



November 21, 2023 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Paulette Chavers
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 11-07-2023 Council Minutes
 - b) 11-07-2023 Executive Session Minutes
 - B) Consideration of a motion to approve the surplus and disposition of a 2003 Ford F150 in the Planning and Development Department.
5. Public Hearing and Consideration of a Motion to Approve: **APPLICATION SUB 23-09-04**: Mitchell Ball requests Preliminary Subdivision PLAT approval on approximately 32.6 acres of property in order to develop a single-family detached subdivision of approximately 90 units on Timber Road & Stockyard Road (Tax Parcel # MS38 000068 001).
6. Public Hearing and Consideration of a Motion to Approve:
 - (a) **APPLICATION AN 23-09-05**: Five Guys Development requests Annexation of 0.78 acres of property located at Burkhalter Road in order to provide contiguity for a Residential Subdivision (Tax Parcel # 108 000001 000)
 - (b) **APPLICATION AN 23-09-06**: Five Guys Development requests Annexation of approximately 113.4 acres of property located at 6922 Burkhalter Road in order to construct a mixed single-family detached and townhouse subdivision (Tax Parcel # 108 000002 000).
 - (c) **APPLICATION RZ 23-09-07**: Five Guys Development requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district of approximately 113.4 acres of property in order to construct a 335 unit mixed single-family detached and townhouse subdivision at 6922 Burkhalter Road (Tax Parcel # 108 000002 000).
7. Public Hearing and Consideration of a Motion to Approve:
 - (a) **APPLICATION AN 23-10-01**: Hadden Capital LLC requests Annexation of 13.43 acres of property in order to construct a townhome subdivision on Langston Chapel Road (Tax Parcel # MS76000010 000).
 - (b) **APPLICATION RZ 23-10-02**: Hadden Capital LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district on 13.43 acres of property in order to construct a townhome subdivision on Langston Chapel Road (Tax Parcel # MS76000010 000).

8. Public Hearing and Consideration of a Motion to Approve: **APPLICATION SUB 23-10-03**: Burbank Point LLC request a Preliminary Subdivision PLAT on 1.21 acres of property located on Hill Street (Tax Parcel# S39 000043 000).
9. Public Hearing and First Reading of **Ordinance 2023-19**: An Ordinance amending Chapter 66 Solid Waste, Article V Collection Practices of the Statesboro Code of Ordinances in order to amend the text in Section 66-91 (c) (1).
10. Second reading and consideration of a motion to approve **Ordinance 2023-17**: An Ordinance amending Chapter 6 Section 6-5 (f) and (r) of the Statesboro Code of Ordinances to allow for consideration of application prior to having a certificate of occupancy and waiving background requirements for certain applicants.
11. Second reading and consideration of a motion to approve **Ordinance 2023-18**: An Ordinance amending Chapter 82 Article IV of the Statesboro Code of Ordinance creating a sewer lateral assistance program.
12. Consideration of a Motion to Approve: **Resolution 2023-46**: A Resolution adopting the third amendment to the City of Statesboro Schedule of Fees, Rates, and Fines for Fiscal Year 2024.
13. Consideration of a motion to approve **Resolution 2023-47**: A Resolution of the Mayor and Council of the City of Statesboro, Georgia to rename Brown Street to Loretta's Way.
14. Consideration of a motion to approve **Resolution 2023-48**: A Resolution approving the City of Statesboro's proposed FY2024 Street Resurfacing Program, and authorizing the Mayor to execute the GDOT Local Maintenance Improvement Grant (LMIG) Application. Grant matching funds will be provided from 2018 TSPLOST Funds.
15. Consideration of a motion to amend the contract with American Engineers, Inc. (AEI) to perform engineering services for the East Main Street Sidewalk project in the amount of \$38,090.38. This project is paid from the 2018 TSPLOST Fund.
16. Consideration of a motion to award a contract in the amount of \$235,502.50 to Tim Lanier Construction, LLC for the Brannen Street Sidewalk Improvements project. This project will be paid by 2018 TSPLOST funds.
17. Other Business from City Council
18. City Managers Comments
19. Public Comments (General)
20. Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" "Real Estate" and/or "Potential Litigation" in accordance with O.C.G.A 50-14-3(b)
21. Consideration of a Motion to Adjourn



CITY OF STATESBORO
COUNCIL MINUTES
NOVEMBER 07, 2023

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilmember Phil Boyum gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

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

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

3. Public Comments (Agenda Item): None

4. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 10-17-2023 Work Session

b) 10-17-2023 Council Minutes

c) 10-17-2023 Executive Session Minutes

B) Consideration of a motion to approve the surplus of fifty-one (51) Statesboro Police Department owned firearms and related equipment.

A motion was made to approve the consent agenda.

RESULT:

Approved (Unanimous)

MOVER:

Mayor Pro Tem Shari Barr

SECONDER:

Councilmember Venus Mack

AYES:

Boyum, Chavers, Mack, Riggs, Barr

ABSENT:

5. Public Hearing regarding the proposed name change of Brown Street to Loretta's Way.

A Motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to move this item forward for consideration.

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

6. Public Hearing and First Reading of Ordinance 2023-17: An Ordinance amending Chapter 6 Section 6-5(f) and (r) of the Statesboro Code of Ordinances to allow for consideration of an application prior to having a certificate of occupancy and waiving background requirements for certain applicants.

A motion was made to approve open the public hearing.

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

City Attorney Cain Smith explained the first revision in Sec. 6-5 would allow for an alcohol application to be brought before Mayor & Council for consideration prior to acquiring a certificate of occupancy, but no license allowing sales shall be granted until such time as the certificate of occupancy is granted for the location. The second revision is the addition of Licensees with multiple locations. Licensees currently holding Package- Beer and Wine licenses for two or more locations in the City of Statesboro shall be exempted from the fingerprinting and background check requirements contained in Section 6-5(b) if applicant licensee has satisfactorily met these requirements within the 3 years immediately prior to submission of subject application.

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve the first reading of **Ordinance 2023-17**: An Ordinance amending Chapter 6 Section 6-5(f) and (r) of the Statesboro Code of Ordinances to allow for consideration of an application prior to having a certificate of occupancy and waiving background requirements for certain applicants.

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

7. Public Hearing and First Reading of Ordinance 2023-18: An Ordinance amending Chapter 82 Article IV of the Statesboro Code of Ordinance creating a sewer lateral assistance program.

A motion was made to open the public hearing.

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

City Manager Charles Penny stated this ordinance is to create an assistance program for sewer lateral replacement. Property owners that are occupants of single family residential homes inside the city limit would be eligible to apply for assistance.

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

A motion was made to approve the first reading of Ordinance 2023-18: An Ordinance amending Chapter 82 Article IV of the Statesboro

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

8. Public Hearing and First Reading of Ordinance 2023-19: An Ordinance amending Chapter 66 Solid Waste, Article V Collection practices of the Statesboro Code of Ordinance in order to amend the text in Section 66-91(c)(1).

A motion was made to open the public hearing.

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

City Manager Charles Penny stated this ordinance revision stemmed from a citizen complaint of roll out carts being left out in the road after they were serviced and requested a larger fine for leaving them in the road. As currently stated in the ordinance the fine for leaving a roll out cart in the road is \$10.00. Staff recommends removing the monetary amount from the ordinance, placing it in the Schedule of Fees, Rates, and Fines and adding a tiered fine of \$50 for first offense, \$75 for second offense, and \$100 for third and subsequent offenses.

A motion was made to close the public hearing.

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

Councilmember John Riggs asked how many tickets has the city issued.

City Manager Charles Penny stated he is unsure if any have been issued and that we will do some research on it and report back.

Councilmember Paulette Chavers stated she feels that \$50 for the first fine is too high.

Mr. Penny stated we would notify the residents to move their rollout cart back, but if they continue to leave it then a citation would be written. The fee does not need to start at \$50 but \$10 probably doesn't get their attention. The fees could begin at \$25, \$50, and \$75.

Councilmember Phil Boyum stated he agrees with Councilmember Chavers that \$50 is too high of a fine for a first offense. He also stated maybe there needs to be a complaint filed with code enforcement and then they speak with the homeowner first when the complaint is filed.

Mr. Penny stated it doesn't have to be a complaint it could be simply something we've observed and then have code compliance contact them letting them know this rule is there. The fee could be set at \$25 and council can decide if it is a progressive fee. It just needs to be more than \$10.

After further council discussion a motion was made to amend the wording to include enforcement of this ordinance be based on complaints received or for safety issues and that code enforcement would go out and make contact with the individual to explain the situation. These changes will be brought back for a public hearing and first reading.

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

9. Public Hearing and Consideration of a motion to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance Sect. 6-13(a):

**El Maugey II Mexican Restaurant
110 Brampton Ave. Ste. E
Statesboro, Ga 30458**

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve an alcohol license in accordance with the City of Statesboro alcohol ordinance Sect. 6-13(a): issued to El Maugey II Mexican Restaurant located at 110 Brampton Ave. Ste. E Statesboro, Ga 30458.

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

10. Consideration of a motion to approve Resolution 2023-45: A Resolution adopting the second amendment to the City of Statesboro Schedule of Fees, Rates, and Fines for the Fiscal Year 2024.

A motion was made to approve Resolution 2023-45: A Resolution adopting the second amendment to the City of Statesboro Schedule of Fees, Rates, and Fines for the Fiscal Year 2024.

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

11. Consideration of a motion to approve an amendment to the MOU with Action Pact Inc. to administer disbursement of utility assistance aid.

A motion was made to approve an amendment to the MOU with Action Pact Inc. to administer disbursement of utility assistance aid.

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

12. Consideration of a motion to award a one year contract extension to Assured Partners for insurance brokerage services and policy coverage with Travelers (General Liability), Bitco (Workers Compensation), VFIS (Fire Equipment and Buildings), BCS (Cyber Insurance) and Global (Drone Insurance) for 2024 with the term beginning January 1, 2024 and ending December 31, 2024.

A motion was made to award a one year contract extension to Assured Partners for insurance brokerage services and policy coverage with Travelers (General Liability), Bitco (Workers Compensation), VFIS (Fire Equipment and Buildings), BCS (Cyber Insurance) and Global (Drone Insurance) for 2024 with the term beginning January 1, 2024 and ending December 31, 2024.

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

13. Consideration of a motion to award a one year contract extension to NFP for health brokerage services and policy coverage with Anthem for 2024 with the term beginning January 1, 2024 and ending December 31, 2024.

A motion was made to award a one year contract extension to NFP for health brokerage services and policy coverage with Anthem for 2024 with the term beginning January 1, 2024 and ending December 31, 2024.

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

14. Consideration of a motion to award the contract to Solid Waste Applied Technology (SWAT) for the purchase of a New Way Automated Residential Side Arm Refuse Collection body with a Peterbilt 520 CNG Cab and Chassis per Sourcewell contract in the amount of \$449,000.00.

A motion was made to award the contract to Solid Waste Applied Technology (SWAT) for the purchase of a New Way Automated Residential Side Arm Refuse Collection body with a Peterbilt 520 CNG Cab and Chassis per Sourcewell contract in the amount of \$449,000.00.

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

15. Other Business from City Council:

Mayor Pro Tem Shari Barr acknowledged the City of Statesboro's participation in the United Way campaign. Public Information Officer Layne Phillip stated she is a co-chair on the campaign this year and the goal was set at \$30,000 and as of today city employees have pledged \$37,000. The last day to pledge is Monday November 13th.

Councilmember Venus Mack stated that today is Election Day and encourages the individuals in District 2 get out and cast their vote.

Councilmember Phil Boyum announced that the BORO letters have been placed in the Art Park. He explained the Art Park is in essence an outdoor blank museum. City staff will begin working with the Averitt Center and Georgia Southern for art placement. A ribbon cutting for the park will take place sometime in January.

Councilmember Boyum also shared that in collaboration with the City of Pembroke, the City of Guyton, and GMA the City of Statesboro will be hosting a District 12 regional training in the next couple of months.

16. City Managers Comments

City Manager Charles Penny invited the Mayor and City Council to attend the employee appreciation luncheon next Tuesday the 14th at Uncle Shugs from 11 am – 2 pm.

Mr. Penny stated notification was sent to the residents of Timber Road inviting them to a meeting to talk about the proposed Subdivision project from the Oct. 17th meeting and being brought back for consideration at the Nov. 21st meeting.

17. Public Comments (General): None

18. 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 9:55 am a motion was made to enter into executive session to discuss Real Estate.

