



CITY OF STATESBORO
COUNCIL MINUTES
NOVEMBER 18, 2025

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilmember Ginny Hendley gave the Invocation and led the Pledge of Allegiance.

ATTENDENCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	Councilmember	Present	
John Riggs	Councilmember	Absent	
Shari Barr	Mayor Pro Tem	Present	

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

3. Recognitions/Public Presentations

A) Recognition of cohort two of the Emerging Leaders Academy.

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 10-21-2025 Work Session Minutes

b) 10-21-2025 Council Minutes

A motion was made to approve the consent agenda.

RESULT:

Approved (Unanimous)

MOVER:

Councilmember Tangie Johnson

SECONDER:

Mayor Pro Tem Shari Barr

AYES:

Johnson, Chavers, Hendley, Barr

ABSENT:

Councilmember John Riggs

6. Public hearing and consideration of a motion to approve:

- a. **Ordinance 2025-13:** An Ordinance annexing 79.46 acres of property on Lakeview Road (AN 25-10-01).
- b. **Ordinance 2025-14:** An Ordinance annexing 19 acres of property on Lakeview Road (AN 25-10-02).
- c. **Ordinance 2025-15:** An Ordinance annexing 4.82 acres of property on Landfill Road (AN 25-10-03).
- d. **Ordinance 2025-16:** An Ordinance annexing 84 acres of property on Landfill Road (AN 25-10-04).
- e. **Ordinance 2025-17:** An Ordinance annexing 38.73 acres of property on Lakeview Road (AN 25-10-05).

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

No one spoke for or against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

A motion was made to approve: a. **Ordinance 2025-13**: An Ordinance annexing 79.46 acres of property on Lakeview Road (AN 25-10-01), b. **Ordinance 2025-14**: An Ordinance annexing 19 acres of property on Lakeview Road (AN 25-10-02), c. **Ordinance 2025-15**: An Ordinance annexing 4.82 acres of property on Landfill Road (AN 25-10-03), d. **Ordinance 2025-16**: An Ordinance annexing 84 acres of property on Landfill Road (AN 25-10-04), and e. **Ordinance 2025-17**: An Ordinance annexing 38.73 acres of property on Lakeview Road (AN 25-10-05).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

7. Public hearing and consideration of a motion to approve: APPLICATION SU 25-10-06: Brenda Neal requests a special use permit for the property at 9041 Whispering Pines Boulevard. Applicant requests the property to be used as a foster care residency for children between five and ten years old. (Tax Parcel # MS42 000008 216).

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

Brenda Neal and Joann Wilson spoke in favor of the request.
No one spoke against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

A motion was made to approve: **APPLICATION SU 25-10-06:** Brenda Neal requests a special use permit for the property at 9041 Whispering Pines Boulevard. Applicant requests the property to be used as a foster care residency for children between five and ten years old. (Tax Parcel # MS42 000008 216).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

Mayor Jonathan McCollar recused himself from this item and turned the meeting over to Mayor Pro Tem Shari Barr.

8. Public hearing and consideration of a motion to approve:

a. APPLICATION RZ 25-10-07: Southeastern Property Acquisitions is requesting a Zoning Map Amendment of approximately 23.15-acres from R-3 (Medium Density Multi- Household Residential District) to MX (Mixed Use District) on property located at 6850 Cypress Lake Road (Tax Parcel # MS33 000023 002).

b. APPLICATION RZ 25-10-08: Southeastern Property Acquisitions is requesting a Zoning Map Amendment of approximately 5.22-acres from R-3 (Medium Density Multi- Household Residential) to MX (Mixed Use District) on property located 7406 Veterans Memorial Parkway (Tax Parcel # MS42000004A000).

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Paulette Chavers
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

Attorney Steve Rushing, representing the applicant Southeastern Property Acquisitions LLC, spoke in favor of the request. He explained the project would include a Kroger grocery store with four potential outparcels for restaurants and similar commercial uses. The residential component would include approximately 75 residences, significantly fewer than the 200+ units that could be built under the current R-3 zoning.

