may have the opportunity to extend the ARPA funded contract should CHIP and/or CDBG funds become available in order to provide assistance with the implementation of these additional programs.





## Housing Rehabilitation Program

QUESTIONS?