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

At 10:21 am a motion was made to exit executive session.

RESULT:

Approved (Unanimous)

MOVER:

Councilmember Venus Mack

SECONDER:

Councilmember Paulette Chavers

AYES:

Boyum, Chavers, Mack, Riggs, Barr

ABSENT:

Mayor Jonathan McCollar called the regular meeting back to order with no action taken in executive session.

Mayor Pro Tem Shari Barr announced Recycle Fest will be held on November 18th from 9 am to 1 pm at Mill Creek Park.

19. Consideration of a Motion to Adjourn

A motion was made to adjourn.

RESULT:

Approved (Unanimous)

MOVER:

Councilmember Venus Mack

SECONDER:

Councilmember Paulette Chavers

AYES:

Boyum, Chavers, Mack, Riggs, Barr

ABSENT:

The meeting was adjourned at 10:22 am.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

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
Charles Penny, City Manager
Sue Starling, City Clerk
I. Cain Smith, City Attorney

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

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

From: Kathleen Field, Director of Planning & Development

Date: November 1, 2023

Subject: Department of Planning & Development Asset Surplus Disposition

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

Recommendation: The Planning and Development Department recommends that the following piece of City owned equipment be declared surplus and permitted to be disposed of in the appropriate manner:

1. 2003 Ford F150, VIN #: 1FTRF17W13NA13580, COS #: 3580

The noted automobile has exceeded its useful life, and has been replaced by the purchase of new equipment.

Budget Impact: Maintenance Cost Reduction

Council Member & District: All

Kathleen Field
Director
Planning & Development

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: November 7, 2023

RE: November 21, 2023 City Council Agenda Items

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

Recommendation: Planning Commission recommends the Approval of the Preliminary Subdivision PLAT.

Background: Mitchell Ball requests Preliminary Subdivision PLAT approval on approximately 32.6 acres of property in order to develop a single-family detached subdivision of approximately 90 units on Timber Road & Stockyard Road (Tax Parcel # MS38 000068 001).

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report SUB 23-09-04



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

SUB 23-09-04 PRELIMINARY SUBDIVISION REQUEST STOCKYARD ROAD

LOCATION:	Stockyard Road
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	32.16 acres
PARCEL TAX MAP #:	MS38000068 001
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Single-Family Subdivision



PETITIONER Mitchell Ball
ADDRESS 1007 Monarch Circle; Statesboro GA 30458

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

PROPOSAL

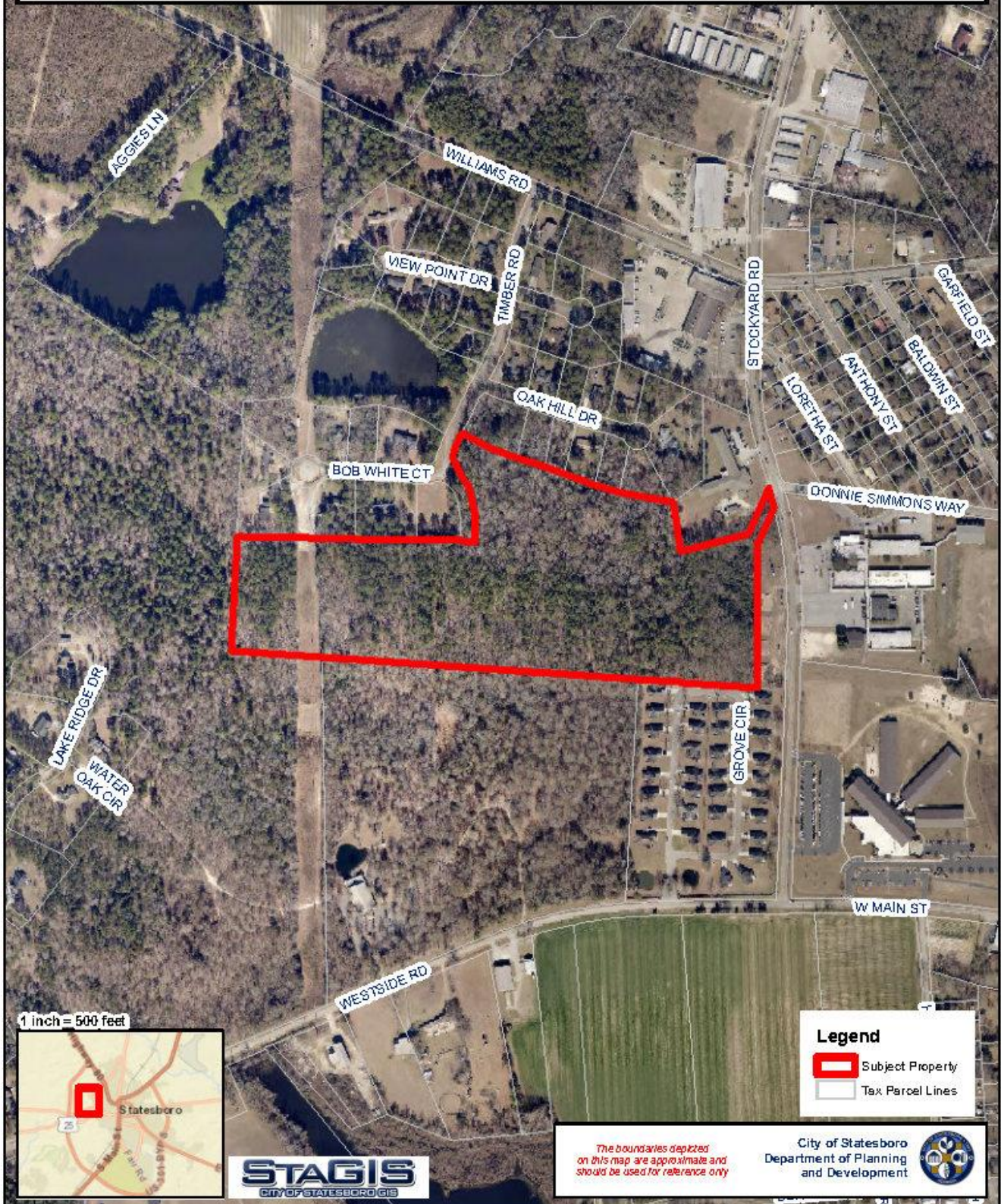
The applicant is requesting Preliminary Subdivision Approval on approximately 32.16 acres of property on Stockyard & Timber Road in order to develop a single-family detached residential subdivision.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 23-09-04 – CONDITIONAL APPROVAL

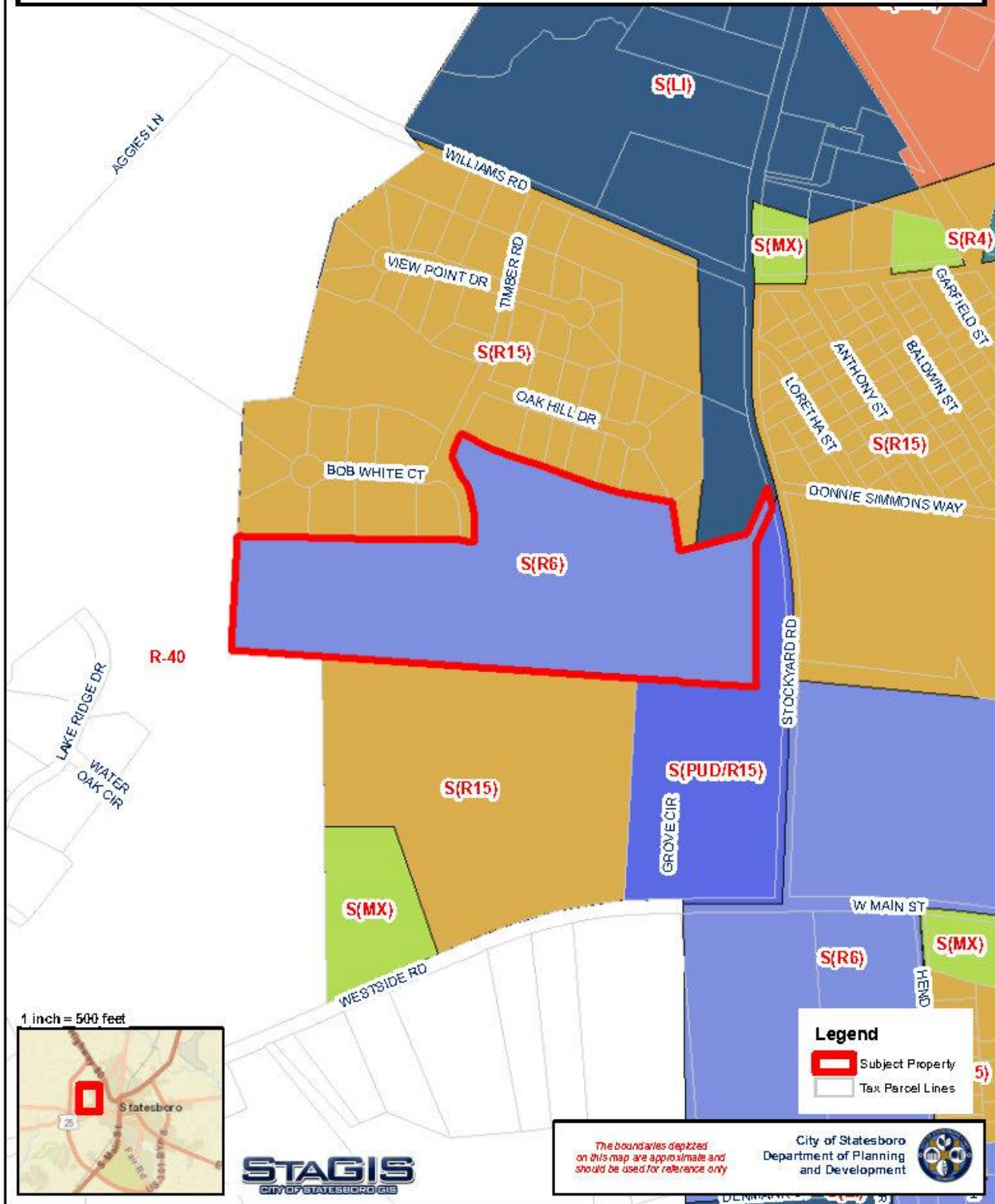
Case # SUB 23-09-04
Stockyard Road
Parcel: MS38000068 001

Location Map



Case # SUB 23-09-04
Stockyard Road
Parcel: MS38000068 001

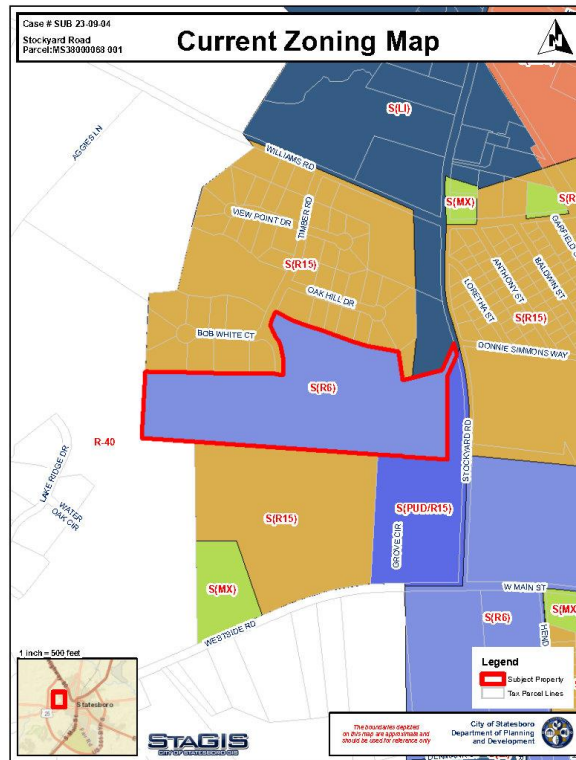
Current Zoning Map



Case # SUB 23-09-04
Stockyard Road
Parcel: MS38000068 001

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-6 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	Location Area #2: R-6 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	Location Area #3: R-6 (Single-Family Residential)	Single-Family Residential Dwelling
East	Location Area #4: PUD (Planned Unit Development)	Duplex Residential Dwelling
West	Location Area #5: R-20 (Single-Family Residential)	Single-Family Residential Dwelling
Southwest	Location Area #6: R-40 (Single-Family Residential-County)	Rural/Open Land
Southeast	Location Area #7: PUD (Planned Unit Development)	Single-Family Residential Dwelling
South	Location Area #8: R-2 (Townhouse Residential)	Rural/Open Land

5.1. Non-convexity and non-linearly increasing marginal utility due



SUBJECT SITE

The subject site is a vacant lot with of approximately 32.16 acres with a proposed new public road connecting to the parcel to the South. The number of proposed units do not exceed the number of units allotted based on the general zoning of the property. The parcel will also allow for access on both Timber and Stockyard Roads, which will provide needed access for the number of units

The applicant intends to develop a new Single-Family Subdivision of approximately 84 units in between the existing Quail Run and proposed Westside Road subdivisions. The applicant will be required to adhere to the existing UDC ordinance for this development.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this as a part of the “Established Residential Neighborhood” character area, small-lot single-family residential developments as well as neighborhood services and neighborhood scaled retail and commercial.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain some wetlands to the northern areas of the property, but a large portion of the property will remain undeveloped and provided for amenities and open space.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but the property can be served by both City Water and Sewer with minimal extension. Additionally, the topography of the property will require the use of a lift station, which will be built at cost to the developer. The property exit shown on Stockyard Road is of specific concern, as it currently does not provide sufficient site distance from the adjacent exits of other properties on Stockyard Road.

