



**November 20, 2018 5:30 pm**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilman John Riggs
3. Recognitions/Public Presentations
  - A) Proclamation recognizing "Small Business Saturday"
  - B) Presentation by Joe Tanner and Associates
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 11-06-2018 Council Minutes
    - b) 11-13-2018 Council Work Session Minutes
6. Second Reading and Consideration of a Motion to approve **Ordinance 2018-09**: An Ordinance amending Article 2, Section 2 of the City of Statesboro Code of Ordinances to establish the Statesboro Commission on Diversity and Inclusion pursuant to City Charter 3-7.
7. Public Hearing and Consideration of a Motion to approve an application for an alcohol license Sec. 6-5.
  - A) Deacon Blues BBQ Restaurant  
Karen O'Neal  
721 South Main St. Ste. 8
8. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 18-10-01**: Interplan, LLC requests a variance from Article X, Section 1003(C) to reduce the required front yard setback in order to allow for the reconstruction of the Chick-fil-A restaurant on 1.087 acres of property located at 352 Northside Drive East (Tax Parcel MS72 000013 000).
9. Public Hearing and Consideration of a Motion to Approve: **APPLICATION V 18-10-02**: Interplan, LLC requests a variance from Article X, Section 1003(H) to reduce the required rear yard setback in order to allow for the reconstruction of the Chick-fil-A restaurant on 1.087 acres of property located at 352 Northside Drive East ( Tax Parcel MS72 000013 000).
10. Public Hearing to announce the **"Start of the City's Comprehensive Plan Process"**: This is the first required Public Hearing Notice as required by the state in the Comprehensive Planning Process.

11. Public Hearing and First Reading of **Ordinance 2018-13**: An Ordinance amending Chapter 6 (Alcoholic Beverages) to allow the Sunday sale of alcohol to begin at 11:00 am.
12. Public Hearing and First Reading of **Ordinance 2018-14**: An Ordinance to amend Chapter 58, Offenses and Miscellaneous provisions, of the Code of the City of Statesboro, Georgia to provide penalties for possession of marijuana; to repeal all ordinances in conflict herewith; and for other purposes
13. Public Hearing and First Reading of **Ordinance 2018-15**: An Ordinance of Chapter 2 (Administration) new subsection regarding presentation of Council meeting agenda items to revise Statesboro Code of Ordinances.
14. Consideration of a Motion to Approve Award of Contract to Roberts Truck Center in the amount of \$139,911.90 for the purchase of a dump truck in the Streets Division. Funding is provided by TSPLOST funds.
15. Consideration of a Motion to award a contract in the amount of \$73,125.00 to C&H Pipeline for the installation of 3100' of 4" gas main with funds approved as part of the 2019 CIP Budget item # NGD-65.
16. Consideration of a Motion to approve the design, bid and construction of approximately 1500' of 15" gravity sewer to serve the Windward South Subdivision and future development on the S&S Railroad Bed Road in as amount not to exceed \$325,000.00 with funds from the approved CIP Budget #WWD-32F.
17. Consideration of a Motion to award a contract to equip recently purchase Police vehicles with safety equipment to West Chatham Warning Devices in the amount of \$179,590.22. If approved, this purchase will be funded under CIP# PD-1 from the allocated funds provided by the recent 1 mill increase.
18. Consideration of a Motion to award a contract to provide a health network and pharmacy services to Shaw Hankins brokering Blue Cross Blue Shield (Anthem) per the terms and conditions required in the request for proposals issued by the City of Statesboro. If approved, this contract with Anthem would begin January 1, 2019 for a term of one year. The brokerage contract with Shaw Hankins would be for a one year term with the option to renew for two additional years on a year to year basis. In addition, staff recommends Glenn Davis to be awarded a health advisory contract for a one year term in the amount of \$12,000.00.
19. Other Business from City Council
20. City Managers Comments
  - A) Update on the Utility Billing payment options
21. Public Comments (General)

22. 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)
23. Consideration of a Motion to Adjourn

# A PROCLAMATION BY THE MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

## SMALL BUSINESS SATURDAY

- Whereas,** the government of the City of Statesboro, Georgia celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 30.2 million small businesses in the United States, they represent 99.7 percent of all businesses with employees in the United States, are responsible for 65.9 percent of net new jobs created from 2000 to 2017; and
- Whereas,** small businesses employ 47.5 percent of the employees in the private sector in the United States; and
- Whereas,** 90% of consumers in the United States say Small Business Saturday has had a positive impact on their community; and
- Whereas,** 89% of consumers who are aware of Small Business Saturday said the day encourages them to Shop Small all year long; and
- Whereas,** 73% of consumers who reportedly Shopped Small at independently-owned retailers and restaurants on Small Business Saturday did so with friends or family; and
- Whereas,** the most reported reason for consumers aware of the day to shop and dine at small, independently-owned businesses was to support their community (64%); and
- Whereas,** the City of Statesboro, Georgia supports our local businesses that create jobs, boost our local economy and preserve our communities; and
- Whereas,** advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.
- Now, Therefore,** I, Jonathan McCollar, Mayor of the City of Statesboro, Georgia do hereby proclaim, November 24, 2018, as:

## *SMALL BUSINESS SATURDAY*

**And** urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Given Under My Hand this 20<sup>th</sup> day of November 2018

\_\_\_\_\_  
Jonathan McCollar, Mayor





CITY OF STATESBORO  
COUNCIL MINUTES  
November 6<sup>th</sup>, 2018

A regular meeting of the Statesboro City Council was held on November 6<sup>th</sup> 2018 at 9:00p.m. in the Council Chambers at City Hall. Present were Mayor Jonathan McCollar, Council Members: Phil Boyum, Sam Lee Jones, Jeff Yawn, John Riggs and Derek Duke. Also present were City Clerk Sue Starling and City Attorney Cain Smith. Absent was City Manager Randy Wetmore.

The Meeting was called to Order by Mayor Jonathan McCollar.

The Invocation and Pledge of Allegiance was led by Councilman Sam Lee Jones.

**Recognitions/Public Presentations**

**A) Presentation of Proclamation recognizing “National Radiology Technology Week”**

Mayor McCollar read and presented the proclamation for “National Radiology Technology Week” to Kendria Lee, Director of Economic Development and Community Relations.

**B) Recognition of “Employee of the Quarter”**

The “Employee of the Quarter” was Rob Bryan of the Statesboro Police Department. He received a plaque and \$250.00.

**C) Presentation by Statesboro Fire Chief and Bulloch County Fire Chief regarding the Insurance Services Office (ISO) and its Public Protection Classification (PPC) Program.**

Statesboro Fire Chief Tim Grams, with Bulloch County Fire Chief Chris Ivey present, updated Council on the ISO rating system.

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

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

**A) Approval of Minutes**

- a) 10-16-2018 Council Minutes**
- b) 10-30-2018 Called Council Minutes**

Councilman Yawn made a motion, seconded by Councilman Riggs to approve the consent agenda in its entirety. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-09-07: Robert Forrest (Stonewalk Companies) requests a variance from Article XIV, Section**

1402 to reduce the minimum lot size requirements for property to be considered for the PUD (Planned Unit Development) zoning district in order to develop mixed use student housing on 2.994 acres of property for a combination of parcels addressed 108 Georgia Avenue, Georgia Avenue, 15 University Plaza Avenue, 1 University Place, 8 University Place, and 6 University Plaza (Tax Parcel(s) MS61 000056 000, MS61 000058 000, MS61 000052 B000, MS61 000052 A000, MS61 000055 A000, MS61 000052 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 18-09-06: Robert Forrest (Stonewalk Companies) requests a zoning map amendment of 2.994 acres located at University Plaza from the CR (Commercial Retail) to the PUD (Planned Unit Development) zoning district in order to develop mixed use student housing for a combination of parcels addressed 108 Georgia Avenue, Georgia Avenue, 15 University Plaza Avenue, 1 University Place, 8 University Place, and 6 University Plaza (Tax Parcel(s) MS61 000056 000, MS61 000058 000, MS61 000052 B000, MS61 000052 A000, MS61 000055 A000, MS61 000052 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-09-08: Robert Forrest (Stonewalk Companies) requests a variance from Article XVI, Section 1600 to reduce the minimum parking requirements in order to develop mixed use student housing on 2.994 acres of property for a combination of parcels addressed 108 Georgia Avenue, Georgia Avenue, 15 University Plaza Avenue, 1 University Place, 8 University Place, and 6 University Plaza (Tax Parcel(s) MS61 000056 000, MS61 000058 000, MS61 000052 B000, MS61 000052 A000, MS61 000055 A000, MS61 000052 000).

Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 18-09-09: Robert Forrest (Stonewalk Companies) requests a variance from Article X, Section 1002 to increase the allowable building height in order to develop mixed use student housing on 2.994 acres of property for a combination of parcels addressed 108 Georgia Avenue, Georgia Avenue, 15 University Plaza Avenue, 1 University Place, 8 University Place, and 6 University Plaza (Tax Parcel(s) MS61 000056 000, MS61 000058 000, MS61 000052 B000, MS61 000052 A000, MS61 000055 A000, MS61 000052 000).

Councilman Yawn made a motion, seconded by councilman Boyum to open the public hearing for APPLICATION V 18-09- 07: APPLICATION RZ 18-09- 06: : APPLICATION V 18-09-08: APPLICATION RZ 18-09- 09:. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Joey Maxwell, Robert Forest and Todd Manack spoke in favor of the request. Margie Williamson, Michael Classens, Hannah Mabry, Jamie Reese and Connie Smalligan spoke against the request.

Councilman Yawn made a motion, seconded by Councilman Jones to close the public hearing for APPLICATION V 18-09- 07: APPLICATION RZ 18-09- 06: : APPLICATION V 18-09-08: APPLICATION RZ 18-09- 09:. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Riggs made a motion, seconded by Councilman Duke to approve APPLICATION V 18-09- 07: APPLICATION RZ 18-09- 06: : APPLICATION V 18-09- 08: APPLICATION

**RZ 18-09- 09** with staff recommendations with building permits included. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Consideration of a Motion to approve Resolution 2018-30: A Resolution to dispose of a portion of West Cherry between South College and Martin Luther King Jr. Drive.**

Councilman Yawn made a motion, seconded by Councilman Boyum to approve **Resolution 2018-30**: A Resolution to dispose of a portion of West Cherry between South College and Martin Luther King Jr. Drive. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Other Business from City Council**

Councilman Boyum presented Council with a proposed ordinance regarding the process of how to process an ordinance. The proposal will be reviewed by Council and discussed at the next Council meeting.

Mayor McCollar asked for Council's input regarding the possibility of a lobbyist organization giving a presentation to Council. He stated he would like for Council to hear what the organization has to say.

**City Managers Comments:** None

**Public Comments (General)** None

**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 11:00 am, Councilman Boyum made a motion, seconded by Councilman Duke to enter into Executive Session. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

At 12:01, Councilman Yawn made a motion, seconded by councilman Boyum to exit the Executive Session. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Mayor McCollar stated there was no action taken in Executive Session.

Mayor McCollar called the regular meeting back to order. Councilman Yawn made a motion, seconded by Councilman Boyum to approve **Resolution 2018-31**: A Resolution to negotiate the purchase of real property and proceed with eminent domain condemnation should negotiations fail. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Consideration of a Motion to Adjourn**

Councilman Yawn made a motion, seconded by Councilman Riggs to adjourn the meeting. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote. The meeting was adjourned at 12:01 pm.



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**CITY OF STATESBORO  
CITY COUNCIL WORK SESSION MINUTES  
November 13, 2018**

A work session of the Statesboro City Council was held on November 13<sup>th</sup>, 2018 at 7:30 a.m. in the Council Chambers at City Hall. Present were Mayor Jonathan McCollar; Council Members: Phil Boyum, Sam Lee Jones, Jeff Yawn, John Riggs and Derek Duke. Also present was City Clerk Sue Starling, City Attorney Cain Smith.

Also present were City of Statesboro Department Heads.

The meeting was called to order by Mayor Jonathan McCollar.