Rushing noted that the mixed-use zoning classification would allow for both commercial and residential development that aligns with the city's comprehensive plan. He addressed infrastructure concerns, stating that all costs for improvements would be borne by the developer.

Several residents from the Whispering Pines neighborhood spoke in opposition:

Josiah McDaniel expressed concerns about the development bringing a busy commercial property to their backyards, increasing noise pollution, traffic, and light pollution. He questioned the necessity of placing a grocery store so close to an existing Publix and asked why more housing developments were needed when many seemed unoccupied.

Beth Wolf stated her opposition to the location while noting she supported Kroger coming to Statesboro. She raised concerns about environmental impacts, particularly the destruction of forested ecosystem and wetlands, and suggested alternative locations that would better serve the community without harming neighborhoods.

Jordan Gray, a resident who serves on the International Union for Conservation of Nature's Turtle and Tortoise Specialist Group, brought an eastern box turtle named Cypress to illustrate his point about wildlife displacement. He explained that habitat loss would impact numerous turtle species and other wildlife.

Angela Rickard and Emily Rickard spoke against the proposal, citing concerns about flooding, safety, crime, and displacement of wildlife.

After public comments, Mr. Rushing responded that the property is already zoned R-3 and could be developed with over 200 houses regardless of this rezoning request. He emphasized that the mixed-use development would align with the city's comprehensive plan.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Paulette Chavers
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

Mayor Pro Tem Barr noted that the Ogeechee Riverkeeper had submitted an email requesting the issue be tabled due to concerns and recent changes to the plans.

Councilmember Paulette Chavers noted that the vote is for a rezone not a development.

After council discussion about the nature of the decision before them (whether the zoning was appropriate, not the specifics of the development), a motion was made to table the issue until the first meeting in December.

A motion was made to table **APPLICATION RZ 25-10-07** and **APPLICATION RZ 25-10-08** until the next meeting December 2, 2025

RESULT:	Approved 3-1
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Hendley, Barr
NAYS:	Councilmember Paulette Chavers
ABSENT:	Councilmember John Riggs

City Manager Charles Penny clarified that this is a zoning matter not a project matter. The issue is whether the zoning request is appropriate for this property regardless of what the project is. It is not a matter of the environmental or traffic issues those things are dealt with in the development. This matter is, is the zoning appropriate. The Planning Board felt the zoning was appropriate as well as city staff. What council chose to do is to table this until the next meeting but to send it back to the Planning Board for something beyond the zoning is not what we need to do. Council needs to decide if the zoning is appropriate.

9. Public hearing and consideration of a motion to approve: APPLICATION RZ 25-10-09: Boro Land Consultants, LLC & CE, Investments, LLC is requesting a Zoning Map Amendment from HOC (Highway Oriented Commercial District) to R-4 (High Density Residential District) of approximately .49-acres of property located at 201 North College Street (Tax Parcel # S17 000047 000).

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

Nathan Brown with Boro Land Consultants spoke in favor of the request.

No one spoke against the request.

A motion was made to

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

A motion was made to approve **APPLICATION RZ 25-10-09**: Boro Land Consultants, LLC & CE, Investments, LLC is requesting a Zoning Map Amendment from HOC (Highway Oriented Commercial District) to R-4 (High Density Residential District) of approximately .49-acres of property located at 201 North College Street (Tax Parcel # S17 000047 000).

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

10. Public hearing and first reading of Ordinance 2025-18: An Ordinance amending chapter 74, adding Article III Special Services District.

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

No one spoke for or against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

A motion was made to approve the first reading of **Ordinance 2025-18**: An Ordinance amending chapter 74, adding Article III Special Services District.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

11. Consideration of a motion to waive formalities under Section 2-2-4 and unanimously approve Ordinance 2025-19: An ordinance amending Chapter 18 section 103 of the Statesboro Code of Ordinances to move the regulatory fee amounts from the Code to the Schedule of Rates, Fees, and Fines.