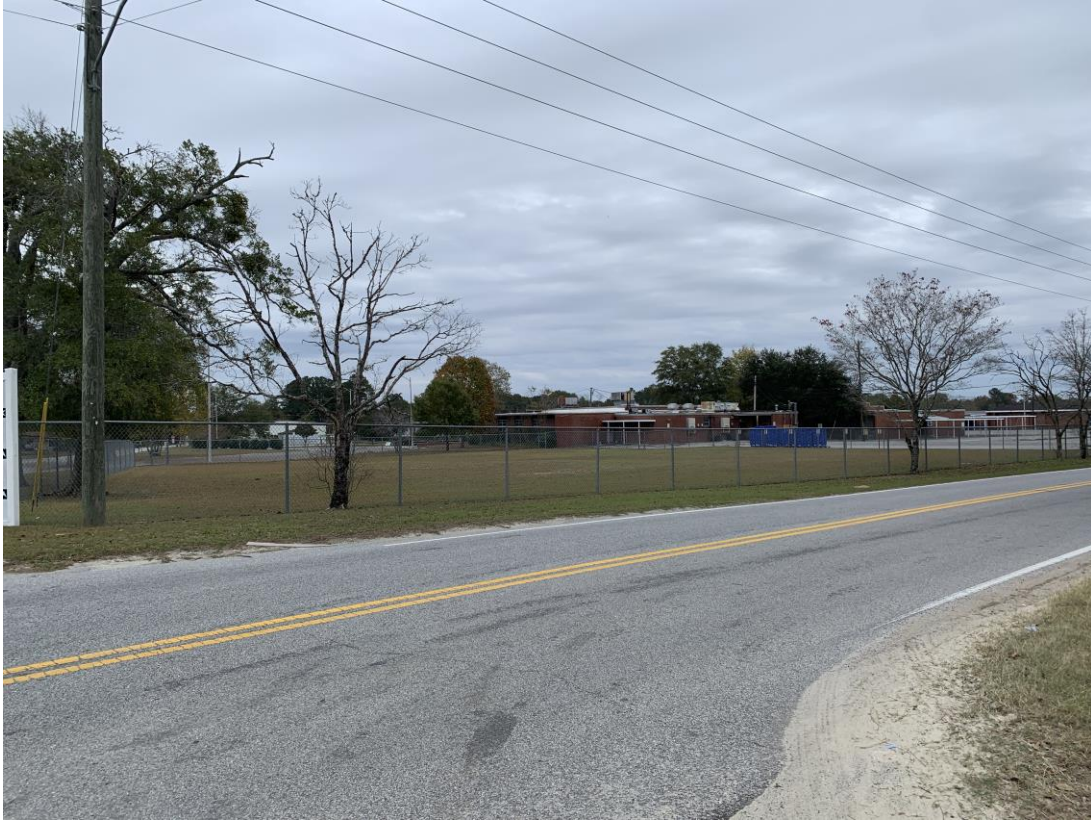
Subject Property



Northern Property



Southeastern Property



Northeastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 23-09-04**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Preliminary Subdivision Plat does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) The applicant must adhere to all recommended zoning determinations as provided by the original Zoning Map Amendment of the property.
- (3) The proposed stub road must be constructed in accordance with the submitted subdivision plat, and meet all requirements for street dedication upon completion of the street network.

At the regularly scheduled meeting of the Planning Commission on October 3, 2023, the Commission recommended approval of the Preliminary PLAT and staff recommendations with a 3-0 vote.

At the regularly scheduled meeting of the City Council on October 17, 2023, the Council voted unanimously to table the approval of this project until November 21, 2023.

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: November 7, 2023

RE: November 21, 2023 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Annexation*

Recommendation: Staff Recommends Approval of the Annexation Ordinance

Background: Five Guys Development requests Annexation of 0.78 acres of property located at Burkhalter Road in order to provide contiguity for a Residential Subdivision (Tax Parcel # 108 000001 000).

Budget Impact: None

Council Person and District: Barr (District 5) - Proposed

Attachments: Annexation General Update (AN 23-09-05) & Annexation Ordinance

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: November 7, 2023

RE: November 21, 2023 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Annexation*

Recommendation: Staff recommends the Approval of the Annexation Ordinance.

Background: Five Guys Development requests Annexation of approximately 113.4 acres of property located at 6922 Burkhalter Road in order to construct a mixed single-family detached and townhouse subdivision (Tax Parcel # 108 000002 000).

Budget Impact: None

Council Person and District: Barr (District 5) - Proposed

Attachments: Annexation General Update (AN 23-09-06) & Annexation Ordinance

ORDINANCE # 2023- __:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from Talmadge Rushing Family Trust, the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

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. The area contiguous to the City of Statesboro as described in the Unified Development Code, which is attached to and incorporated as part of this ordinance, is hereby annexed into the City of Statesboro and is made a part of said city. Said property also being known as Bulloch County tax map parcel # 108 000001 000 and further described under Appendix A:

Section 2. This ordinance shall become effective on December 1, 2023.

Section 3. The Director of Planning & Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 3 of the City of Statesboro.

Section 5. This property shall be zoned R-40 (Single-Family Residential) and located within the Developing Urban Neighborhood character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council held on November 21, 2023, subsequent to a public hearing regarding the zoning of said property.

Section 6. All ordinances and parts of ordinances in conflict with this ordinance are repealed.
APPROVED this 21st day of November, 2023 by the Mayor and Council of the City of Statesboro.

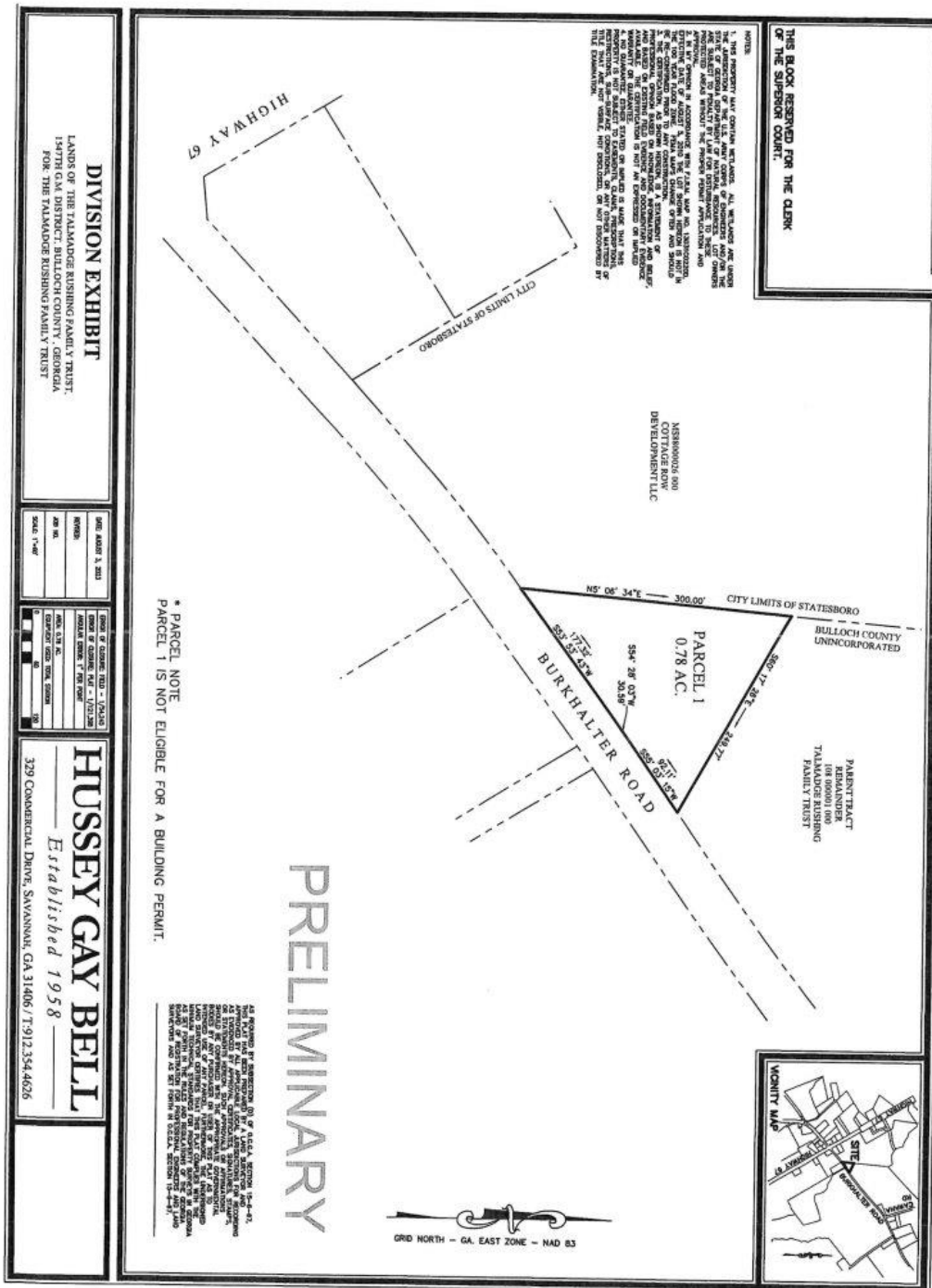
ATTEST:

Jonathan M. McCollar, Mayor

Leah Harden, City Clerk

Appendix A

Property to be annexed on the surveys below and further described as approximately 0.78 +/- acres of land located on Burkhalter Road (Tax Parcel # 108 000001 000).



ORDINANCE # 2023- __:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from Don Lanier, the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

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. The area contiguous to the City of Statesboro as described in the Unified Development Code, which is attached to and incorporated as part of this ordinance, is hereby annexed into the City of Statesboro and is made a part of said city. Said property also being known as Bulloch County tax map parcel # 108 000002 000 and further described under Appendix A:

Section 2. This ordinance shall become effective on December 1, 2023.

Section 3. The Director of Planning & Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 5 of the City of Statesboro.

Section 5. This property shall be zoned R-2 (Townhouse Residential) and located within the Developing Urban Neighborhood character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council held on November 21, 2023, subsequent to a public hearing regarding the zoning of said property.

Section 6. All ordinances and parts of ordinances in conflict with this ordinance are repealed.
APPROVED this 21st day of November, 2023 by the Mayor and Council of the City of Statesboro.