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

**Presentations provided by health network providers regarding their submittals in response to the request for proposals issued by the City of Statesboro.**

- A. TBR-IBG  
John Taylor was the speaker for the company
- B. Blue Cross-Blue Shield  
Mark Dukes was the speaker for this company
- C. ShawHankins Medical  
Jonathan Shaw, Tammy Starkey and Donnie Ballard were speaker for this company

Each of the companies presented Mayor and Council with an overview of their proposals and how their plan would save the City money.

**Consideration of a Motion to Adjourn**

Councilman Yawn made a motion, seconded by Councilman Riggs to adjourn the meeting. The meeting was adjourned at 9:45 am.

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Sam Lee Jones  
Jeff B. Yawn  
John C. Riggs  
Derek Duke



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

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

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

**From:** Cain Smith, City Attorney

**Date:** November 14<sup>th</sup> , 2018

**RE:** November 20<sup>th</sup> , 2018 City Council Agenda Items

**Policy Issue:** Amending Article 2, Section 2 of the City of Statesboro Code of Ordinances to establish the Statesboro Commission on Diversity and Inclusion pursuant to City Charter Section 3-7.

**Recommendation:** Mayor Jonathan McCollar requested Ordinance revisions to establish said commission be brought before City Council for consideration.

**Background:** Second reading and Consideration

**Budget Impact:** TBD

**Council Person and District:** N/A

**Attachments:** Proposed Ordinance 2018-09

Ordinance #2018-09

An Ordinance Amending Article 2 (Authorities, Boards and Commissions) of Chapter 2 (Administration) of the Statesboro Code of Ordinances

WHEREAS, the City has previously adopted ordinances creating certain Authorities, Boards and Commissions; and

WHEREAS, the Mayor and City Council has determined there is sufficient reason and need to amend certain sections of Article 2 (Authorities, Boards and Commissions) of Chapter 2 (Administration) of the Code of Ordinances, City of Statesboro, Georgia to create the Commission on Diversity and Inclusion

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

SECTION 1:

Article 2 (Authorities, Boards and Commissions) of Chapter 2 (Administration) of the Code of Ordinances, City of Statesboro, Georgia is hereby amended to read as follows:

Sec. 2-55 Establishment; appointment; terms; compensation; removal.

Sec. 2-56 Chairman; rules of procedure and bylaws; meetings.

Sec. 2-57. Scope of Authority.

secs. 2-58-59 Reserved.

Sec. 2-55. - Establishment; appointment; terms; compensation; removal.

There is hereby created a board to be known as the Commission on Diversity and Inclusion. The Commission on Diversity and Inclusion shall consist of eight (8) members who shall be residents of Bulloch County. The term of office of each appointed member shall be two years, and the term shall begin on October 1st, and end at the stroke of midnight on September 30th. The initial term for initial members of the Commission on Diversity and Inclusion shall end on September 30, 2020. The initial members of the Commission on Diversity and Inclusion have been appointed at the time this chapter takes effect and shall hold office for the balance of their terms then remaining, and their successors shall be appointed by the Mayor and City Council for a term of two years. Vacancies on the Commission on Diversity and Inclusion occurring other than by expiration of term shall be filled by an interim appointment for the unexpired term by the Mayor and City Council. The Mayor and City Council shall have the authority to remove any member of the Commission on Diversity and Inclusion by a majority vote for cause, on written charges, after a public hearing. The Mayor and City Council in consultation with the Commission on Diversity and Inclusion may appoint non-voting ex officio members to said Commission to provide Administrative Support and/or subject matter expertise. All members shall serve without compensation.

Sec. 2-56. - Chair; rules of procedure and bylaws; meetings; records.

- a. The Commission on Diversity and Inclusion shall elect a chair from among its members who shall serve for a term of one year and who shall be eligible for re-election as chairman.
- b. The Commission on Diversity and Inclusion shall make its own bylaws and rules of procedure and shall determine its time and place of meetings.
- c. The transactions of the Commission on Diversity and Inclusion are governed by the Georgia Open Meetings Act O.C.G.A. §§ 50-14-1 et. seq., and it shall be the joint and several responsibility of the members to comply with the Georgia Open Meetings Act.

Sec. 2-57. — Scope of Authority.

The Commission on Diversity and Inclusion shall have the authority to prepare studies and reports, strategies, education efforts and programs for the purpose of informing the governing body on policy matters related to promoting diversity, inclusion, and equity among the citizens of Statesboro connected to issues of poverty and prosperity.

SECTION 2: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3: This ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_ 2018 in Statesboro, Georgia.

First Reading and Consideration: September 18, 2018

Second Reading: November 20<sup>th</sup>, 2018

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Jonathan J McCollar, in his capacity as  
Mayor of Statesboro, Georgia

ATTEST:

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Sue Starling, in her capacity as City  
Clerk of Statesboro, Georgia

RECEIVED  
10-12-18

PLEASE BE ADVISED THAT KNOWINGLY PROVIDING FALSE OR MISLEADING INFORMATION ON THIS DOCUMENT IS A FELONY PURSUANT TO O.C.G.A. §16-10-20 WHICH STATES:

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

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

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. A non-refundable TWO HUNDRED dollar (\$200.00) application fee must be tendered with the application. (cash, credit card, certified check, or money order, checks should be made payable to the City of Statesboro.)

1. BUSINESS TRADE NAME: Deacon Blues BBQ  
D/B/A Name
2. APPLICANT'S NAME: Karen O'Neal  
(Name of partnership, llc, corporation, or individual)
3. BUSINESS LOCATION ADDRESS: 721 South Main Street STE# 8
4. BUSINESS MAIL ADDRESS: 721 South Main Street Ste: 8  
CITY: Statesboro STATE: GA ZIP CODE: 30458
5. LOCAL BUSINESS TELEPHONE NUMBER: (912) 225-5772  
CORPORATE OFFICE TELEPHONE NUMBER: (912) 225-5772
6. CONTACT NAME FOR BUSINESS: Karen O'Neal  
TELEPHONE NUMBER FOR CONTACT PERSON: (912) 293-7856
7. NAME OF MANAGER: Karen O'Neal  
(Person responsible for Alcohol Licensing issues)  
TELEPHONE NUMBER FOR MANAGER: (912) 293-7856  
ADDRESS OF MANAGER: 10 Briarwood Court  
(Street, Road, RFD No., P. O. Box No.)  
CITY: Statesboro COUNTY: Bulloch STATE: GA ZIP: 30458
8. PURPOSE OF APPLICATION IS: (CHECK ALL THAT APPLY)  
NEW MANAGER \_\_\_\_\_ NEW BUSINESS: \_\_\_\_\_ NEW OWNER: \_\_\_\_\_  
PREVIOUS OWNER'S NAME: \_\_\_\_\_  
BUSINESS NAME CHANGE: \_\_\_\_\_ PREVIOUS BUSINESS NAME: \_\_\_\_\_  
ADDRESS CHANGE: \_\_\_\_\_ PREVIOUS ADDRESS: \_\_\_\_\_  
LICENSE CLASS CHANGE: BEER ☒ WINE \_\_\_\_\_ LIQUOR ☒ OTHER \_\_\_\_\_



9. INDICATE WHERE BUSINESS WILL BE LOCATED:

     Above Ground    ☒ Street or Ground Floor Level

SEC. 6-10(D) ANY PERSON WITHIN THE CITY OF STATESBORO WHO WORKS AS A BOUNCER, EITHER AS AN EMPLOYEE, AGENT, OR SUBCONTRACTOR WHOSE RESPONSIBILITIES IN AN ESTABLISHMENT THAT IS LICENSED TO SELL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION SHALL HAVE THEIR ALCOHOLIC BEVERAGE SECURITY PERMIT ON THEIR PERSON AT ALL TIMES WHILE ACTING AS AN EMPLOYEE, AGENT OR SUBCONTRACTOR OF THE LICENSEE. AN ALCOHOLIC BEVERAGE SECURITY PERMIT SHALL BE READILY AVAILABLE FOR INSPECTION UPON THE REQUEST OF ANY STATESBORO POLICE DEPARTMENT OFFICER, CITY CODE ENFORCEMENT OFFICER, OR THE CITY MANAGER OR HIS DESIGNEE.

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

CALCULATION OF BASIC LICENSE FEE:                      FOR CALENDAR YEAR     2018    

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

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

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

TOTAL ANNUAL LICENSE FEE:                      \$     1425.00    

PARTIAL YEAR CALCULATION IF APPLICABLE: \$

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

10. TYPE OF BUSINESS: (CHECK ONE) ☐ Individual ☐ Corporation ☐ Partnership ☐ L L C

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

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

FULL LEGAL NAME: KAREN H O'NEAL PHONE# 912-293-7856

HOME ADDRESS: 10 BRIARWOOD CT

CITY: STATESBORO STATE: GA ZIP CODE: 30458

RACE: W SEX: F BIRTHDATE: 1958 SOCIAL SECURITY NO: [REDACTED]

HAVE YOU COMPLETED THE FINANCIAL AFFIDAVIT ATTACHED TO THIS APPLICATION? YES

12. IF APPLICANT IS A PARTNERSHIP, L.L.C., or L.L.P.: Attach trade name affidavit, if an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement as well as other documents listed below that establish ownership rights of members or partners.

NAME AND ADDRESS OF PARTNERSHIP, LLC, or LLP: DEACON BLUES BBQ, LLC  
721 SOUTH MAIN STREET ST 8 STATESBORO, GA 30458

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

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

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

FULL LEGAL NAME: KAREN H O'NEAL PHONE# (912) 293-7856

HOME ADDRESS: 10 BRIARWOOD CT

CITY: STATESBORO STATE: GA ZIP CODE: 30458

RACE: W SEX: F BIRTHDATE: 1958 SOCIAL SECURITY NUMBER [REDACTED]

FULL LEGAL NAME: HENRY A BAREFOOT, JR PHONE# 912-314-4329

HOME ADDRESS: 10 BRIARWOOD CT

CITY: STATESBORO STATE: GA ZIP CODE: 30458

RACE: W SEX: M BIRTHDATE: 1964 SOCIAL SECURITY NO: [REDACTED]

FULL LEGAL NAME:  PHONE#

HOME ADDRESS:

CITY:  STATE:  ZIP CODE:

RACE:  SEX:  BIRTHDATE:  SOCIAL SECURITY NO:

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

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

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

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

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

(ATTACH ADDITIONAL PAGES IF NECESSARY)

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

14. IF APPLICANT IS A CORPORATION: Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

NAME OF CORPORATION: \_\_\_\_\_  
(Name shown exactly as in Articles of Incorporation or Charter)

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

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

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

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

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

15. OFFICERS:

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

(ATTACH ADDITIONAL PAGES IF NECESSARY)

16. STOCKHOLDERS (If Different from Officer Names)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(ATTACH ADDITIONAL PAGES IF NECESSARY)

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

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

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

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

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

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

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

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

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

(ATTACH ADDITIONAL PAGES IF NECESSARY)

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

721 SOUTH MAIN ST SUITE 8  
STATESBORO, GA 30458

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

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

FRANK PARKER - LESSOR  
STATESBORO, GA 30458

20. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits or receipts from the proposed business with any persons, firm, company, corporation, or other entity.

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

22. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other City or County in the State of Georgia, or other state or political subdivision and been denied such?