A motion was made to waive the formalities under Section 2-2-4 and unanimously approve **Ordinance 2025-19**: An ordinance amending Chapter 18 section 103 of the Statesboro Code of Ordinances to move the regulatory fee amounts from the Code to the Schedule of Rates, Fees, and Fines.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

12. Consideration of a motion to approve Resolution 2025-30: A Resolution approving staff to apply to the Georgia Department of Transportation for the Transportation Alternatives Grant for engineering design for the Creek on the Blue Mile Project.

A motion was made to approve **Resolution 2025-30**: A Resolution approving staff to apply to the Georgia Department of Transportation for the Transportation Alternatives Grant for engineering design for the Creek on the Blue Mile Project.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

13. Consideration of a motion to approve Resolution 2025-31: A Resolution requesting local state legislative delegation to introduce legislation creating the Statesboro Public Facilities Authority.

A motion was made to approve Resolution 2025-31: A Resolution requesting local state legislative delegation to introduce legislation creating the Statesboro Public Facilities Authority.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

14. Consideration of a motion to approve a contract with Goodwin Mills Cawood (GMC) in the amount of \$68,775.00 to perform phase 2 of a fire service fee study for the Statesboro Fire Department.

A motion was made to approve a contract with Goodwin Mills Cawood (GMC) in the amount of \$68,775.00 to perform phase 2 of a fire service fee study for the Statesboro Fire Department.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Paulette Chavers
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

15. Consideration of a motion to amend the Memorandum of Understanding (MOU) with FS2 Land Holdings LLC, to cost share the construction of a Sewer Lift Station to serve Quail Run Subdivision, project WWD-32-H. Additional cost will be paid with funds from the American Rescue Plan Act (ARPA).

A motion was made to approve the amendment the Memorandum of Understanding (MOU) with FS2 Land Holdings LLC, to cost share the construction of a Sewer Lift Station to serve Quail Run Subdivision, project WWD-32-H. Additional cost will be paid with funds from the American Rescue Plan Act (ARPA).

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

16. Consideration of a motion to award a contract to D&R Utility Construction in the amount of \$27,765.74 for the installation of two (2) 12-inch insertion valves within the water distribution system at the GSU Stadium water tank to be paid for with operating funds approved in the FY2026 CIP Budget item # WWD-204.

A motion was made to award a contract to D&R Utility Construction in the amount of \$27,765.74 for the installation of two (2) 12-inch insertion valves within the water distribution system at the GSU Stadium water tank to be paid for with operating funds approved in the FY2026 CIP Budget item # WWD-204.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

17. Consideration of a motion to approve a bid and enter into a contract with Reeves Construction Company in the amount of \$1,693,655.65 for the FY2025 Street Resurfacing project, ENG-128. Work funded by TSPLOST and GDOT LMIG funds.

A motion was made to approve a bid and enter into a contract with Reeves Construction Company in the amount of \$1,693,655.65 for the FY2025 Street Resurfacing project, ENG-128. Work funded by TSPLOST and GDOT LMIG funds.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

18. Consideration of a motion to approve a Utility Relocation Agreement with Georgia Power Company in the amount of \$36,571.00 for the relocation of power utilities for construction of ENG-124e Max Lockwood Drive Roadway Improvements, to be funded by TSPLOST.

A motion was made to approve a Utility Relocation Agreement with Georgia Power Company in the amount of \$36,571.00 for the relocation of power utilities for construction of ENG-124e Max Lockwood Drive Roadway Improvements, to be funded by TSPLOST.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Paulette Chavers
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

19. Consideration of a motion to approve a contract with Quality Tire Recycling, LLC. for disposal of scrap tires received by the Solid Waste Disposal Division, to be funded by Solid Waste Disposal Funds.