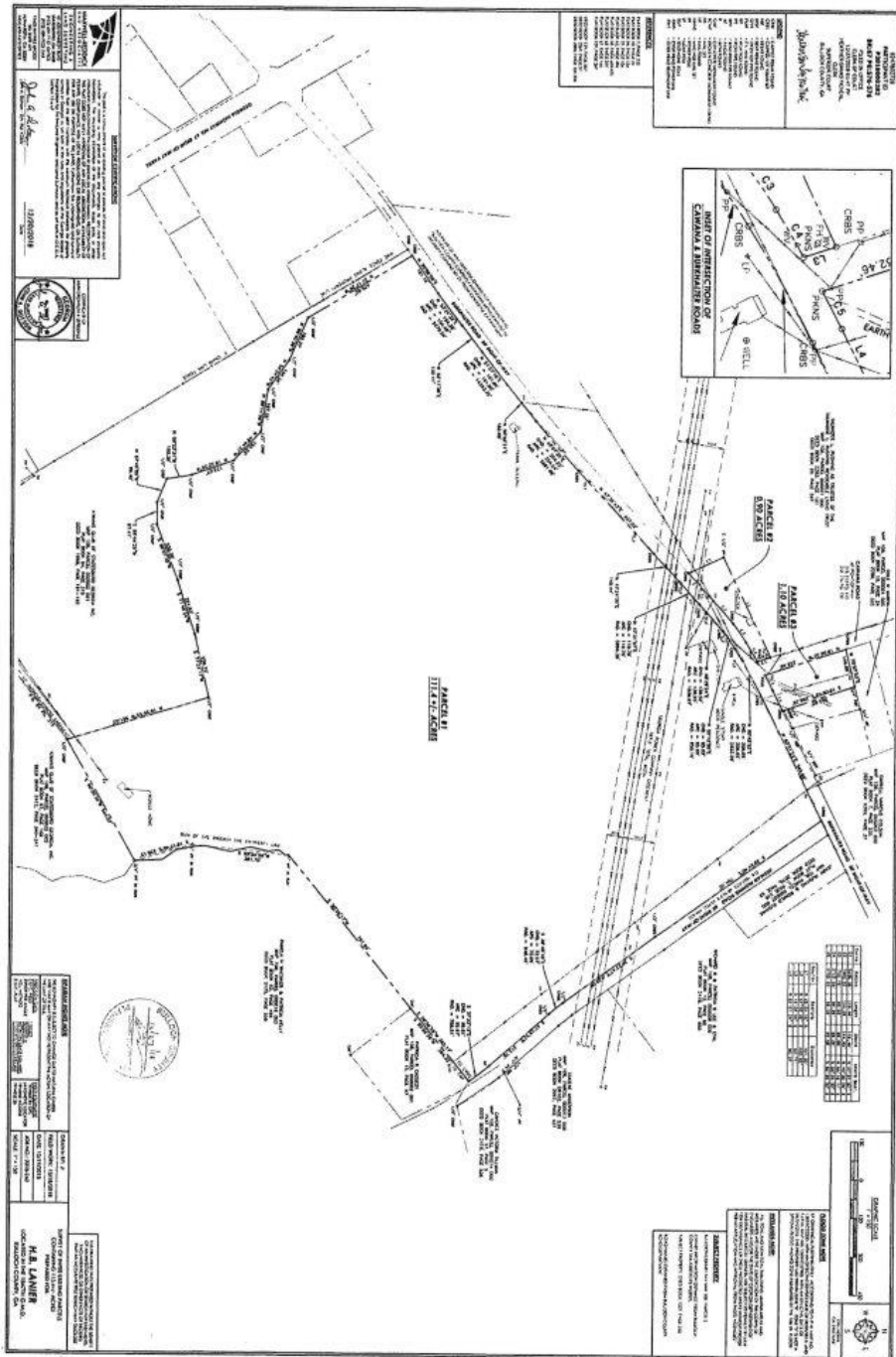
ATTEST:

Jonathan M. McCollar, Mayor

Leah Harden, City Clerk

Appendix A

Property to be annexed on the surveys below and further described as approximately 113.4 +/- acres of land located on Burkhalter Road (Tax Parcel # 108 000002 000).



CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: November 7, 2023

RE: November 21, 2023 City Council Agenda Items

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

Recommendation: Planning Commission recommends the Approval of the Zoning Map Amendment

Background: Five Guys Development requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district of approximately 113.4 acres of property in order to construct a 335 unit mixed single-family detached and townhouse subdivision at 6922 Burkhalter Road (Tax Parcel # 108 000002 000).

Budget Impact: None

Council Person and District: Barr (District 5) - Proposed

Attachments: Development Services Report RZ 23-09-07



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 23-09-07	
ZONING MAP AMENDMENT REQUEST	
6922 BURKHALTER ROAD	
LOCATION:	6922 Burkhalter Road
EXISTING ZONING:	AG-5 (Agricultural District – County)
ACRES:	113.4 acres
PARCEL TAX MAP #:	108 000002 000
COUNCIL DISTRICT:	District 5 (Barr – Proposed)
EXISTING USE:	Vacant Lot – Old Home
PROPOSED USE:	Single-Family and Townhome Subdivision

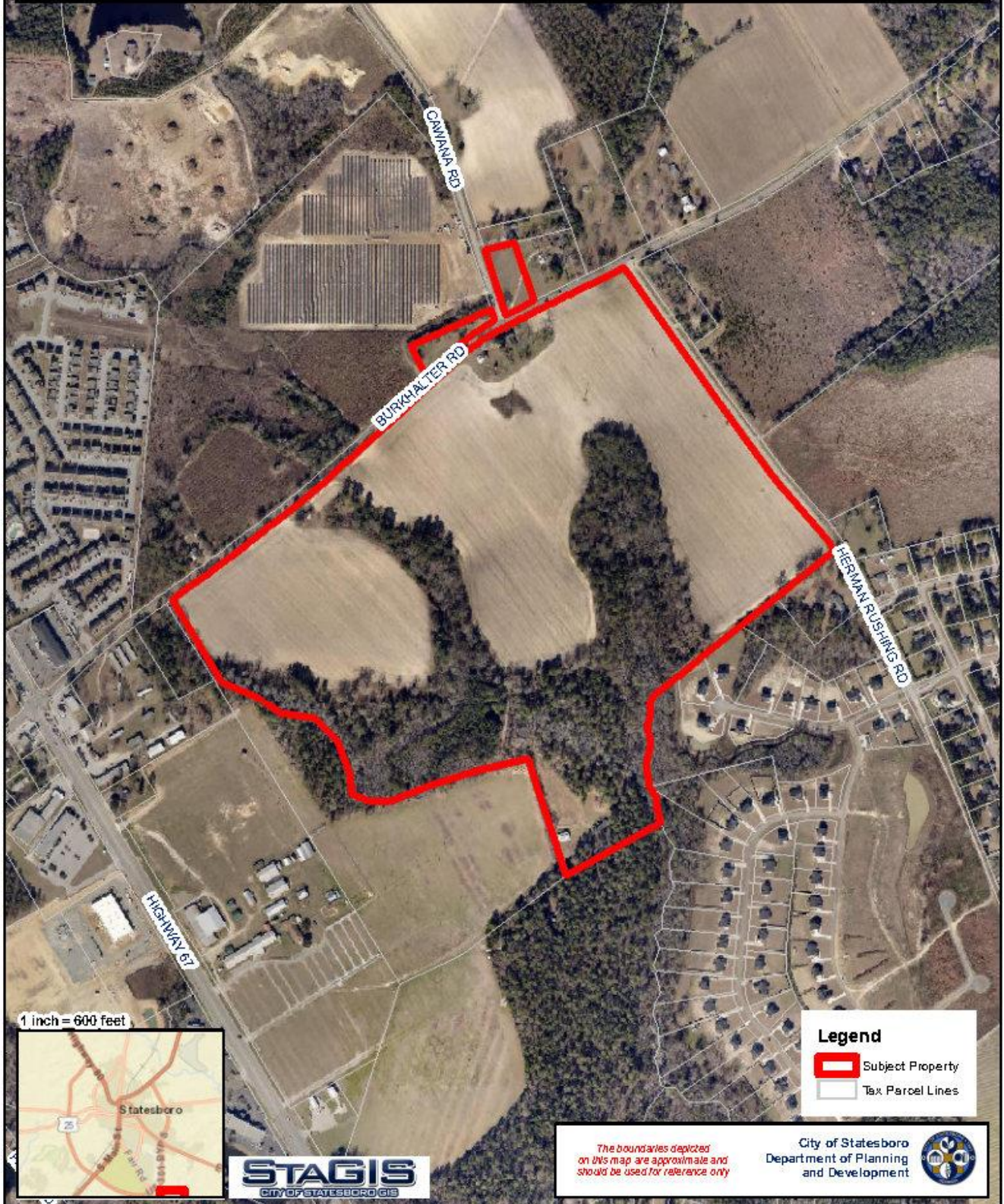
PETITIONER Five Guys Development, LLC
ADDRESS 101 Lancaster Point; Statesboro GA, 30458

REPRESENTATIVE CJ Chance; Hussey Gay Bell
ADDRESS 1100 Brampton Avenue; Statesboro GA, 30458

PROPOSAL
The applicant is requesting an Annexation and subsequent Zoning Map Amendment to the R-2 (Townhouse Residential) zoning district for 113.4 acres of property in order to develop both a mixed Single-Family detached and townhouse development.
PLANNING COMMISSION RECOMMENDATION
<u>RZ 23-09-07 CONDITIONAL APPROVAL</u>

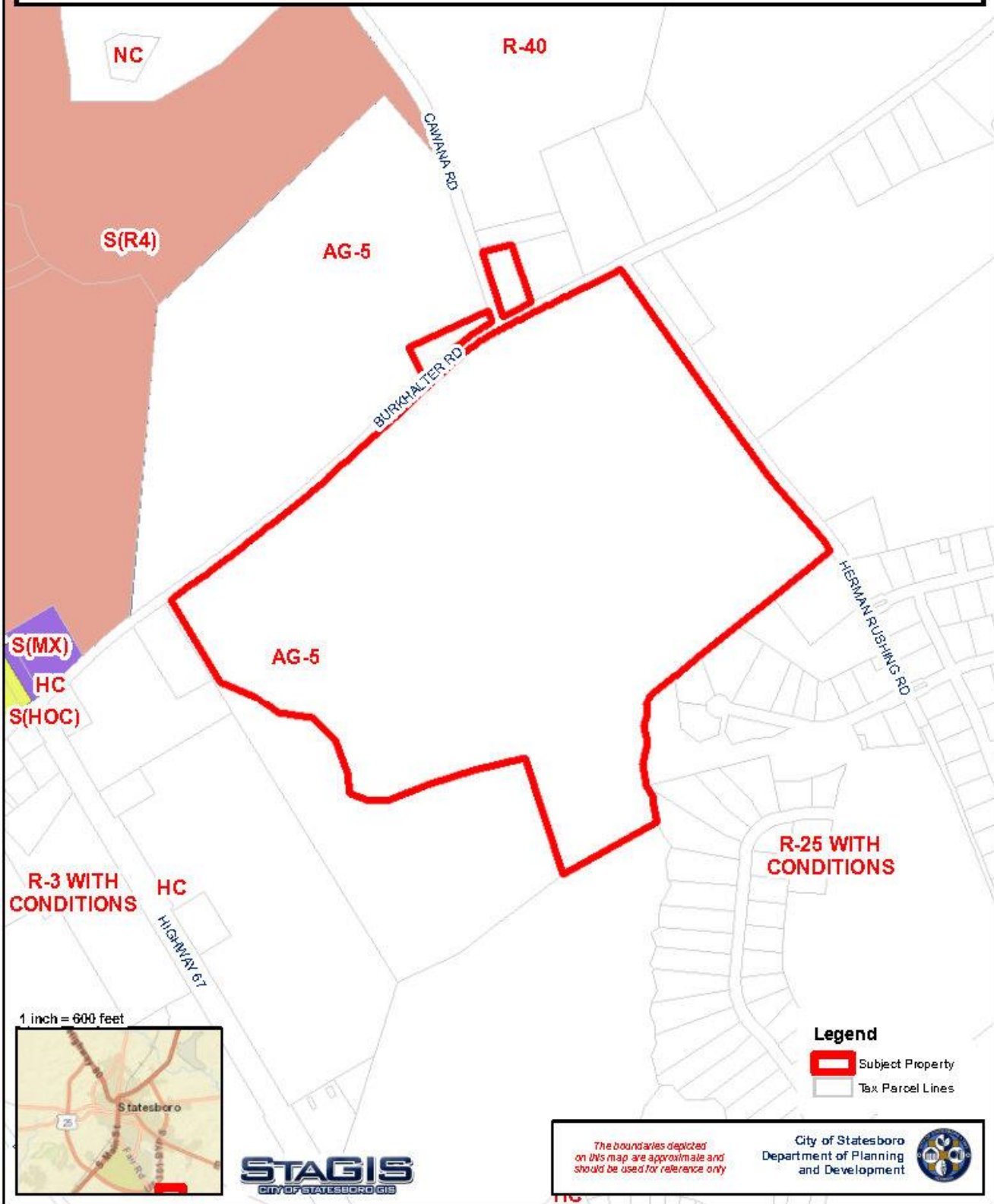
Case # AN 23-09-06 & RZ 23-09-07
6922 Burkhalter Rd
Parcel: 108 000002 000