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

I, Karen H. O'Neal, solemnly swear, subject to the penalties O.C.G.A. §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 license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Karen H. O'Neal  
Print Full Name As Signed Below

Karen O'Neal co-owner 10/12/2018  
Signature of Applicant Title Date

SWORN TO AND SUBSCRIBED BEFORE ME THIS

12<sup>th</sup> DAY OF October 20 18

Marilyn Collins

NOTARY PUBLIC (SEAL)

My Commission Expires: 10/19/21



**Deacon Blues BBQ**  
**721 South Main Street**  
**Statesboro, Ga 30458**

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

**Alcohol License Review**

<b>Department</b>	<b>Full Name</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Planning &amp; Development</b>	Justin Williams	Approve	Does not meet proximity requirements of section 6-7(e). Distance waiver allowed under 6-5(o), and is included with memo.
<b>Fire Department</b>	Carlos Nevarez	Approve	
<b>Police Department</b>	James Winskey	Approve	Adding Liquor by Drink to current license issued 8/22/18. Same 6-9 (a) recommendation
<b>Legal</b>	Cain Smith	Approve	Proximity waiver granted on non distilled, but one needed for distilled as well



*City of Statesboro*  
*Department of Planning & Development Memorandum*

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50 East Main Street P.O. Box 348 » (912) 764-0630  
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

**DATE:** October 30, 2018  
**TO:** Tax Department  
**SUBJECT:** **ALCOHOLIC BEVERAGE APPLICATION (721 S Main St, Ste 8 – Deacon Blues BBQ)**

The Department of Planning & Development has reviewed the alcoholic beverage application submitted by Karen O'Neal for 721 S Main Street, Suite 8 (Tax Parcel # MS5200008 000). The applicant is proposing the sale of retail liquor by the drink at this location. The proposed sale of alcohol is permitted at the location and the application **may be approved based on council determination**. Staff's recommendation is based on the following:

**1) Zoning District:** 721 S Main St East is located in the PUD/CR (Planned Unit Development/Commercial Retail) zoning district. Sale of beverages is permitted in this district.

**2) General Regulations Pertaining to all Licenses:** Per Chapter 6 Section 6-7(c)(2) of the *Statesboro Code of Ordinances*, Class D alcoholic beverage licenses may be issued in the PUD/CR (Commercial Retail) zoning district.

**3) Alcoholic Beverages Proximity Restrictions:** The Department of Planning & Development has reviewed the subject property for consistency with the proximity restrictions of Chapter 6 Section 6-7(d) of the *Statesboro Code of Ordinances*. The proposed location is required to adhere to the regulations set forth by O.C.G.A. § 3-3-21. **As per Chapter 6(d)1, Class D, E, and F licenses shall be issued for a location only if the location complies with the proximity requirements provided by O.C.G.A. § 3-3-21 as measured by the rules and regulations promulgated by the Georgia Department of Revenue. As of the date of this document, the attached survey shows encroachment of 60 feet of the Georgia Southern University property line. Conformity with proximity regulations may be waived with council approval.**

Department of Planning and Development **approval** is based on the information provided within the alcoholic beverage application submitted for our review.

The Department of Planning & Development encourages all applicants to access the *Statesboro Zoning Ordinance* online at <http://www.statesboroga.gov/>. **The applicant is also encouraged to consult directly with representatives of the Engineering, Fire and other permitting departments if any work on the building or site is occurring to determine whether or not building or site plans associated with the proposed use are necessary.**

Respectfully,

Justin L Williams  
City Planner I  
Department of Planning and Development





# Statesboro Fire Department

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



Jonathan M. McCollan  
Mayor

Print Date: 11/1/2018

## INSPECTION SUMMARY REPORT

Page 1 of 1

<b>Name:</b> Decon Blues 721 S Main ST, Statesboro		
<b>Date:</b> 10/30/2018	<b>Contact:</b> Author Barefoot	
<b>Inspector Name:</b>	Fire Inspector Carlos Nevarez	<b>Date notice sent:</b>
<b>Type of Inspection:</b>	Alcohol License Inspection	
<b>Property Notes:</b>		
<b>Fire Code Reference</b>	<b>Discrepancy / Remarks</b>	<b>Date Resolved</b>
<b>Special Notes</b>	Annual Inspection: Violations Corrected After completing a re-inspection at this location for the annual Fire and Life Safety Inspection, all previously noted violations have been corrected.  The Statesboro Fire Department would like to thank you for all your efforts in maintaining a safe establishment for the citizens and visitors of the community.	

Inspector Signature

Site Signature

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CITY OF STATESBORO

PUBLIC NOTICE OF APPLICATION

ALCOHOLIC BEVERAGES

THE APPLICANT, Karen Oneal

AT THIS ADDRESS: 721 South Main St. Ste 8

AND DOING BUSINESS AS Deacon Blues BBQ

HAS MADE APPLICATION FOR A NEW LICENSE FOR THE SAID

Serving Liquor By the Drink

A PUBLIC HEARING WILL BE HELD BY THE MAYOR AND COUNCIL ON THE 20<sup>th</sup> DAY OF November, 2018 AT IN THE COUNCIL CHAMBERS AT 50 EAST MAIN ST. STATESBORO

ANY INTERESTED PERSONS MAY APPEAR AND BE HEARD FOR OR AGAINST THE REQUEST FOR AN ALCOHOL LICENSE AT SUCH TIME AT

ORDINANCE NO 2016-03 SEC. 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 until the application has been approved by the Mayor and City Council after a public hearing.  
(b) At least seven days prior to the date of the public hearing a sign shall be erected on the location for which the application is made in a conspicuous place which may be observed by pedestrian and motor vehicle traffic passing the location and shall not be removed by the applicant prior to the conclusion of such public hearing. The sign shall specify the nature of the license being requested, that the application applies to the premises where the sign is located and shall be in the form provided in the chambers of the Mayor and City Council, on the second floor at City Hall, at a designated time and date.

2018/11/13 04:11



# CITY OF STATESBORO

## COUNCIL

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



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

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

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

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

**Date:** November 9, 2018

**RE:** November 20, 2018 City Council Agenda Items

**Policy Issue:** *Statesboro Zoning Ordinance: Variance Request*

**Recommendation:** Staff recommends approval of the variance requested by application V 18-10-01.

**Background:** Interplan, LLC requests a variance from Article X, Section 1003(C) to reduce the required front yard setback in order to allow for the reconstruction of the Chick-fil-A restaurant on 1.087 acres of property located at 352 Northside Drive East (Tax Parcel MS72 000013 000).

**Budget Impact:** None

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

**Attachments:** Development Services Report V-18-10-01 & V-18-10-02

# CITY OF STATESBORO

## COUNCIL

Phil Boyum, District 1  
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50 EAST MAIN STREET • P.O. BOX 348 • STATESBORO, GEORGIA 30459-0348

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

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

**Date:** November 9, 2018

**RE:** November 20, 2018 City Council Agenda Items

**Policy Issue:** *Statesboro Zoning Ordinance: Variance Request*

**Recommendation:** Staff recommends approval of the variance requested by application V 18-10-02.

**Background:** Interplan, LLC requests a variance from Article X, Section 1003(H) to reduce the required rear yard setback in order to allow for the reconstruction of the Chick-fil-A restaurant on 1.087 acres of property located at 352 Northside Drive East (Tax Parcel MS72 000013 000).

**Budget Impact:** None

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

**Attachments:** Development Services Report V-18-10-01 & V-18-10-02



# City of Statesboro-Department of Planning and Development

## DEVELOPMENT SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

<b>V 18-10-01 &amp; V 18-10-02</b> <b>ZONING VARIANCE REQUESTS</b> <b>352 NORTHSIDE DRIVE EAST CHICK-FIL-A RECONSTRUCTION</b>		
<b>LOCATION:</b>	352 Northside Drive East	
<b>REQUEST:</b>	Variance from Article X Section 1003(C) to reduce the minimum front yard setback and Variance from Article X Section 1003(H) to reduce the minimum rear yard setback.	
<b>APPLICANT:</b>	Interplan, LLC c/o Robert Walker	
<b>OWNER(S):</b>	Storey Ventures LLC	
<b>ACRES:</b>	1.087 Acres (47,332 Sq. Ft.)	
<b>PARCEL TAX MAP #:</b>	MS72 000013 000	
<b>COUNCIL DISTRICT:</b>	District 5 (Duke)	

### PROPOSAL& BACKGROUND:

The applicant is proposing the demolition of the existing 3,638 Sq. Ft. Chick-fil-A restaurant and the construction of a new 4,998 Sq. Ft. Chick-fil-A restaurant at the same location, with a dual approach multi-lane drive thru with face-to-face canopy system, as well as a meal delivery canopy system at the pick-up window side of the building. In order to re-construct a larger Chick-fil-A building at the same location, the applicant is requesting two (2) variances in order to reduce the front and rear yard setbacks.

Therefore, the applicant requests the following:

- 1) Application **V 18-10-01**, a variance from Article X Section 1003 C to reduce the **front yard setback from 25 feet to 18.65 feet**, and
- 2) Application **V 18-10-02**, a variance from Article X Section 1003 H to reduce the **rear yard setback from 25 feet to 23.8 feet**.

### SURROUNDING LAND USES/ZONING:

ZONING:		LAND USE:
<b>NORTH:</b>	CR (Commercial Retail)	Southern Square Shopping Mall – Hibbett Sports, Seasons of Japan Restaurant, Loc's Chicken and Waffles, UPS, Jackson Hewitt, Rolling Monkey Ice Cream, and One Main Financial
<b>SOUTH:</b>	CR (Commercial Retail)	Statesboro Mall, Starbucks Coffee
<b>EAST:</b>	CR (Commercial Retail)	Longhorn Steakhouse and Chicken Salad Chick Restaurants
<b>WEST</b>	CR (Commercial Retail)	Aspen Dental and AT&T Store

The subject property is located in an area that is surrounded on all sides by property with the CR (Commercial Retail) zoning district designation. The surrounding land uses include mainly restaurants and retail. (See **Exhibit A** –Location Map, **Exhibit B**—Future Development Map, & **Exhibit C**—Photos of Subject Site).

**ATTACHMENTS:** **Exhibit A** (Location Map), **Exhibit B** (Future Development Map) **Exhibit C** (Photos of Subject Site), **Exhibit D** (Proposed Site Plan) **Exhibit E** (Architectural Renderings), **Exhibit F** (Double Lane Order Canopy Elevations).

## COMPREHENSIVE PLAN:

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

<b><u>“Activity Centers/Regional Centers”</u></b>	
<b><i>Vision</i></b>	<b><i>Suggested Development &amp; Implementation Strategies</i></b>
Currently dominated by auto-oriented design and large surface parking lots, the <b>Activity Centers</b> will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development. Where excess parking is located, infill development can break up large surface lots. Tree plantings and landscaping will be generous to soften the development intensity in these areas. Access to these activity centers will be easily achieved for pedestrians, cyclists, and drivers alike.	<ul style="list-style-type: none"><li>• Infill and redevelopment in these areas should occur according to a master plan that allows for mixed uses, transportation choices and urban design that mitigates the appearance of auto-dependence (such as screening parking lots or locating parking areas primarily to the sides and rear of buildings).</li><li>• Focus on redevelopment in areas of disinvestment (such as those that have become or are in danger of becoming greyfields). Development strategy should encourage uses and activities that are suitable for the immediately-surrounding character areas.</li></ul> <p><i>Statesboro Comprehensive Master Plan, Community Agenda</i> pages 25-26.</p>

In addition, the “2014 Quality Community Objectives” section of the Comprehensive Plan states the following:

“Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.”

*Statesboro Comprehensive Master Plan, Quality Community Objectives, page 46.*

## ANALYSIS

- I. **Variance from Article X Section 1003 C: *Front yard*. There shall be a front yard on each street on which a lot abuts which shall not be less than 25 feet in depth.**

The applicant is requesting a variance from Article X Section 1003 C to reduce the **minimum front yard setback from 25 feet to 18.65 feet**. This variance is specifically being requested in order to allow for the reconstruction of a larger Chick-fil-A restaurant at the same location. A portion of the Drive-Thru Canopy will be located in the area where the normal 25 foot building setback would be regulated in the CR (Commercial Retail) zoning district.

- II. **Variance from Article X Section 1003 H: *Rear yard setbacks*. There shall be a rear yard setback of 25 feet.**

The applicant is requesting a variance from Article X Section 1003 H to reduce the **rear yard setback from 25 feet to 23.8 feet**. This variance is specifically being requested in order to allow for the reconstruction of a larger Chick-fil-A restaurant at the same location. A portion of the Drive-Thru Canopy will be located in the area where the normal 25 foot building setback would be regulated in the CR (Commercial Retail) zoning district.

### ANALYSIS (Cont'd)

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. A variance may not be granted for the use of land that is not permitted by zoning regulations.”