A motion was made to approve a contract with Quality Tire Recycling, LLC. for disposal of scrap tires received by the Solid Waste Disposal Division, to be funded by Solid Waste Disposal Funds.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

20. Consideration of a motion to approve a Master Services Agreement and Task Order 1A with EMC Engineering Services, Inc., in the amount of \$1,453,474, for engineering design services for drainage improvements to Little Lotts Creek for the Creek on the Blue Mile, project STM-34. This phase of work to be funded by an ongoing GEFA Grant.

A motion was made to approve a Master Services Agreement and Task Order 1A with EMC Engineering Services, Inc., in the amount of \$1,453,474, for engineering design services for drainage improvements to Little Lotts Creek for the Creek on the Blue Mile, project STM-34. This phase of work to be funded by an ongoing GEFA Grant.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

21. Consideration of a motion to approve a Master Services Agreement and Task Order 1 with Michael Baker International, Inc., in a not-to-exceed amount of \$100,000.00, for engineering design services for the bridges on the Creek on the Blue Mile, project STM-34, to be funded by GDOT.

A motion was made to approve a Master Services Agreement and Task Order 1 with Michael Baker International, Inc., in a not-to-exceed amount of \$100,000.00, for engineering design services for the bridges on the Creek on the Blue Mile, project STM-34, to be funded by GDOT.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Ginny Hendley
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

22. Other Business from City Council

Councilmember Barr shared that Village Builders will be hosting a resource fair at the Little Lotts Creek apartment complex this Saturday from 10 am to 2 pm and the City is having a Christmas tree lighting at the Art Park on November 25th at 5 pm. Mrs. Barr highlighted several tree giveaway events conducted by various city commissions to improve the urban canopy and brought attention to the tree reimbursement program that offers up to \$150 for planting trees in the city. She also recognized the recent recycle fest event as a wonderful community event and partnership between the city and various sponsors. A Fix-It Fair will take place on December 5th in conjunction with two other city events.

23. City Managers Comments

City Manager Charles Penny congratulated Mayor Jonathan McCollar, Councilmember Tangie Johnson, and Councilmember John Riggs on their reelection.

Mr. Penny requested Council approval to allocate \$50,000 from ARPA fund interest to Action Pact for utility and rental assistance, as the previous \$62,000 in CARES Act funds had been exhausted while community need remained.

A motion was made to approve \$50,000 in interest funds from ARPA to continue support with Action Pact for utilities and other necessities.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

Mr. Penny share several announcements and events:

- Georgia Power Resource Fair: Mr. Penny announced that Georgia Power will host a resource fair at City Hall on December 6th, from 10:00 AM to 2:00 PM, to share information about assistance programs for residents.
- Christmas Tree Lighting: The City will host its annual Christmas tree lighting at the Art Park on November 25th, from 5:00 PM to 5:30 PM.

- Finance Department Recognition: Mr. Penny recognized the Finance Department for its excellence in financial reporting and budgeting.
- Bryant’s Landing Ribbon Cutting: A ribbon-cutting ceremony for Bryant’s Landing—which features 51 apartments in the former Julie P. Bryant Elementary School—is scheduled for this Thursday, November 20th, at 3:00 PM.

24. Public Comments (General): None

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

At 7:10 p.m., a motion was made to enter into Executive Session to discuss “Real Estate” in accordance with O.C.G.A. 50-14-3(b).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

At 7:20 p.m., a motion was made to exit Executive Session.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Paulette Chavers
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

A motion was made to appoint Candice Bodkin, Marieke Van Willigen, Johnny Gamble, Yolanda Gamble, Tammy Bacon, Ayla Tarver, Madison Brown, Craig Tremble, Teresa Watson, Erin Lawson, Suzanne Shurling, and Amber Culpepper to the One Boro Commission.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

26. Consideration of a Motion to Adjourn

A motion was made to ajourn.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Ginny Hendley
AYES:	Johnson, Chavers, Hendley, Barr
ABSENT:	Councilmember John Riggs

The meeting was adjourned at 7:21 p.m.

Jonathan McCollar, Mayor

Leah Harden, City Clerk