Location Map



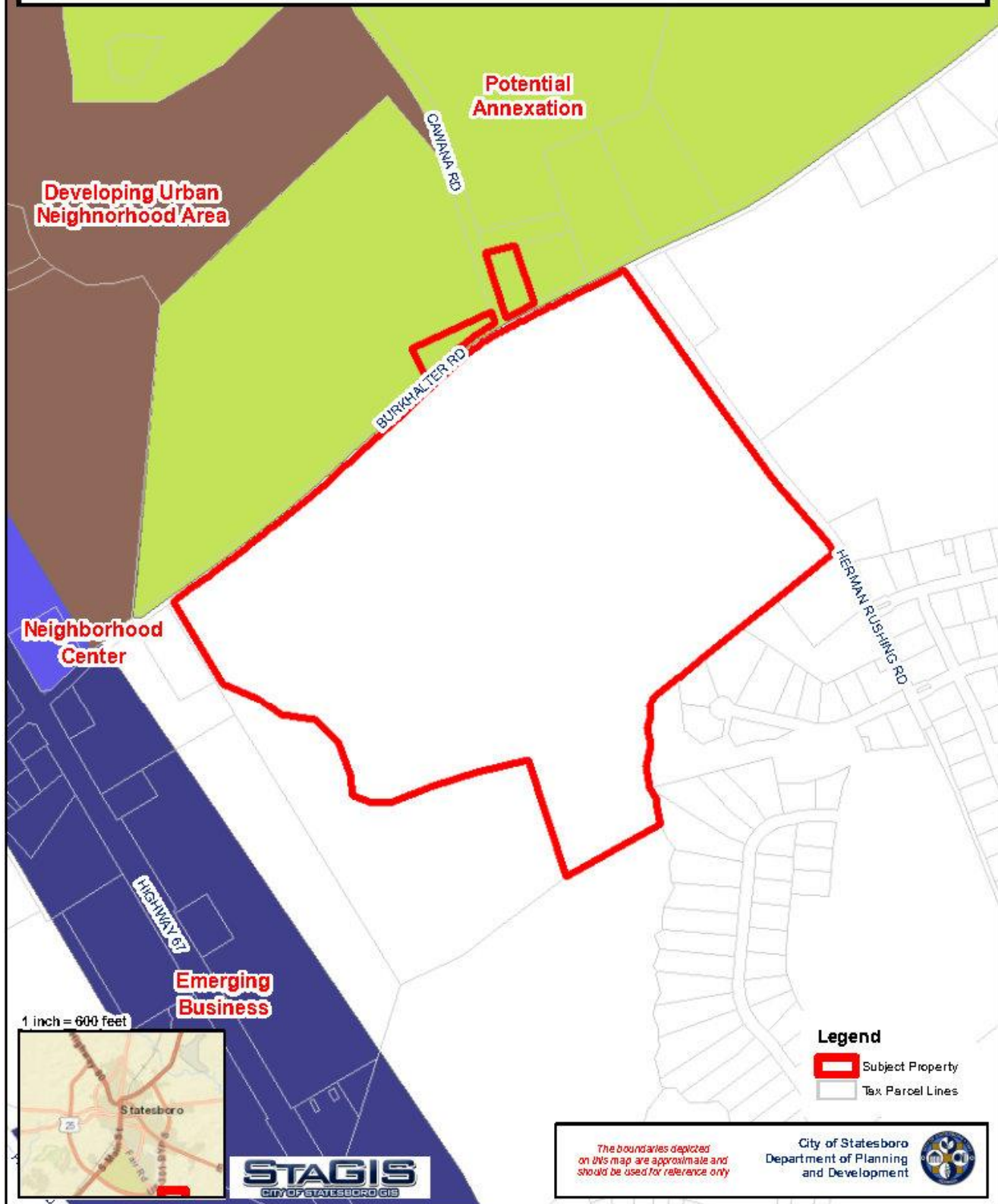
Case # AN 23-09-06 & RZ 23-09-07
6922 Burkhalter Rd
Parcel: 108 000002 000

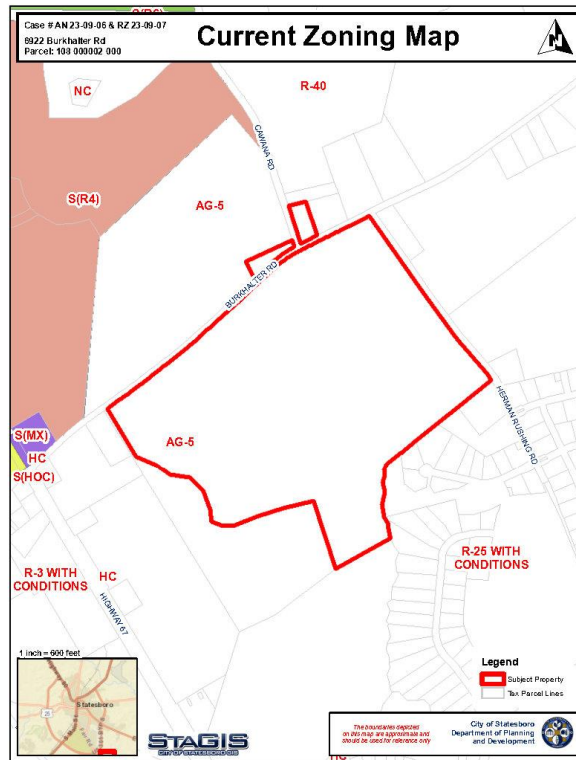
Current Zoning Map



Case # AN 23-09-06 & RZ 23-09-07
6922 Burkhalter Rd
Parcel: 108 000002 000

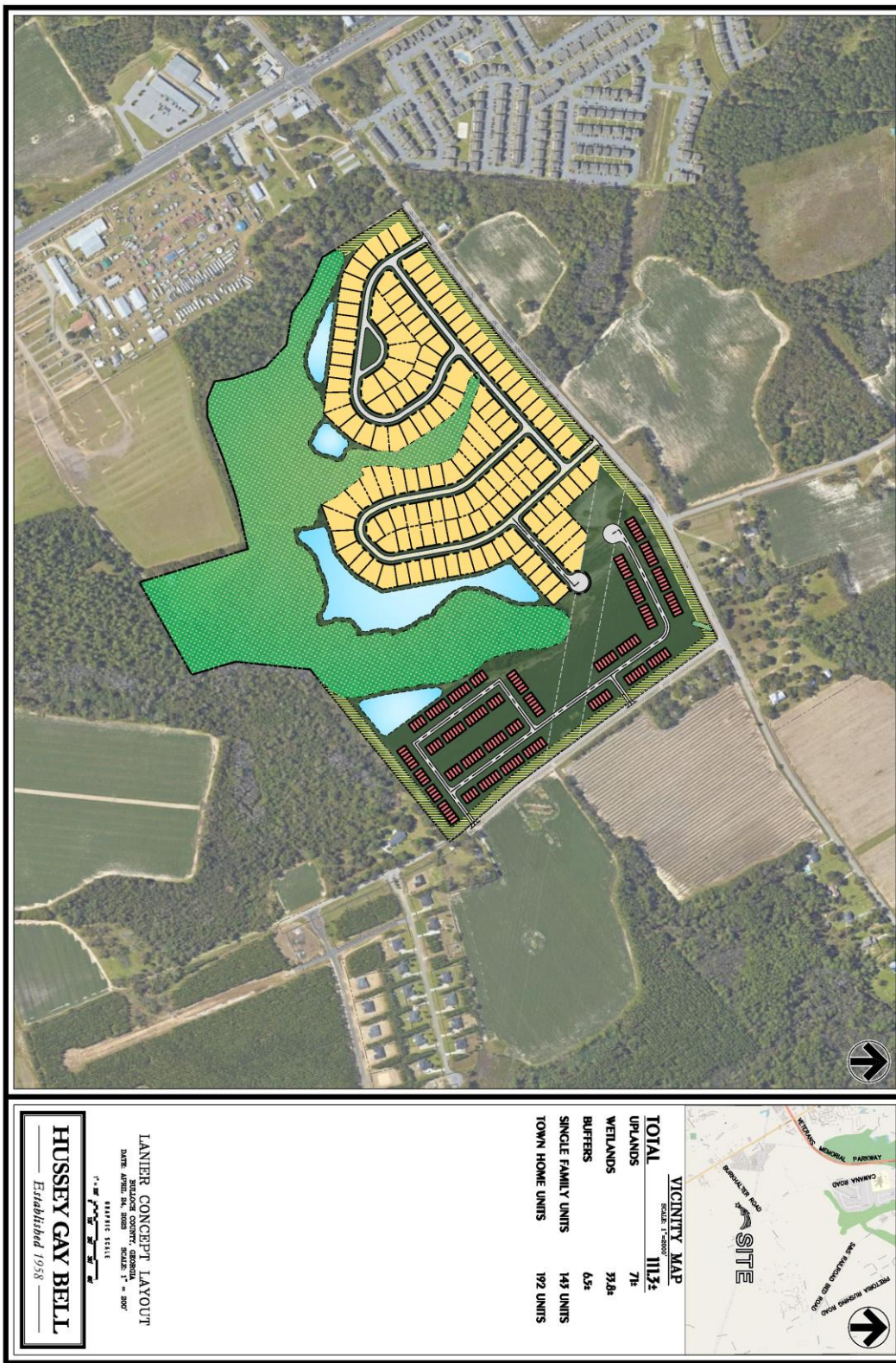
Future Landuse Map





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: AG-5 (Agricultural District – County)	Vacant
Northeast	Location Area #2: AG-5 (Agricultural District – County)	Vacant
Northwest	Location Area #3: AG-5 (Agricultural District – County)	Vacant
East	Location Area #4: AG-5 (Agricultural District – County)	Vacant
West	Location Area #5: AG-5 (Agricultural District – County)	Vacant
Southwest	Location Area #6: GC (General Commercial – County)	Vacant
Southeast	Location Area #7: R-25 (Single-Family Residential – County)	Chatham Place Subdivision
South	Location Area #8: R-25 (Single-Family Residential – County)	Chatham Place Subdivision

PROPOSED SITE



SUBJECT SITE

Page 6 of 11

Development Services Report

Case **RZ 23-09-07**

The subject site is a mostly vacant lot located on Burkhalter Road. The property has an old home with farm equipment, and some wetlands on the site. The applicant intends to develop one half of the site as single-family detached residential, and the other half as townhomes. In total, the applicant seeks to develop the property with 335 units, with 192 townhomes and 143 single-family units. As per the Unified Development Code, the R-2 zoning district allows for not only townhomes, but also for one-household residential housing.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* does not show this area. It is recommended that this area boundary be included in the revision to the Statesboro Comprehensive Master Plan, due to the availability of City Water/Sewer.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains significant wetlands, but all areas proposed for development are currently flat land for development. There are also no FEMA classified flood areas on the site.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected from multiple areas, which are currently under consideration. The property discharges onto the existing Burkhalter Road. This road has significant issues associated with traffic stacking, and collaboration with the County must be undertaken to ensure the appropriate service level is attached to this road. In addition, right-of-way must be provided to ensure traffic improvements can be made on the property.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

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

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - The surrounding area is made up of a primarily single-family residential development, although there are some commercial areas immediately to the west of the site.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The adjacent property already serves the role of providing housing, and it is unlikely that any substantial commercial development will form on this road due to the existing infrastructure already on site.
- 3. Does the property be rezoned have a reasonable economic use as currently zoned?**

- This property would not be able to access City sewer and water without completion of an annexation. It would have the ability to develop in its current zoning but not with the density or housing mix as requested.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
- This road currently has significant traffic depending on the time of day, and the intersection of Highway 67 and Burkhalter already suffers from a low service level. Concerns must be addressed with the County, and access to this road would require approval by the County.
- 5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**
- This is a growing area, and it is likely that there will be additional pressure further along the roadway based on the development of the 67 corridor.
- 6. Does the zoning proposal conform to the Long Range Land Use Plan of the Municipality?**
- The overall use does not conflict with the currently defined “Potential Annexation Area” of the Comprehensive Master Plan. Additional guidance will be provided in the upcoming update of this plan.