**Section 1801 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;**
- 2. The special conditions and circumstances do not result from the actions of the applicant;**  
The applicant did not take action to result in this zoning classification.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

**In the course of exercising any of the above powers, the zoning board of appeals may attach conditions to its approval.**

### RECOMMENDATION:

Staff recommends approval of the variances requested by applications V 18-10-01 and V 18-10-02.

At the regularly scheduled meeting held Tuesday, November 6, 2018 at 5:00 PM, the Planning Commission voted 6-0 to approve application V 18-10-01 and V 18-10-02.

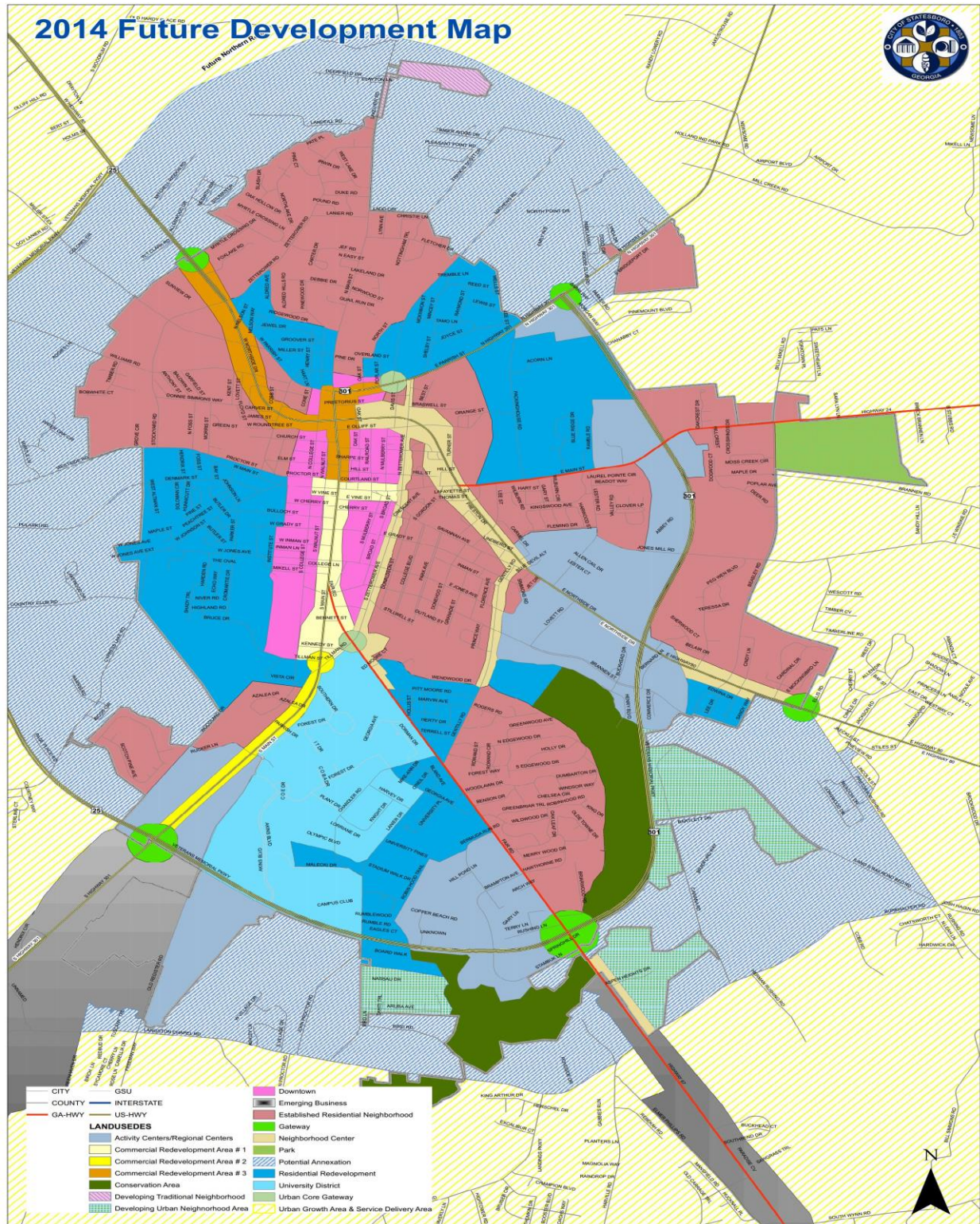


EXHIBIT A: LOCATION MAP





*Development Services Report*  
**Case V 18-10-01 & V 18-10-02**





## EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS

**Picture 1:** View of the subject site looking northwest along Northside Drive East, Chick-fil-A Restaurant.



**Picture 2:** View of the subject property's rear property line, looking northwest from the parking facility to the rear of Chick-fil-A. Also a view of the area where **V 18-10-02** is being requested.



**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)**

**Picture 3:** View of the subject property's side yard, looking south from the parking facility to the rear of Chick-fil-A.



**Picture 4:** View of the subject property's front property line, looking northwest from the adjacent property to the east. Also a view of the area where **V 18-10-01** is being requested.





## EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)

**Picture 5:** Additional view of the subject property's front property line, looking southeast from the adjacent property. Also a view of the area where **V 18-10-01** is being requested.



**Picture 6:** View of the subject property's side yard, looking north from Northside Drive East.





**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)**

**Picture 7:** View of the subject property's side yard, looking south from the parking lot facility to the rear of Chick-fil-A.



**Picture 8:** View of the surrounding properties to the north of the subject property, currently a shopping mall.



**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)**

**Picture 9:** View of the surrounding properties to the south of the subject property, currently Statesboro Mall.



**Picture 10:** View of the surrounding properties to the northwest of the subject property, currently Aspen Dental and AT&T Store.



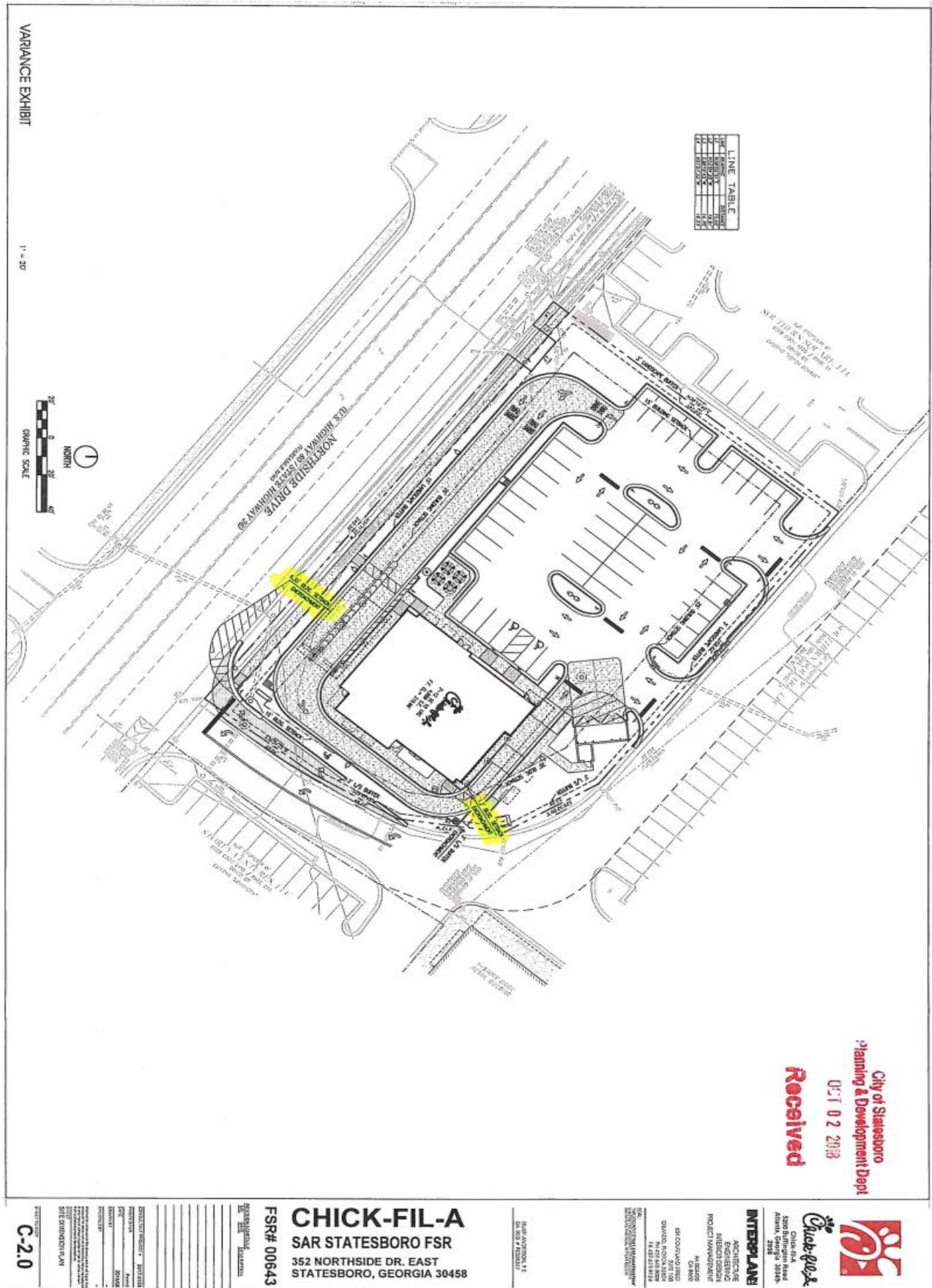


**EXHIBIT C: SITE AND SURROUNDING PROPERTY PHOTOS (CONT'D)**

**Picture 11:** View of the adjacent property to the southeast of the subject property, currently Longhorn Steakhouse.



# EXHIBIT D: PROPOSED SITE PLAN





## EXHIBIT E: ARCHITECTURAL RENDERINGS



ELEVATION - ENTRY

1/8" = 1'-0"



ELEVATION - REAR

1/8" = 1'-0"



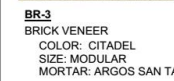
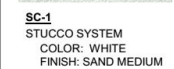
ELEVATION - SIDE

1/8" = 1'-0"

### EXTERIOR CANOPY SCHEDULE - SE LRG

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset from Top)	Light Fixture(s)
C1-A	Exterior Canopy	1	3'-9"	1'-0"	0"	Yes
C4-A	Exterior Canopy	1	5'-0"	4'-0"	2'-6"	Yes
C4-E	Exterior Canopy	1	7'-1"	4'-0"	2'-6"	Yes
C4-F	Exterior Canopy	4	7'-1"	4'-0"	2'-6"	No
C5-A	Exterior Canopy	1	10'-8"	5'-0"	2'-6"	Yes
C8-F	Exterior Canopy	1	54'-0"	11'-0"	3'-0"	Yes
Grand total		9				

### EXTERIOR FINISHES



**EC-1**  
PREFINISHED METAL COPING  
COLOR: DARK BRONZE

**SC-1**  
STUCCO SYSTEM  
COLOR: WHITE  
FINISH: SAND MEDIUM

**BR-3**  
BRICK VENEER  
COLOR: CITADEL  
SIZE: MODULAR  
MORTAR: ARGOS SAN TAN

**PT-9**  
EXTERIOR PAINT  
COLOR: DARK BRONZE  
FINISH: SEMI-GLOSS

**ST-1**  
STOREFRONT  
COLOR: DARK BRONZE



ELEVATION - DRIVE-THRU

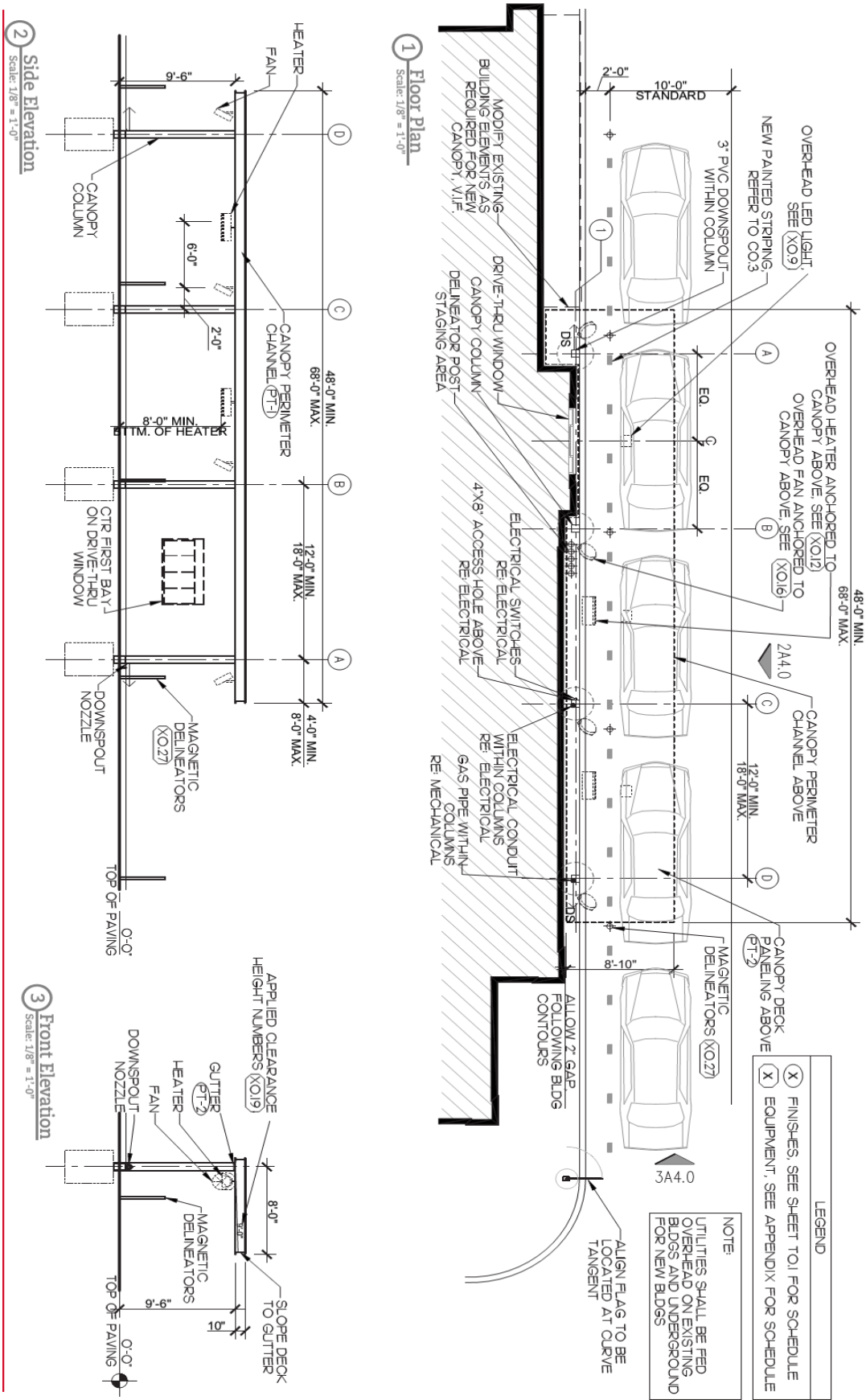
1/8" = 1'-0"

# Tier 3 Order Meal Delivery



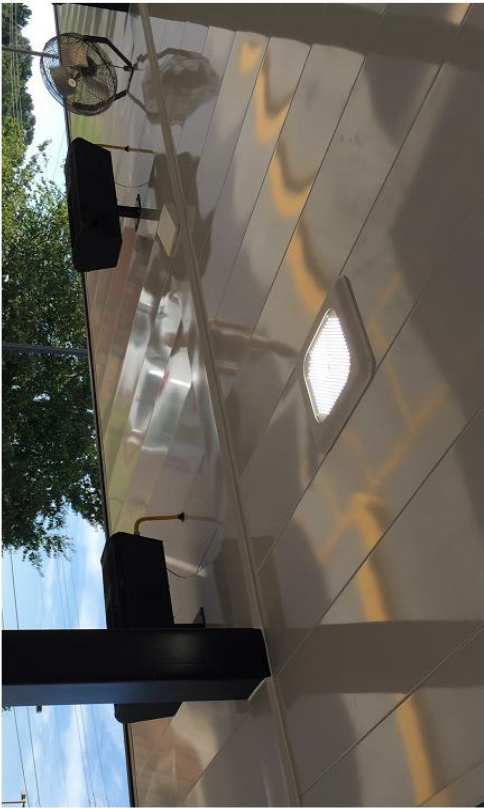
Tier 3 Outside Meal Delivery Example Photos

EXHIBIT F: DOUBLE LANE ORDER CANOPY ELEVATIONS (Continued)





Tier 3 Order Canopy

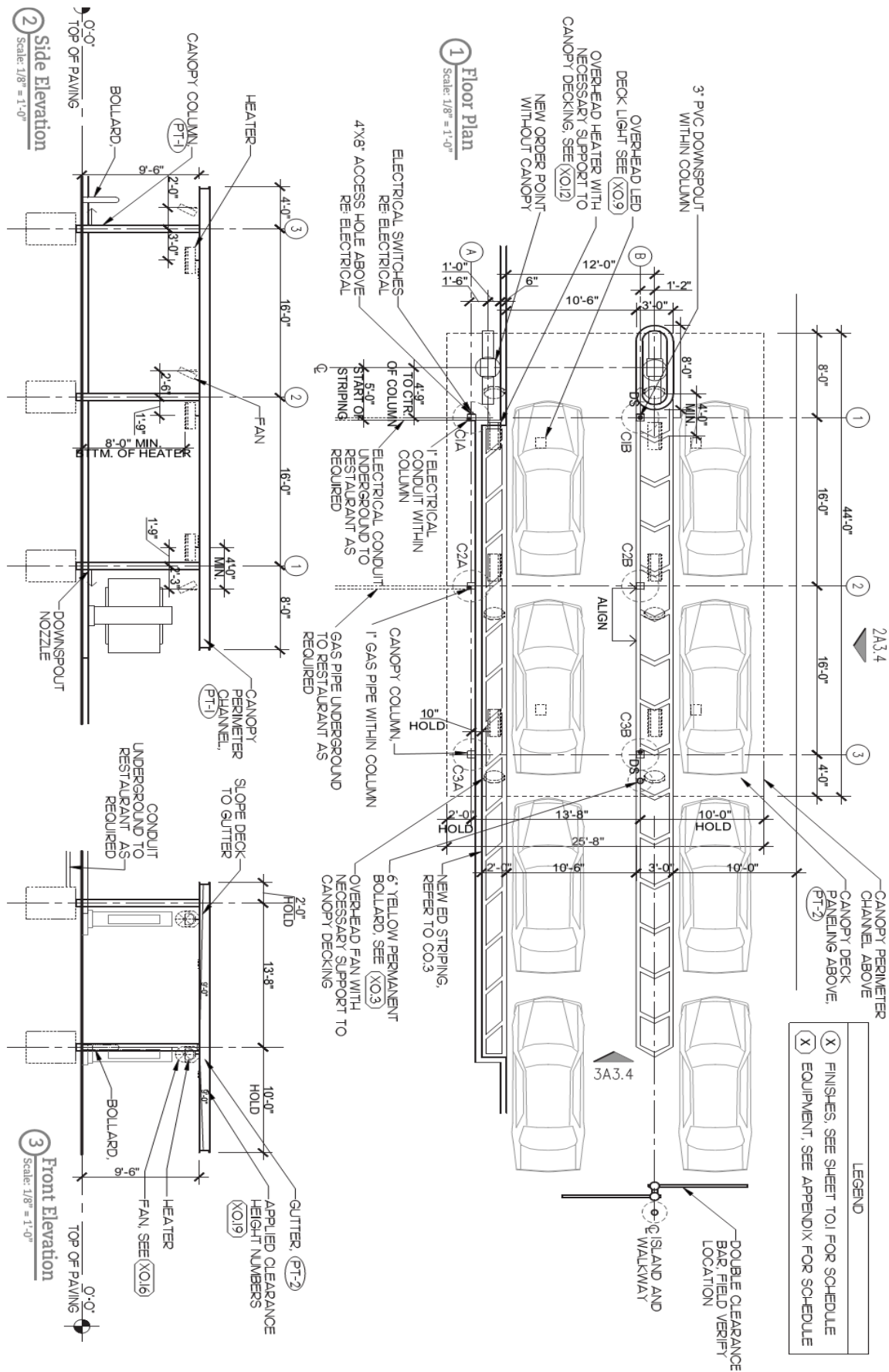


Tier 3 Example Photos

Date:

09/26/17

*Development Services Report*  
**Case V 18-10-01 & V 18-10-02**





# CITY OF STATESBORO

## COUNCIL

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



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

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

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

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

**Date:** November 9, 2018

**RE:** November 20, 2018 City Council Agenda Items

**Policy Issue:** Public Hearing Notice to announce the "Start of the City's Comprehensive Plan Process."

**Recommendation:** Staff recommends hearing to encourage citizen support and participation in the planning process.

**Background:** This is the first required Public Hearing Notice as required by the state in the Comprehensive Planning Process.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Comprehensive Plan Public Hearing Notice.

# Planning and Development Department

*City of Statesboro*  
50 East Main Street  
P.O. Box 348  
Statesboro, Georgia 30459  
(912) 764-0630

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## PUBLIC HEARING NOTICE

### **Announcing the Comprehensive Plan Process & Input Opportunities**

**November 20, 2018**

**5:30 P.M. City Council Chambers**

**During the regularly scheduled City Council Meeting**

1. This is the first required Public Hearing to announce the “Start of the City’s Comprehensive Plan Process.” The city is requesting public participation throughout the process of the plan. Public Participation opportunities will be announced at this hearing. Anyone with any questions may contact City Planner I, Justin Williams in the City’s Planning & Development Department at 912-764-0651, or [Justin.williams@statesboroga.gov](mailto:Justin.williams@statesboroga.gov).

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Sam Lee Jones  
Jeff B. Yawn  
John C. Riggs  
Derek Duke



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

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

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

**From:** Cain Smith, City Attorney

**Date:** November 13, 2018

**RE:** November 20, 2018 City Council Agenda Items Ordinance 2018-13

**Policy Issue:** *Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages)*  
Amendment allowing alcohol sales at restaurants beginning at 11:00A.M. on Sunday.

**Recommendation:** First reading and public hearing

**Background:** Statesboro voters passed a resolution on November 6, 2018 authorizing the City of Statesboro to allow alcohol sales at restaurants to commence as early as 11:00A.M. on Sundays in accordance with revised Georgia law. Council action is required to implement the voter resolution.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Proposed Ordinance Revision

## Ordinance 2018-13

### Chapter 6-7

(n) Hours of operation. The following hours of operation shall apply to the sale of alcoholic beverages licensed hereunder:

(1) All licensed premises for the sale of retail beer and/or wine by the drink or retail liquor by the drink (Class D, E and F licenses) shall only engage in the sale and service of alcoholic beverages upon the licensed premises, at a permitted outdoor event, or a permitted catered event between the hours of 7:00 am and 1:00 am the following day Monday through Saturday. Sale and service of alcoholic beverages pursuant to this subsection that begins on Saturday may continue until 1:00 a.m. Sunday morning without a Sunday sales permit.

(2) Only licensed premises for the sale of retail beer and/or wine by the drink or retail liquor by the drink (Class D, E and F licenses) which maintains a valid Sunday sales permit may begin the sale and service of alcoholic beverages on Sunday. All licensed premises for the sale of retail beer and/or wine by the drink or retail liquor by the drink (Class D, E and F licenses) which begins the sale and service of alcoholic beverages on Sundays shall only engage in the sale and service of alcoholic beverages upon the licensed premises, at a permitted outdoor event, or a permitted catered event between the hours of ~~12:30 p.m.~~ **11:00 a.m.** and midnight on Sunday.

(3) All licensed premises for the package sales of beer and wine for off-premises consumption (Class B and C licenses) shall only engage in the sale of alcoholic beverages between the hours of 6:00 a.m. and midnight current time, Monday through Saturday.