Subject Property



Subject Property (Southwest)



Subject Property (Northeast)



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval RZ 23-09-07**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) The applicant must ensure appropriate right-of-way is provided to the City to ensure appropriate road improvements on the site.
- (3) The applicant must submit a Traffic Impact Study before completion of the project subdivision to ensure that appropriate right-of-way and traffic calming measures may be implemented.
- (4) The Single-Family Residential subdivision must adhere to all zoning dimensional standards as outlined by Table 2.2.1-B in the Unified Development Code.
- (5) The applicant must provide amenity space to the site in accordance with the R-2 Dimensional Standards.

At the regularly scheduled meeting of the Planning Commission on November 7, 2023, The Commission recommended approval of the Zoning Map Amendment and staff conditions with a 5-0 vote.

CITY OF STATESBORO

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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: November 7, 2023

RE: November 21, 2023 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Annexation*

Recommendation: Staff recommends the Approval of the Annexation Request

Background: Hadden Capital LLC requests Annexation of 13.43 acres of property in order to construct a townhome subdivision on Langston Chapel Road (Tax Parcel # MS76000010 000).

Budget Impact: None

Council Person and District: Mack (District 3) - Proposed

Attachments: General Annexation Report & Annexation Ordinance

CITY OF STATESBORO



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Leah Harden, City Clerk
I. Cain Smith, City Attorney

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

To: Charles Penny, City Manager
From: Justin Williams, Planning & Housing Administrator
Date: February 12, 2023
RE: Beasley Road Annexation: AN 23-10-01

Below is the information regarding this annexation for City Council:

Langston Chapel Road

Analysis of the possible development has brought forth the following information. These estimates are based off of the initial concept of the development, therefore cost estimates and the number of townhouses being developed may vary. The calculations prepared in this document utilize the expected number of tenant locations discussed with the developer and are subject to change.

This development is located in the Potential Annexation character area of the *Statesboro Comprehensive Plan*, and is adjacent to the conservation area of Bird's Pond.

This analysis is broken into specific areas related to the following: Utility & Infrastructure Cost, Tax Implications and Economic Impact.

Utility & Infrastructure Revenue

Calculations for the extension of utilities into the area completed by the Water/Sewer Division determined that the extension of utilities onto the site would be incurred by the developer. These extensions would be maintained by the City. The applicant would be required to pay for both the water and sewer extensions, the taps into the system per commercial unit. The Aid to Construction fee is a specific fee associated with the impact that a development would have on the City Wastewater Treatment Plant, and is used exclusively to assist in maintaining this plant. In the case of this development, it would be paid based on the newly constructed units.

The installation of gas to the subdivision has not been determined as a desired request, therefore no analysis has been conducted for this item. If natural gas is requested, these cost would be incurred by the City to extend into the area.

Infrastructure Revenue to the City			
	Water Tap	Sewer Tap	Aid to Construction
Per Unit Revenue	\$1220	\$600	\$960
Building Revenue (Estimated 6 units)	\$7320	\$3600	\$5760

Tax Implications

As of 2023, the City of Statesboro currently has a millage rate of 8.125 mills. The land value of the property without infrastructure is currently listed by the Bulloch Tax Assessor at \$117,800. Considering that value, the 40% assessed amount will be \$47,120. Within the first year, the general tax rate of the land would be \$382.85. At this time, there is specific price point for development, so an average \$190,000 price point will be the basis for estimates.

A map showing the initial proposal for this development may be found below. Due to specific environmental and code restraints, this plan is subject to change.

Economic Impacts

In regards to the general impact to the economic base of the City, there are two factors to consider. The first is the general amount of financial impact directly to the City upon annexation, and the second is the financial impact to the City post construction. This does not include any impacts to the overall traffic analysis of the proposed development, nor does it include the overall cost of services in terms of fire nor police (this area is already covered by the 5-mile fire district, so there is no likely change in this service cost).

The road will remain a County Road and will require approval for all entry and exit points as well.

General analysis of the project shows the overall revenues for the project, as well as the projected highest and best use of the property.

	Without Annexation	Annexation & No Development	Development at R-2
Land Value	\$117,800	\$117,800	\$19,380,000
Water/Sewer Improvement	\$0	\$0	\$185,640
Property Tax Value (Yearly)	\$0	\$382.85	\$62,985

23/258

GA. EAST ZONE

GAUD MATHIAS

SURVEY FOR BARN K. TYSON

PRECISION DATA

E.O.C. FIELD 118.75 Total Angle
ADJ. METHOD COMPASS
E.O.C. PLAY 1158.871 = 11219.91
E.O.C. TOTAL STATION
SCALE IN FEET
1" = 300'

FIELD EQUIPMENT

STEEL TAPE
1-16 THEODOLITE
L.M.
TOTAL STATION

REGISTERED
GEORGIA
LAND SURVEYING
NATHAN OLLIFF
RECORD
Exp. 1987

FILE NO. 11-53-422 CD

DATE NOV. 28, 1983
1" = 300'

SURVEY OF 5 PARCELS OF LAND
IN THE 1209TH G.M.D., BULLOCK
COUNTY, GEORGIA

OLD BIRD'S POUD
CITY OF STATESBORO
PA 10, PA 20
573.05' ±
103.40' ±
111.50' ±
142.30' ±
723.29' ±
142.30' ±
13.97 AC.
22.10 ACES
Parcel 1
Parcel 2 & 3
Parcel 4
Parcel 5
Parcel 6
Parcel 7
Parcel 8
Parcel 9
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ORDINANCE # 2023- __:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from Hadden Capital, LLC, the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

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. The area contiguous to the City of Statesboro as described in the Unified Development Code, which is attached to and incorporated as part of this ordinance, is hereby annexed into the City of Statesboro and is made a part of said city. Said property also being known as Bulloch County tax map parcel # MS72 000010 000 and further described under Appendix A:

Section 2. This ordinance shall become effective on December 1, 2023.

Section 3. The Director of Planning & Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 3 of the City of Statesboro.

Section 5. This property shall be zoned R-2 (Townhouse Residential) and located within the Developing Urban Neighborhood character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council held on November 21, 2023, subsequent to a public hearing regarding the zoning of said property.

Section 6. All ordinances and parts of ordinances in conflict with this ordinance are repealed.
APPROVED this 21st day of November, 2023 by the Mayor and Council of the City of Statesboro.

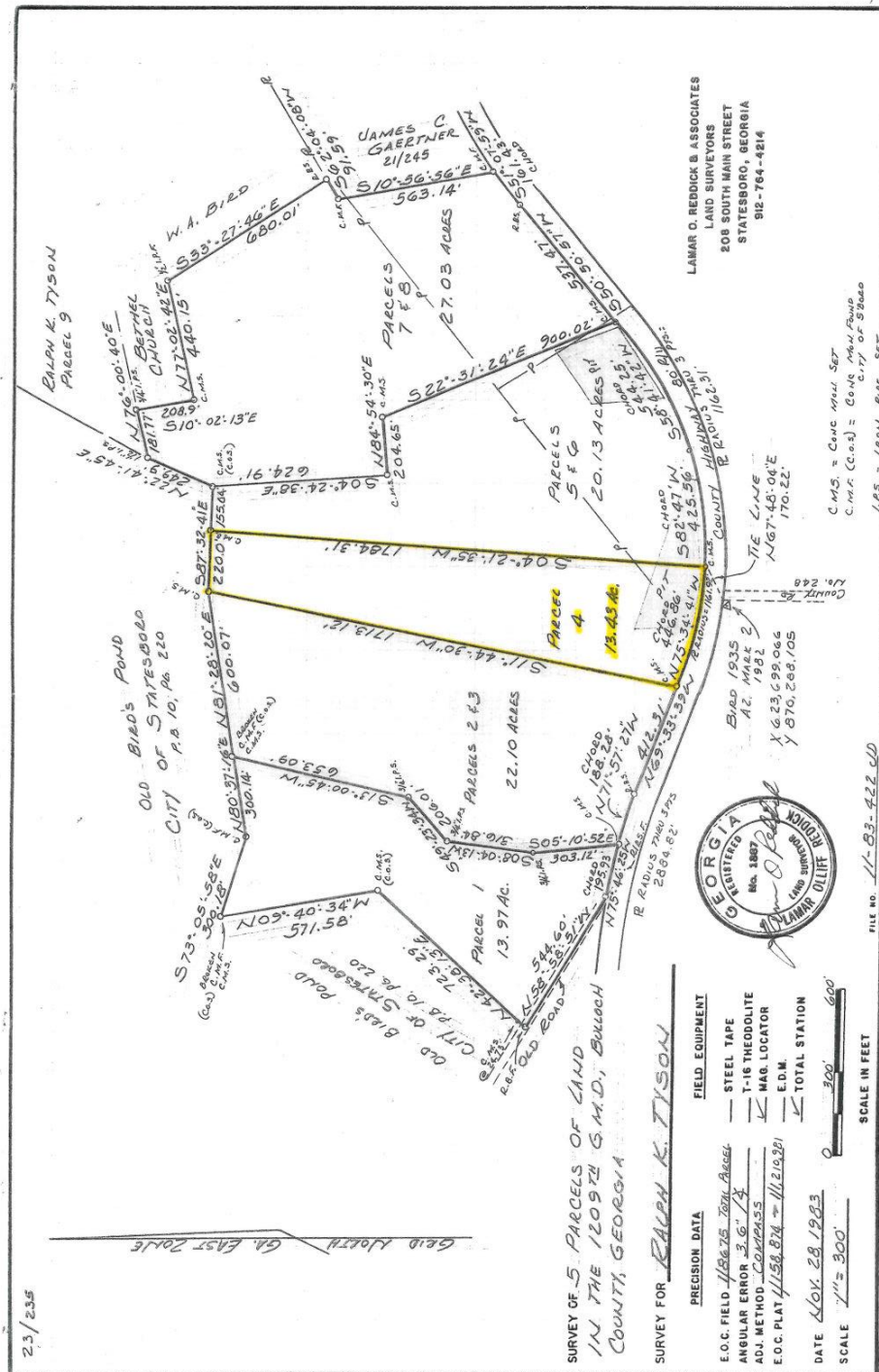
ATTEST:

Jonathan M. McCollar, Mayor

Leah Harden, City Clerk

Appendix A

Property to be annexed on the surveys below and further described as approximately 13.41 +/- acres of land located on Langston Chapel Road(Tax Parcel # MS76000010 000).



CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: November 7, 2023

RE: November 21, 2023 City Council Agenda Items

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

Recommendation: Planning Commission makes no recommendation on this Zoning Map Amendment.

Background: Hadden Capital LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district on 13.43 acres of property in order to construct a townhome subdivision on Langston Chapel Road (Tax Parcel # MS76000010 000).

Budget Impact: None

Council Person and District: Mack (District 3) - Proposed

Attachments: Development Services Report RZ 23-10-02



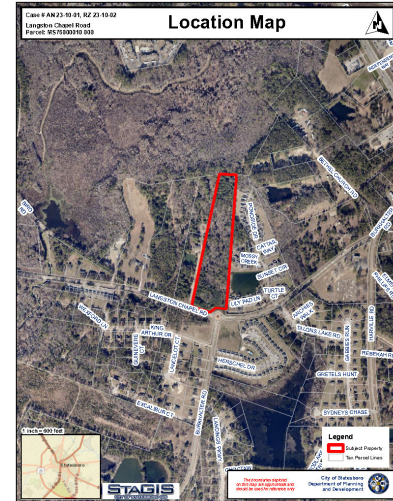
ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 23-10-02 ZONING MAP AMENDMENT REQUEST LANGSTON CHAPEL ROAD

LOCATION:	Langston Chapel Road)
EXISTING ZONING:	R-25 (Single-Family Residential – County)
ACRES:	13.41 acres
PARCEL TAX MAP #:	MS76000010 000
COUNCIL DISTRICT:	District 3 (Mack – Proposed)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhouse Subdivision



PETITIONER Hadden Capital LLC
ADDRESS 101 Lancaster Point; Statesboro GA, 30458

REPRESENTATIVE Stephen T. Rushing
ADDRESS P.O. Box 327; Statesboro GA, 30458

PROPOSAL

The applicant is requesting an Annexation and subsequent Zoning Map Amendment to the R-2 (Townhouse Residential) for 13.41+/- acres of property located on Langston Chapel Road in order to build a townhouse subdivision.