(4) Only licensed premises for the package sales of beer and wine for off-premises consumption (Class B and C licenses) which maintain a valid Sunday sales permit may sell alcoholic beverages on Sunday from 12:30 p.m. through 11:30 p.m.

First Reading: November 20, 2018

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STATESBORO, GEORGIA 30459-0348

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

**From:** Cain Smith, City Attorney

**Date:** November 13, 2018

**RE:** November 20, 2018 City Council Agenda Items Ordinance 2018-14

**Policy Issue:** *Statesboro Code of Ordinances: Chapter 58 (Offenses and Miscellaneous Provisions) subsection regarding misdemeanor possession of marijuana within the corporate limits of the City of Statesboro as follows:*

*Sec. 58-12– Marijuana. It shall be unlawful for any person to possess one ounce or less of marijuana within the corporate limits of the City of Statesboro. Any person found guilty of violating this section shall be punished by a fine not to exceed \$500.00. Where the Court finds that a defendant is without the financial means to pay a fine, the Court may direct the defendant to perform community service commensurate with the fine that would otherwise be imposed. In no event shall any person convicted of marijuana possession pursuant to this section be punished by imprisonment for any term. Any defendant charged hereunder with possession of one ounce or less of marijuana shall be entitled on request to have the case against the defendant transferred to the court having general misdemeanor jurisdiction in Bulloch County.*

**Recommendation:** First reading and public hearing

**Background:** Several other local governments in the state of Georgia have passed ordinances regarding misdemeanor possession of marijuana.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Proposed Ordinance Revision



ORDINANCE  
2018-14

AN ORDINANCE TO AMEND CHAPTER 58, OFFENSES AND  
MISCELLANEOUS PROVISIONS, OF THE CODE OF THE CITY  
OF STATESBORO, GEORGIA TO PROVIDE PENALTIES FOR  
POSSESSION OF MARIJUANA; TO REPEAL ALL ORDINANCES  
IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES

WHEREAS, the City of Statesboro has an interest in maintaining the public safety and general welfare of the citizens of the City of Statesboro and its visitors; and

WHEREAS, the City is committed to creating a safer Statesboro by reducing crime, working to ensure the safety of its citizens and fostering a relationship of trust and partnership within the community; and

WHEREAS, pursuant to O.C.G.A. § 36-32-6(a) and (c), Statesboro Municipal Court is vested with jurisdiction to try and dispose of cases where a person is charged with possession of one ounce or less of marijuana when the offense occurs within the corporate limits of the City of Statesboro; and

WHEREAS, any fines and bond forfeitures arising from the prosecution of such cases shall be retained by the City pursuant to O.C.G.A. § 36-32-6(b); and

WHEREAS, currently there is no ordinance setting punishment for possession of less than one ounce of marijuana within the corporate limits of the City as authorized by the state; and

WHEREAS, enactment of an ordinance concerning the offense of simple marijuana possession within City limits is intended to enhance public safety and eliminate costs by reducing the amount of time police officers spend in connection with the arrest, processing and transportation of those accused of simple marijuana possession; and

WHEREAS, enactment of an ordinance concerning the offense of simple marijuana possession is further intended to prevent young people from entering the criminal justice system and avoiding the enduring stigma associated therewith; and

WHEREAS, it is not the intent of the City Council to legalize or otherwise decriminalize the possession of marijuana within the corporate limits of the City; and

WHEREAS, it is the desire of Mayor and City Council to specifically provide that a person convicted of a violation of Section 58-12 shall be punished by a fine not to exceed \$500.00, or community service should the Court find financial circumstances so-dictate, and shall not be punished by a term of any imprisonment.

BE IT ORDAINED by the Mayor and Council of the City of Statesboro, Georgia, in regular meeting of Council assembled, and pursuant to lawful authority thereof:

SECTION 1: That Chapter 58, Offenses and Miscellaneous Provisions, , of the Code of the City of Statesboro, Georgia be amended by inserting Section 58-12 entitled “Marijuana” as follows:

Sec. 58-12– Marijuana. It shall be unlawful for any person to possess one ounce or less of marijuana within the corporate limits of the City of Statesboro. Any person found guilty of violating this section shall be punished by a fine not to exceed \$500.00. Where the Court finds that a defendant is without the financial means to pay a fine, the Court may direct the defendant to perform community service commensurate with the fine that would otherwise be imposed. In no event shall any person convicted of marijuana possession pursuant to this section be punished by imprisonment for any term. Any defendant charged hereunder with possession of one ounce or less of marijuana shall be entitled on request to have the case against the defendant transferred to the court having general misdemeanor jurisdiction in Bulloch County.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall be effective January 1, 2019.

**ADOPTED AND APPROVED: \_\_\_\_\_, 2018**

First Reading: November 20, 2018

# CITY OF STATESBORO

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Derek Duke



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

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

**From:** Cain Smith, City Attorney

**Date:** November 13, 2018

**RE:** November 20, 2018 City Council Agenda Items Ordinance 2018-15

**Policy Issue:** *Statesboro Code of Ordinances*: Chapter 2 (Administration) new subsection regarding presentation of Council meeting agenda items to revise *Statesboro Code of Ordinances*.

**Recommendation:** First reading and public hearing

**Background:** Code of Ordinances is currently ambiguous regarding presentation, consideration, and passage of revisions to the Code of Ordinances

**Budget Impact:** None

**Council Person and District:** All. Councilmen Boyum and Duke requested placement of subsection on the November 20, 2018 agenda for first reading.

**Attachments:** Proposed Ordinance Revision



## Ordinance 2018-15

### Sec. 2-2.4. – Presentation of Code of Ordinances Revisions to Mayor and Council

- a) Proposed revisions to the Code of Ordinances shall be brought up as an agenda item at a regularly scheduled meeting of Mayor and Council or during “other business” of a regularly scheduled meeting. The person(s) requesting the revision shall present explanation and reason for making the proposed revision to Mayor and Council. Suggestions for revisions to the Code of Ordinances shall only be made by the Mayor, Council or City staff. Any citizen, board or outside organization wishing to make a suggestion for revision shall contact their District Council representative or the Mayor, who may sponsor the idea before Mayor and Council.
- b) An affirmative vote of a majority of quorum of Mayor and Council shall move the ordinance revision forward with a directive that the City Attorney draft proposed revision language. Vote to do so shall be taken in accordance with existing standard voting guidelines as outlined in the Charter.
- c) The City Attorney shall then prepare a draft of the revision. In the case of a proposed revision to an existing ordinance, the City Attorney shall prepare a document that shows the existing ordinance in its current form with proposed additions and deletions notated in a comprehensible manner on a single copy. If intent to proceed with revision under (b) has been properly made, the City Attorney may present a so declared preliminary revision at a regularly scheduled meeting of Mayor and Council in order to facilitate discussion and seek input from Mayor and Council during the revision drafting process. A preliminary revision shall not be considered for passage by Mayor and Council. Public hearing on a proposed revision may only be allowed upon motion of Mayor and Council though it is not required for a preliminary revision to move forward.
- d) Once the City Attorney has substantially prepared the proposed ordinance revision it should be presented as a First Reading and Public Hearing, which shall be run according to standard Charter meeting guidelines. Mayor and Council may vote in the affirmative to move the ordinance, as then presented or with only minor modification, forward to Second Reading. Substantial changes made to revision presented at First Reading shall require modified revision to be presented as a First Reading at a subsequent meeting of Mayor and Council.
- e) Second Reading: Mayor and Council may move to approve or deny the revision as presented in the publicly available meeting agenda. Scrivener’s errors may be corrected, but no substantive modifications to proposed revision shall be considered for passage.

First Reading: November 20, 2018

# CITY OF STATESBORO



## COUNCIL

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

Jonathan McCollar, Mayor  
Randy Wetmore, City Manager  
Sue Starling, City Clerk  
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50 EAST MAIN STREET • P.O. BOX 348  
STATESBORO, GEORGIA 30459-0348

**To:** Randy Wetmore, City Manager

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

**Date:** November 14, 2018

**RE:** Recommendation of Low Bidder for Replacement Dump Truck

**Policy Issue:** Purchasing

### **Recommendation:**

Staff recommends awarding the bid to the low bidder, Roberts Truck Center, Inc., in the amount of \$139,911.90 to be paid from TSPLOST funds.

### **Background:**

Sealed bids for the referenced vehicle were received on October 30, 2018 as follows:

Roberts Truck Center - \$139,911.90  
Freightliner of Savannah - \$143,986.00  
MHC Kenworth – Savannah - \$154,951.00  
Peterbilt of Albany - \$165,168.00

The low bidder, Roberts Truck Center, Inc., meets the requirements of the bid package. This vehicle will replace a 1979 Dump Truck currently in use in the Streets Division, which will be brought back before City Council for surplus at a later date.

### **Budget Impact:**

The budget for this item, STS-21, is approved in the FY2019 budget in the amount of \$150,000.00 but will be paid from TSPLOST funds. This purchase will reduce maintenance costs in the General Fund.

**Council Person and District:** All

**Attachments:** None

**CC:** Robert Seamans, Streets & Parks Superintendent  
Darren Prather, Director of Central Services  
Cindy West, Director of Finance

# CITY OF STATESBORO

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

**To: Randy Wetmore  
City Manager**

**From: Steve Hotchkiss  
Director of Public Utilities**

**Date: 11-20-2018**

**RE: Proposed Gas Main extension S&S Railroad Bed Road.**

**Policy Issue: Council Approval**

**Recommendation: Consideration of a motion to award a contract in the amount of \$73,125.00 to C&H Pipeline for the installation of 3100' of 4" gas main with funds approved as part of the 2019 CIP Budget item # NGD-65.**

**Background: As part of our effort to expand the City's Natural Gas System we set aside funds each year to serve areas of potential growth. The Railroad Bed Road area has a great deal of potential and will continue to grow as development moves in that direction. In order to offer gas service to these areas we need to extend gas mains so that we can grow the system and generate new revenues.**

**Budget Impact: Funds will come from Approved CIP Project NGD-65 included as part of the 2019 Operating Budget.**

# CITY OF STATESBORO

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

**Council Person and District: Duke / District 5**

**Attachments: Map, Bid Tab, Letter of recommendation from Wood Engineering.**





Imagery ©2018 Google, Map data ©2018 Google 500 ft



Wood Environment & Infrastructure Solutions, Inc.  
2677 Buford Highway, Atlanta, GA 30324  
T 404-873-4761  
[www.woodplc.com](http://www.woodplc.com)

November 8, 2018

Honorable Mayor and Council  
City of Statesboro  
50 E. Main Street  
Statesboro, Georgia 30458

ATTN: Steve Hotchkiss

**Re: S & S Greenway Road Gas Main Extension  
Contract Award Recommendation  
Wood E&IS, Inc. Project # 6151-14-0086**

Dear Mayor and Council:

We have reviewed the bids received at Statesboro City Hall at 2:00 p.m., local time on November 1, 2018 for construction of the above referenced project. Two bids were received. A certified bid tabulation is attached. A copy has been forwarded to each of the bidders for their information. The following is the summary of the bids:

	<b><u>Bidder</u></b>	<b><u>Total Bid</u></b>
1.	C & H Pipeline, Inc. 50 East Agency Street Roberta, GA 31078	\$73,125.00
2.	D. Lance Souther, Inc. P. O. Box 6538 Macon, GA 31208	\$84,375.00

C & H Pipeline, Inc.'s total bid amount is reasonable and in-line with the City's project budget.

C & H Pipeline, Inc. has successfully completed other natural gas projects for several other cities in Georgia and is known to meet the required pre-qualifications necessary to complete the subject project. Wood Environment & Infrastructure Solutions, Inc. recommends awarding a contract to C & H Pipeline, Inc., for \$73,125.00 for construction of the S & S Greenway Road Gas Main Extension project.

In lieu of a bid bond, C & H Pipeline, Inc. provided a certified check for 5% of the total bid amount.

If there are any questions, please contact our office.

Very truly yours,

Bruce M. Bagnasco, P.E.  
Director of Natural Gas Engineering

Wendell Tumale  
Senior Civil Designer

Enc.