PLANNING COMMISSION RECOMMENDATION

RZ 23-10-02 – NO RECOMMENDATION

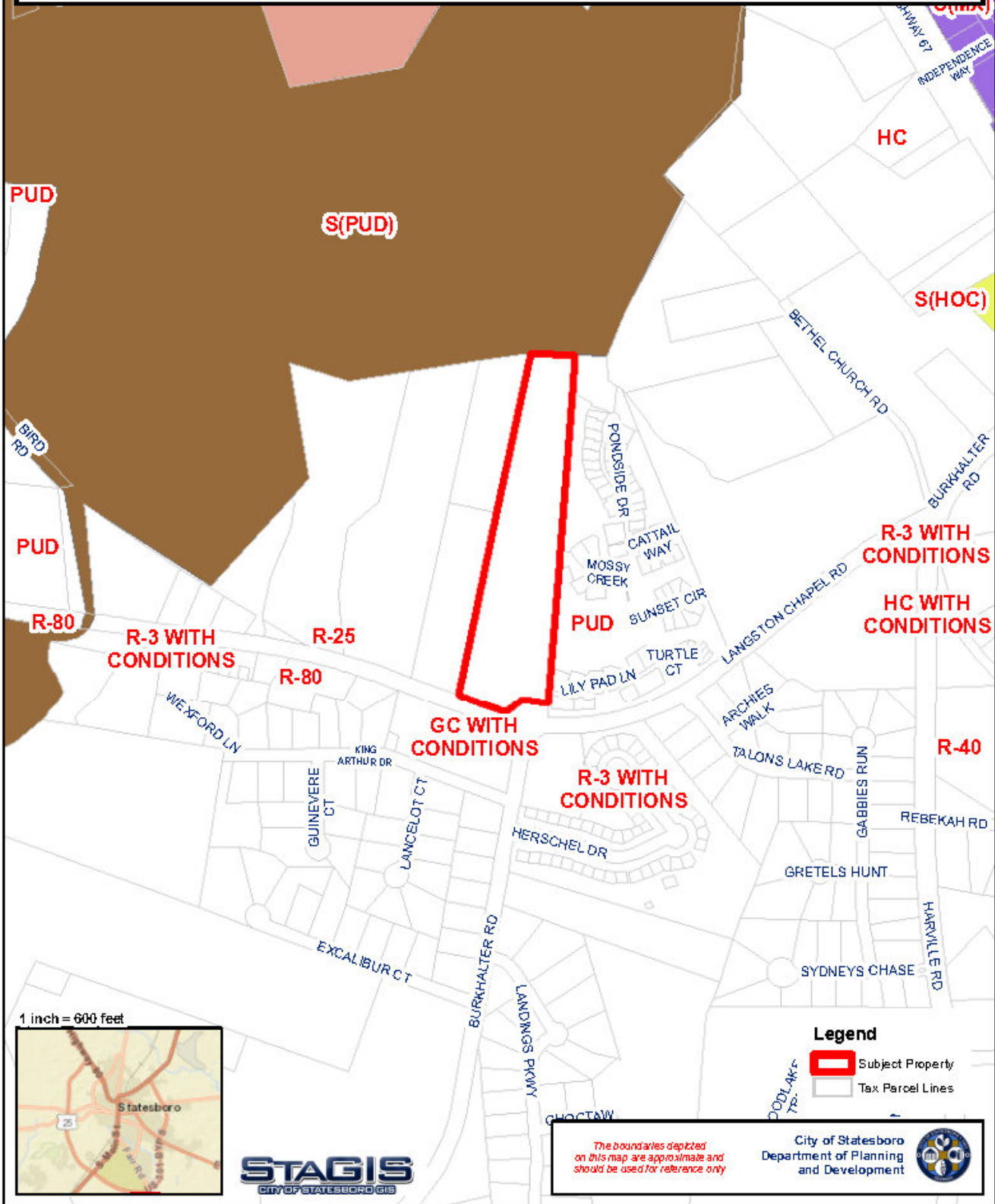
Case # AN 23-10-01, RZ 23-10-02
Langston Chapel Road
Parcel: MS76000010 000

Location Map



Case # AN 23-10-01, RZ 23-10-02
Langston Chapel Road
Parcel: MS76000010 000

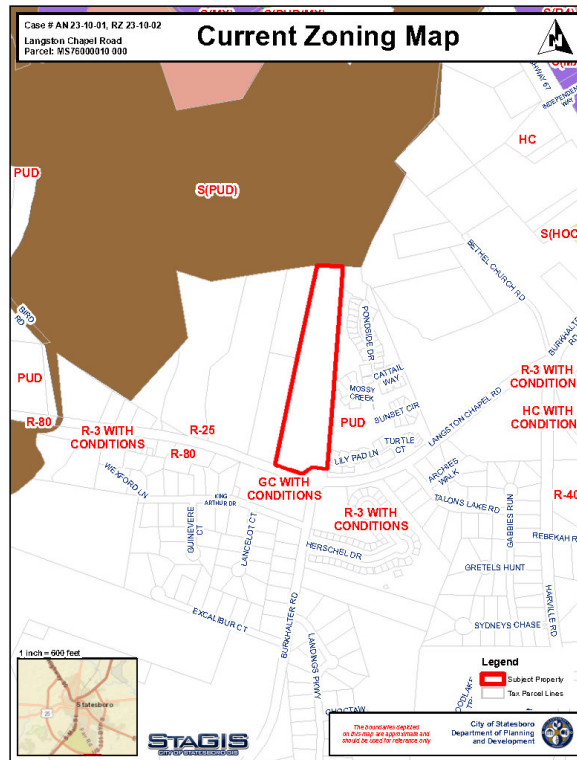
Current Zoning Map



Case # AN 23-10-01, RZ 23-10-02
Langston Chapel Road
Parcel: MS76000010 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: PUD (Planned Unit Development)	Bird's Pond
Northeast	Location Area #2: PUD (Planned Unit Development)	Bird's Pond
Northwest	Location Area #3: PUD (Planned Unit Development)	Bird's Pond
East	Location Area #4: PUD (Planned Unit Development – County)	Townhouse Development
West	Location Area #5: R-25 (Single-Family Residential – County)	Single-Family Dwelling
Southwest	Location Area #6: GC (General Commercial – County)	Vacant
Southeast	Location Area #7: R-3 (Multiple Family Residential – County)	Vacant
South	Location Area #8: GC (General Commercial – County)	Vacant

[illegible]

Page 6 of 11
Development Services Report
Case **RZ 23-10-02**

The subject site is a vacant 13.4+/- lot located on Langston Chapel Road. The applicant intends to develop the property for a residential townhouse subdivision. There are wetlands on the site, but these are not intended for significant disruption. The development will include two entrances which is sufficient in accordance with the International Fire Code. The total proposed development will consists of approximately 108 units.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this area in the “Potential Annexation” character area, which calls for small and midsize regional retail and commercial development, as well as mixed use retail and multi-family housing.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands, but does not have any FEMA Flood Areas listed.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected from the Northernmost Boundary of the site. The development will disburse all traffic onto a County road (Langston Chapel) and will require approval for exits to be placed on this street. Streets within the development are proposed to be public and the associated guest parking is subject to change.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

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

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - The surrounding area is made up of a mix of residential development of varying densities. Historically, efforts to rezone the property in the County to Commercial have failed, due to the concerns of surrounding residents.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - This would be development in alignment to the existing County properties, but would have a generally higher density. It will not adversely impact the surrounding use.
- 3. Does the property be rezoned have a reasonable economic use as currently zoned?**
 - This property would not be able to access City sewer and water without completion of an annexation. It would have the ability to develop in its current zoning but not with the density as requested.

4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

- This road currently has significant traffic depending on the time of day, but does not serve as a main thoroughfare in this area. Concerns must be addressed with the County roundabout, but access to this road would require approval by the County.

5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

- This is a slow growing area, as many of the surrounding parcels are already developed. Development of this area is in line with other expectations for growth in the surrounding area.

6. Does the zoning proposal conform to the Long Range Land Use Plan of the Municipality?

- The overall use does not conflict with the currently defined “Potential Annexation Area” of the Comprehensive Master Plan. Additional guidance will be provided in the upcoming update of this plan.

Subject Property



Southern Property



Western Property



Eastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval RZ 23-10-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.

At the regularly scheduled meeting of the Planning Commission on November 7, 2023, The Commission did not pass a motion and a "No Vote" was rendered.

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: November 7, 2023

RE: November 21, 2023 City Council Agenda Items

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

Recommendation: Planning Commission recommends approval of the Preliminary Subdivision PLAT.

Background: Burbank Point LLC request a Preliminary Subdivision PLAT on 1.21 acres of property located on Hill Street (Tax Parcel# S39 000043 000).

Budget Impact: None

Council Person and District: Mack (District 3) - Proposed

Attachments: Development Services Report SUB 23-10-03



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

SUB 23-10-03 PRELIMINARY SUBDIVISION REQUEST HILL STREET

LOCATION:	0 Hill Street
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	1.21 Acres
PARCEL TAX MAP #:	S39 000043 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Wooded Lot
PROPOSED USE:	Single-Family Detached Development



PETITIONER Burbank Pointe LLC
ADDRESS 1007 Monarch Circle; Statesboro, GA 30461

REPRESENTATIVE Nathan Brown: Hussey Gay Bell
ADDRESS 1100 Brampton Avenue; Statesboro GA, 30458