**BID TABULATION**  
**S & S GREENWAY ROAD GAS MAIN EXTENSION**  
**CITY OF STATESBORO, GEORGIA**



RECEIVED BY: CITY OF STATESBORO, GEORGIA  
 AT STATESBORO CITY HALL  
 2:00 P.M., LOCAL TIME, NOVEMBER 1, 2018

				BIDDER NO. 1		BIDDER NO. 2	
				C & H Pipeline, Inc. 50 East Agency Street Roberta, GA 31078		D. Lance Souther, Inc P. O. Box 6638 Macon, GA 31208	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT	PRICE	AMOUNT
1	Mobilization	1	LS	\$300.00	\$300.00	\$500.00	\$500.00
2	Temporary Erosion and Sediment Control Measures	1	LS	\$200.00	\$200.00	\$1,000.00	\$1,000.00
3	4-inch polyethylene gas main (PEGM-1)	3,100	LF	\$17.25	\$53,475.00	\$21.25	\$65,875.00
4	4-inch polyethylene gas main (PELV-1), with box & concrete collar	3	EA	\$700.00	\$2,100.00	\$500.00	\$1,500.00
5	Connect to existing 4-inch polyethylene gas main	1	EA	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
6	Trenchless Creek Crossing	1	EA	\$6,000.00	\$6,000.00	\$4,000.00	\$4,000.00
7	Trenchless Pavement Crossing	100	LF	\$20.00	\$2,000.00	\$15.00	\$1,500.00
8	Rock Excavation, if required and authorized	50	CY	\$150.00	\$7,500.00	\$150.00	\$7,500.00
9	Record Drawings	1	LS	\$250.00	\$250.00	\$500.00	\$500.00
10	Demobilization	1	LS	\$300.00	\$300.00	\$500.00	\$500.00
<b>TOTAL BID AMOUNT (Items 1 through 10)</b>					<b>\$73,125.00</b>		<b>\$84,375.00</b>
				See Note (2) (1) (2) (3) UC301615		5% (1) (3) UC300837	

**NOTES:**

- (1) SURETY COMPANY LISTED ON U.S. TREASURY CIRCULAR 570 (7/1/18).
- (2) BIDDER PROVIDED CERTIFIED BANK CHECK OF \$3,656.25 AS BID SECURITY
- (3) BIDDER PROVIDED NOTARIZED NON-COLLUSION AFFIDAVID

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED AT THE TIME AND PLACE STATED ABOVE. BIDS WERE SEALED WHEN RECEIVED AND OPENED AND READ BY THE OWNERS REPRESENTATIVE.

Bruce M. Hargreaves

Wood Environment & Infrastructure Solutions, Inc.

11/8/2018  
 DATE

# CITY OF STATESBORO

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

**To: Randy Wetmore  
City Manager**

**From: Steve Hotchkiss  
Director Public Utilities**

**Date: 11-20-2018**

**RE: Proposed Sanitary Sewer Extension S&S Railroad Bed Road to serve Windward South Subdivision.**

**Policy Issue: Council Approval**

**Recommendation: Consideration of a motion to approve the design, bid and construction of approximately 1500' of 15" gravity sewer to serve the Windward South Subdivision and future development on the S&S Railroad Bed Road in an amount no to exceed \$325,000.00 with funds from the approved CIP Budget #WWD-32F.**

**Background: In 2016 the City extended water and sewer lines along the Railroad Bed Road to serve the Beacon Place residential development. These mains were extended in accordance to a Master water and sewer plan for the area which had been developed years earlier. The water main was extended approximately 5400' along the R/W of Railroad Bed Road and is adequate to serve the proposed development. However, the sewer main has only been extended past the CrossFit facility that is currently under construction.**



# CITY OF STATESBORO

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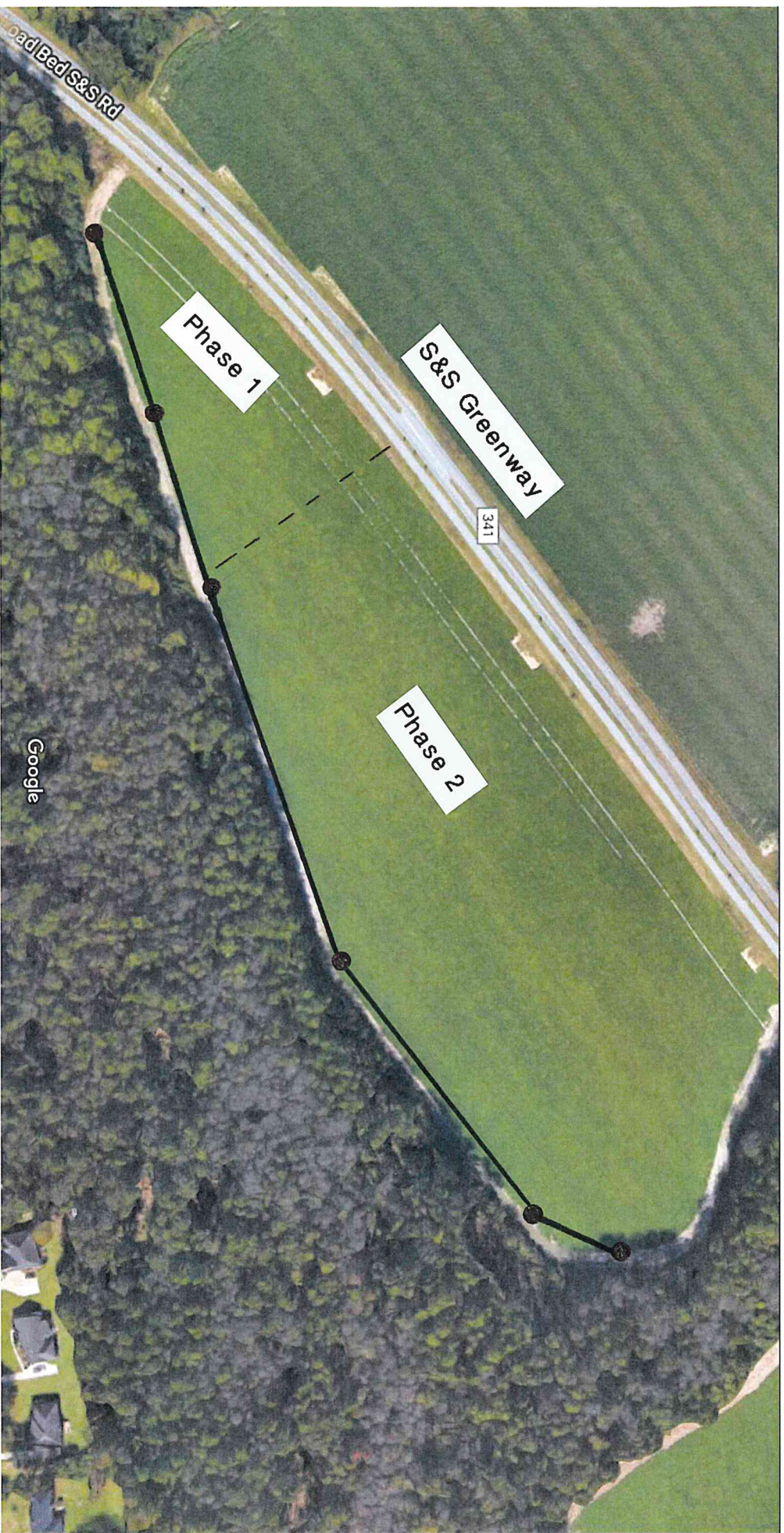
**Because the sewer is part of the Master Plan for sewer to serve multiple properties we are proposing that the City extend the sewer trunk line approximately 1500' across the next property (Windward South) to allow for continued development in the area. This property will also produce a substantial return on investment to the City generating roughly \$63,000.00 in water sewer revenues per year at full buildout.**

**As part of the Master Plan design Hussy, Gay, Bell Engineering has completed most of the design and permitting required, we will need them to finish that process and take the project to bid. The City will advertise and solicit bids using our standard sealed bid process and return the results to City Council for final approval. As part of the agreement to extend the sewer main the property owner has agreed to clear the R/W, install erosion control and provide all needed easements to the City.**

**Budget Impact: Funds will come from Approved CIP Project WWD-32F included as part of the 2019 Operating Budget.**

**Council Person and District: Duke / District 5**

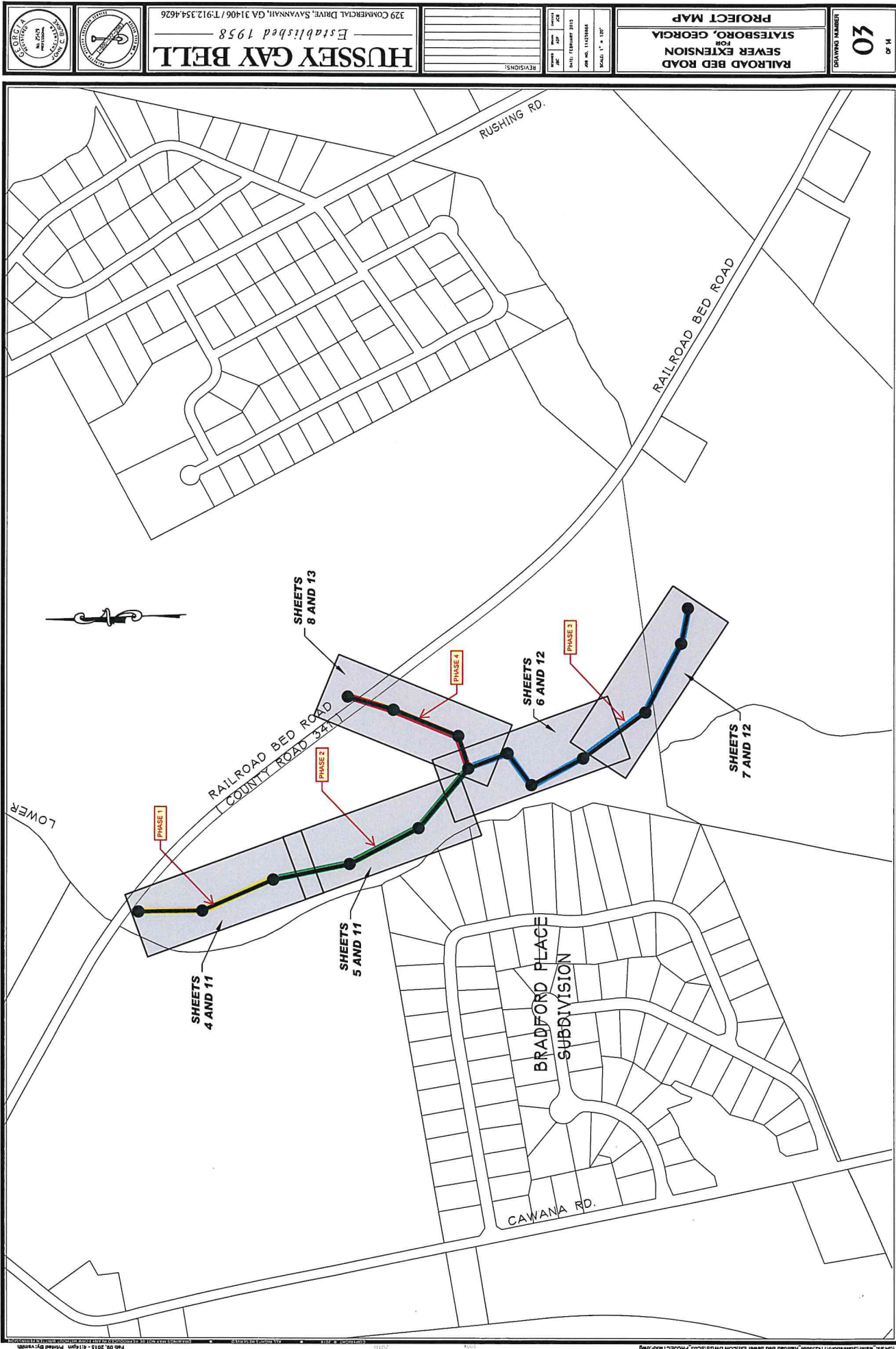
**Attachments: Map of Location, Letter from Developer**



Phase 2 David Pearce

Sewer Main Extension





November 13, 2018

Steve Hotchkiss  
Director of Public Utilities  
City of Statesboro  
Statesboro, GA 30458

RE:     Windward South Development  
          S&S Railroad Bed Road  
          Portion of Parcel No. 107 000009 000

Dear Mr. Hotchkiss,

As discussed at our October 30, 2018 meeting, the City of Statesboro will extend the proposed sanitary sewer main through my property in substantial compliance with the plans presented to me, prepared by Hussey Gay & Bell, dated February 2015. In exchange I, the owner, agree to the following.

- Owner will convey easements for the currently proposed and future sewer mains on the referenced property.
- Owner will clear through the sanitary sewer easements prior to installation of the proposed sewer main.
- Owner will include the sanitary sewer work area in the erosion control plan for the proposed residential development.

Should you have any questions about this letter or the project in general, please do not hesitate to contact me by phone at (912) 681-1201 or by email at davidpearce@bulloch.net.

Sincerely,

David Pearce  
Windward South



# CITY OF STATESBORO



## COUNCIL

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Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5

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

**To: Randy Wetmore, City Manager**

**From: Darren Prather, Central Services Director**

**Date: 11-14-18**

**RE: Policy Issue:** Contract Award—Safety Equipment/Police Patrol Vehicles

### **Recommendation:**

We recommend the contract to equip the new Police patrol vehicles with required safety equipment be awarded to West Chatham Warning Devices in the amount of \$179,590.22. This equipment includes lights, sirens and numerous other standard required equipment for police patrol vehicles.

### **Background:**

Recently, the City of Statesboro awarded a purchase contract for Police Department patrol SUVs and a pickup truck to Wade Ford. These vehicles were funded under CIP# PD-1 with the remaining funds from the recent 1 mill increase with a budget not to exceed \$545,000.00 (vehicles and equipment). The total cost to purchase these eleven (11) vehicles was \$316,516.00 leaving a remainder of \$228,434.00 for equipping these vehicles with lights, sirens and other safety equipment. West Chatham Warning Devices (Savannah, GA) has provided superior products and service in the past for these items in our patrol vehicles. In order to obtain volume pricing for this equipment, we located a contract that West Chatham Warning Devices had been awarded through a competitive process with the City of Myrtle Beach, SC that meets the competitive policy requirements of the City of Statesboro's Procurement Policy. After contacting the City of Myrtle Beach, SC, to verify this contract, we obtained an agreement from West Chatham to extend this contract to the City of Statesboro. This contract contains the same pricing that was given to Myrtle Beach in their contract. If this contract is awarded by Council, we expect to get the new patrol vehicles equipped and in use within a couple of weeks.

**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: Randy Wetmore, City Manager**

**From: Darren Prather, Central Services Director**

**Date: 11-14-18**

**RE: Policy Issue:** Contract Award—Health Network and Pharmacy Services

### **Recommendation:**

We recommend the contract for providing a health network and pharmacy services be awarded to Shaw Hankins who has proposed using Blue Cross Blue Shield (Anthem) with Pharm Avail as the pharmacy provider. Shaw Hankins has met or exceeded all requirements listed in our RFP and has offered the lowest priced plan to the City of Statesboro (See attachments). In addition, their proposed service model offers a high-level of management potential with increased future savings. This recommendation comes with unanimous approval from the evaluation committee consisting of Darren Prather (Central Services Director), Cindy West (Finance Director), Jason Boyles (Public Works and Engineering Director), Steve Hotchkiss (Utilities Director) and Flavia Starling (Human Resources Director). If this contract is awarded, a 30 day notice of cancellation of services will need to be delivered to our current broker and a new brokerage contract will need to be signed with Shaw Hankins as broker of record. Due to the historical knowledge of the City of Statesboro's health insurance history, staff recommends a one year contract for health advisory services in the amount of \$12,000.00.

### **Background:**

The City of Statesboro recently issued a request for proposals (RFP) to provide the City with a health provider network and pharmacy services. This opportunity was advertised per the City of Statesboro's policy and directly sent to all of the national major health provider markets as well as all known interested local networks.

All proposals were evaluated by the evaluation committee based on cost, services provided and references/ratings. During this process, the proposals were received, copies given to our current broker (Glenn Davis and Associates) and members of the evaluation committee. After time was given to review the submittals, presentations to

the evaluation committee were scheduled for the submitting health network providers. These presentations provided an overview of the provider's proposal followed by a question and answer section from the committee.

After further evaluation by the committee, it was determined to request the health network providers submit a best and final cost (See attachments provided) and to provide an additional presentation to the City Council and evaluation committee. It was felt this additional step was necessary to further clarify the services provided and financial proposal for each health network be proposed.

During these final presentations, a heavy emphasis was placed on final cost to the City and the method to which the costs were derived. Each provider supplied a cost grid listing the projected yearly cost for their proposed plan (See attachments) These cost totals included medical, pharmacy, stop-loss and administrative fees.

The attachments included in this recommendation contain spread sheets that list costs "as submitted" by the provider and the corrected costs due to mathematical errors by the providers in their submittals.

In addition, the attachments contain comparisons based on two projected yearly medical claims costs (\$5,237,835.00 and \$6,680,103.00) We felt it was necessary to apply the discount percentages provided by each network to accurately compare all three proposals based on the two differing medical cost amounts provided (See attachments for a detailed explanation of cost structures).

In the process of forming a recommendation, the evaluation committee focused mainly on cost and services provided per the RFP requirements. After this in-depth process, the evaluation committee came to a unanimous consensus ranking placing Shaw Hankins (brokering Blue Cross Blue Shield/Anthem) as the highest ranking, Blue Cross Blue Shield/Anthem as the second ranked provider and TBR/IBG as the third ranked submitted proposal. Again, these rankings were focused on cost and services provided. Shaw Hankins provided the lowest cost (See attachments) in all scenarios and it was felt the best customer service potential. Some services provided by Shaw Hankins included software to assist HR in the day to day management of our health program complete with an employee portal to allow access to assist in the personal management of their needs. Shaw Hankins also carved out the pharmacy portion from Blue Cross and offered Pharm Avail (a pharmacy program) which resulted in approximately \$300,000 projected savings for our yearly pharmacy program (See attachment). Since this proposal contains Blue Cross Blue Shield coverage the network is nationwide. Shaw Hankins also provided a \$300,000.00. guaranteed savings or would provide \$50,000.00 to the City if this goal was not met.

Blue Cross Blue Shield (Anthem) Direct finished second in our ranking due to cost and services provided. Blue Cross Blue Shield Direct provided the second lowest plan cost

(See attachment) and it a nation-wide network as well as standard services expected. They also offered a \$20,000.00 yearly grant to be allocated to our health and wellness program.

TBR/IBG finished third in our rankings based on cost (See attachments) and services provided. In addition to cost being the highest, the committee was concerned about limited network potential specifically in medical cases involving services out of the Statesboro area.

It is important to again to state for clarification purposes, the City currently uses Glenn Davis and Associates as a broker for these services at a cost of approximately \$12,000.00 per year. This yearly fee is paid to them and is not a part of our current plan nor would it be a part of any of the listed plans involved in this RFP process.

**Council Person and District:** All

**Attachments:** 3



## Insurance Bid Questionnaire - As Submitted

	TBR	ShawHankins	BCBS
Enrollment Assumption - 257 Employees			
Medical Claims - Projected In-Network Cost	5,237,835.00	6,680,103.00	6,680,103.00
Medical Claims - Projected In-Network Discounts	2,802,424.00	63.00%	63.00%
<b>Medical Claims - Projected In-Network Total Net Cost</b>	<b>2,435,593.00</b>	<b>2,471,638.00</b>	<b>2,471,638.00</b>
RX Claims - Projected In-Network Cost	798,816.00	0	0
RX Claims - Projected In-Network Discounts/Refund	0	0	0
RX Claims - Projected In-Network Total Net Cost	798,816.00	317,900.00	617,910.00
<b>Projected Total Net Claims Cost - Medical and RX Only</b>	<b>2,979,127.00</b>	<b>2,789,538.00</b>	<b>3,089,548.00</b>
Projected Administrative Fee	86,012.00	60,095.00	129,034.00
Specific Stoploss Fee (60,000)	484,381.00	697,416.00	697,416.00
<b>Total Projected Fixed Cost</b>	<b>570,394.00</b>	<b>842,321.00</b>	<b>826,450.00</b>
<b>Projected Total Plan Cost</b>	<b>3,549,521.00</b>	<b>3,631,859.00</b>	<b>3,915,998.00</b>

## Insurance Bid Questionnaire - Corrected Numbers

Enrollment Assumption - 257 Employees	TBR	ShawHankins	BCBS
Medical Claims - Projected In-Network Cost	5,237,835.00	6,680,103.00	6,680,103.00
Medical Claims - Projected In-Network Discounts	53.50%	63.00%	63.00%
	2,802,241.73	4,208,464.89	4,208,464.89
<b>Medical Claims - Projected In-Network Total Net Cost</b>	<b>2,435,593.28</b>	<b>2,471,638.11</b>	<b>2,471,638.11</b>
RX Claims - Projected In-Network Cost	798,816.00	0	0
RX Claims - Projected In-Network Discounts/Refund	0	0	0
RX Claims - Projected In-Network Total Net Cost	798,816.00	317,900.00	617,910.00
<b>Projected Total Net Claims Cost - Medical and RX Only</b>	<b>3,234,409.28</b>	<b>2,789,538.11</b>	<b>3,089,548.11</b>
Projected Administrative Fee	86,012.00	60,095.00	129,034.00
Specific Stoploss Fee (60,000)	484,381.00	697,416.00	697,416.00
<b>Total Projected Fixed Cost</b>	<b>570,393.00</b>	<b>757,511.00</b>	<b>826,450.00</b>
<b>Projected Total Plan Cost</b>	<b>3,804,802.28</b>	<b>3,547,049.11</b>	<b>3,915,998.11</b>

## Insurance Bid Questionnaire - Comparative Numbers

	TBR		ShawHankins		BCBS	
Enrollment Assumption - 257 Employees						
Medical Claims - Projected In-Network Cost	5,237,835.00	6,680,103.00	5,237,835.00	6,680,103.00	5,237,835.00	6,680,103.00
Medical Claims - Projected In-Network Discounts	53.50% 2,802,241.73	53.50% 3,573,855.11	63.00% 3,299,836.05	63.00% 4,208,464.89	63.00% 3,299,836.05	63.00% 4,208,464.89
Medical Claims - Projected In-Network Total Net Cost	<u>2,435,593.28</u>	<u>3,106,247.90</u>	<u>1,937,998.95</u>	<u>2,471,638.11</u>	<u>1,937,998.95</u>	<u>2,471,638.11</u>
RX Claims - Projected In-Network Cost	798,816.00	798,816.00	0	0	0	0
RX Claims - Projected In-Network Discounts/Refund	0	0	0	0	0	0
RX Claims - Projected In-Network Total Net Cost	<u>798,816.00</u>	<u>798,816.00</u>	<u>317,900.00</u>	<u>317,900.00</u>	<u>617,910.00</u>	<u>617,910.00</u>
Projected Total Net Claims Cost - Medical and RX Only	<u>3,234,409.28</u>	<u>3,905,063.90</u>	<u>2,255,898.95</u>	<u>2,789,538.11</u>	<u>2,555,908.95</u>	<u>3,089,548.11</u>
Projected Administrative Fee Specific Stoploss Fee (60,000)	86,012.00 484,381.00	86,012.00 484,381.00	60,095.00 697,416.00	60,095.00 697,416.00	129,034.00 697,416.00	129,034.00 697,416.00
Total Projected Fixed Cost	<u>570,393.00</u>	<u>570,393.00</u>	<u>757,511.00</u>	<u>757,511.00</u>	<u>826,450.00</u>	<u>826,450.00</u>
Projected Total Plan Cost	<u>3,804,802.28</u>	<u>4,475,456.90</u>	<u>3,013,409.95</u>	<u>3,547,049.11</u>	<u>3,382,358.95</u>	<u>3,915,998.11</u>