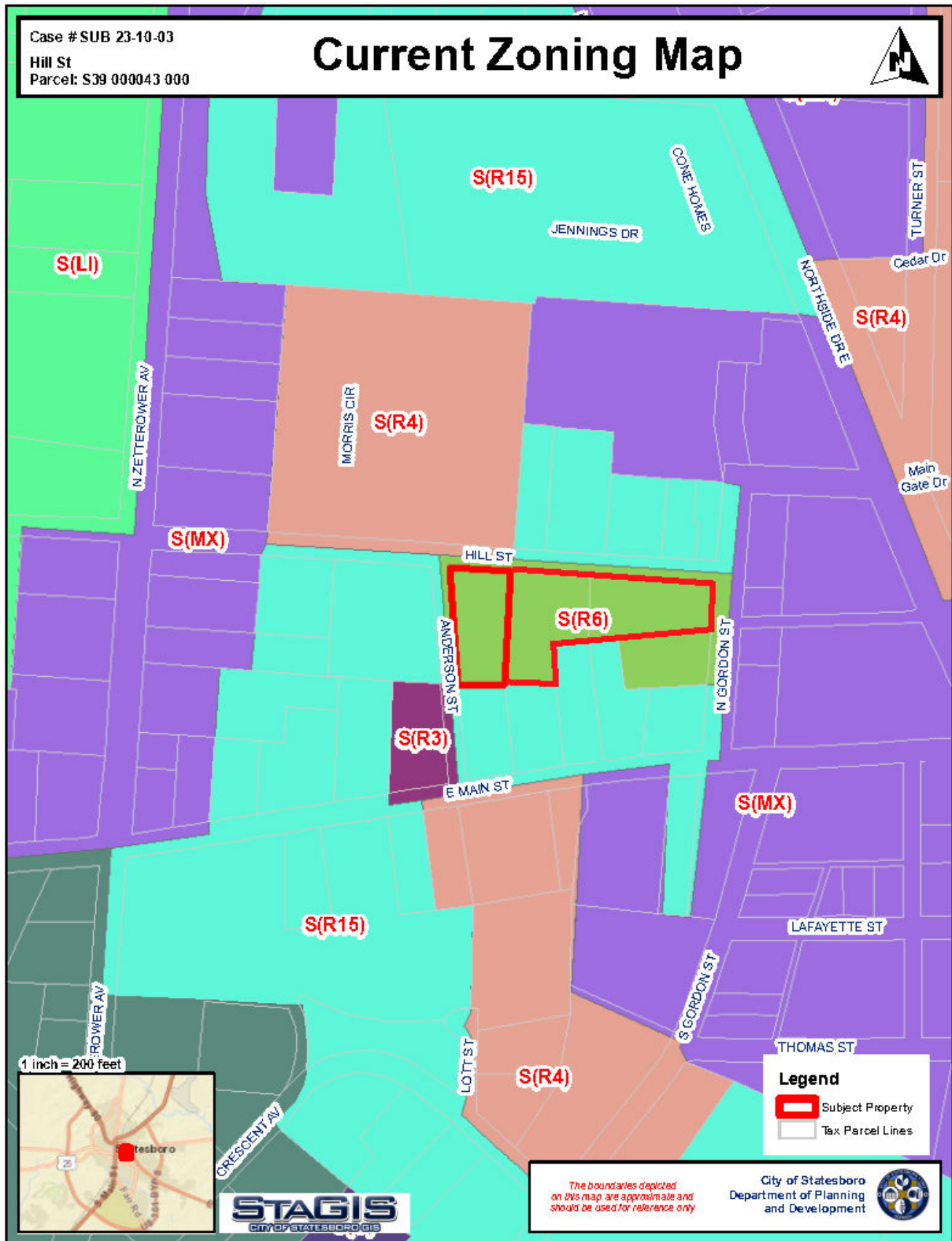
PROPOSAL

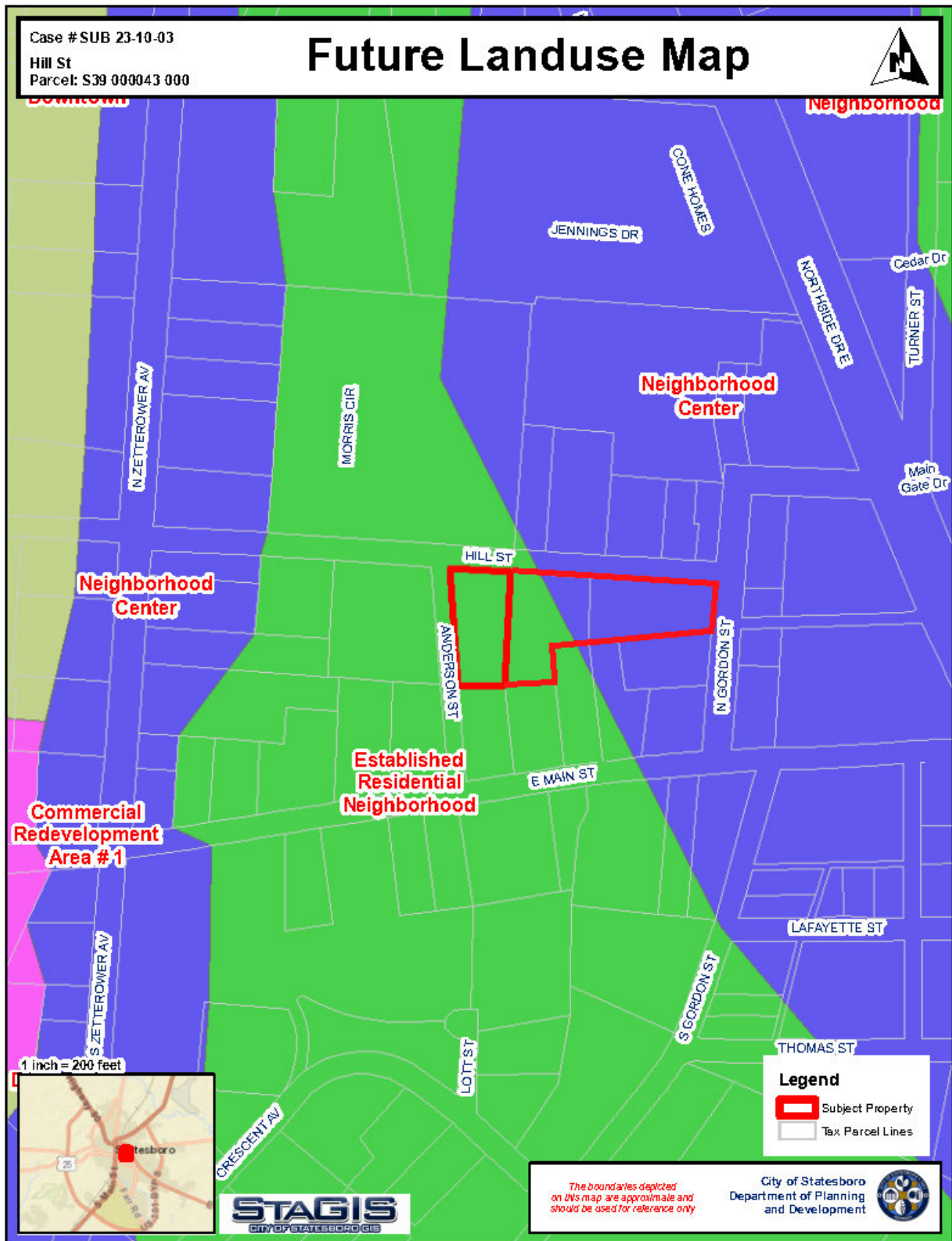
The applicant requests a preliminary subdivision of approximately 1.21 acres in order to develop a small single-family detached subdivision of approximately 8 units on both Hill Street.

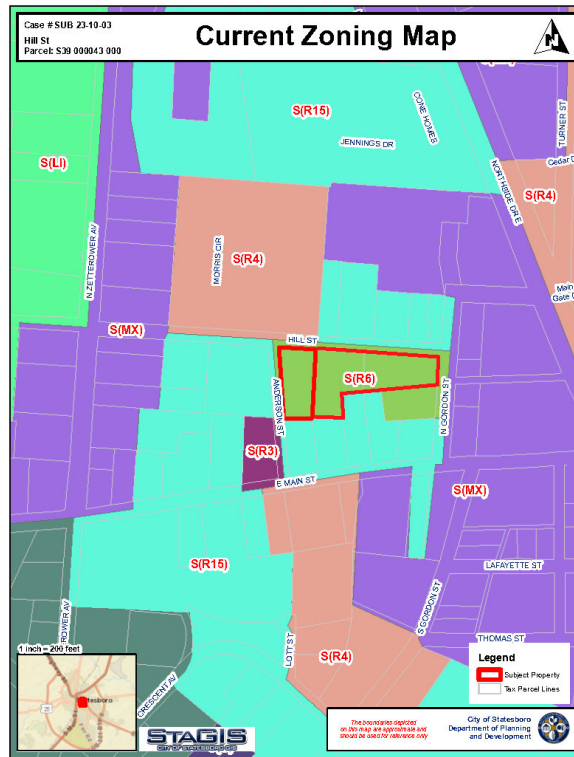
STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 23-10-03 - DENIAL









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-4 (High-Density Residential)	Statesboro Housing Authority
Northeast	Location Area #2: R-15 (Single-Density Residential)	Single Family Dwelling
East	Location Area #3: MX (Mixed-Use)	Commercial Retail
North West	Location Area #4: R-3 (Medium-Family Residential)	Statesboro Housing Authority
Southeast	Location Area #5: MX (Mixed-Use)	Commercial Retail
South	Location Area #7: R-15 (Single-Family Residential)	Single-Family Dwelling
Southwest	Location Area #8: R-15 (Single-Family Residential)	Single Family Dwelling
West	Location Area #9: R-3 (Medium-Density Residential)	Single-Family Dwelling

SUBJECT SITE

The subject site consists of a recently combined parcel consisting of approximately 2.59 acres and an existing home which will be demolished.

Within the last year, the applicant has both updated the zoning of the property and permitted construction on the adjacent R-15 (Single-Family Residential) lots on East Main Street.

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

ENVIRONMENTAL SITE ANALYSIS

The property does not appear to contain wetlands on the site. There are no flood zones being projected on the site. There are some heritage and historic trees on the site, which the owner would look to retain if possible. The property as shown will likely exceed the area allowance for impervious surfaces, and would not be eligible for a land disturbance permit in its current form.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities. The existing access on Anderson Street would require some improvements to allow for better traffic flows, but this is currently a City Street. Anderson Street is a project under consideration for paving and will require right-of-way on the site that interferes with the existing makeup of the proposed lots.

Subject Property



Northern Property



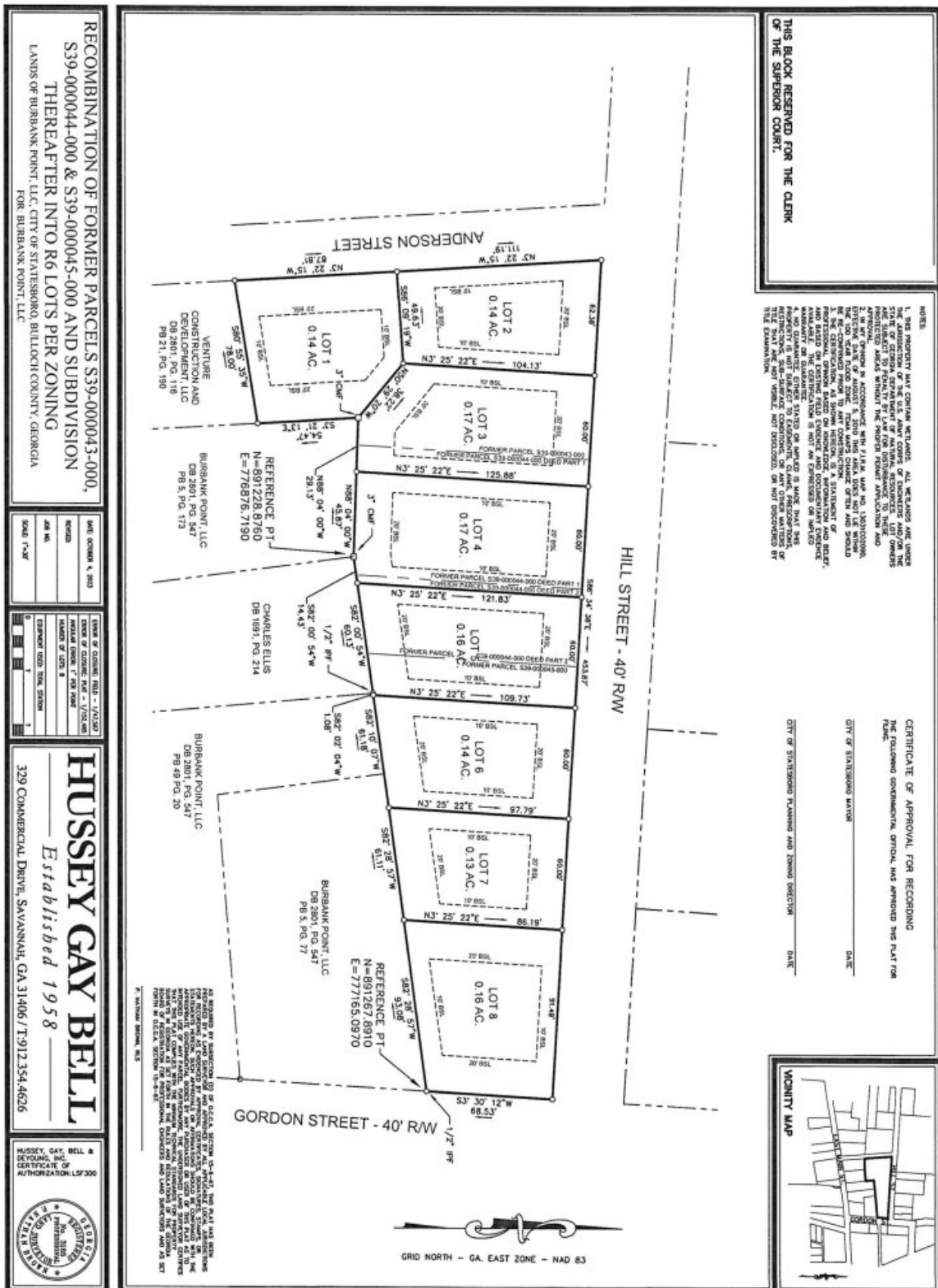
Western Property



Eastern Property



Preliminary Plat



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial SUB 23-10-03 due to the lack of stormwater facility improvements and right-of-way concerns. Staff has discussed this matter and the applicant has agreed to submit project alterations to meet these concerns** If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Preliminary Subdivision does not grant the right to develop on the site without approval under Article 4.2: Stormwater Management in the Unified Development Code. All construction must be approved by the City.
- (2) The final plat must meet all recording requirements of the Unified Development Code before any units may be sold in the subdivision.
- (3) The builder must construct a drainage ditch on the Hill Street right-of-way from Anderson Street to Gordon Street in order to ensure appropriate drainage from the site.
- (4) The developer will be required to provide up to 10 feet of right-of-way for Anderson Street improvements.

At the regularly scheduled meeting of the Planning Commission on November 7, 2023, The Commission recommended approval of the Preliminary Plat and staff conditions with a 5-0 vote.

CITY OF STATESBORO

COUNCIL

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



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

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

To: Jason Boyles, Assistant City Manager and Leah Harden, City Clerk

From: Olympia Gaines, Assistant to the City Manager

Date: November 14, 2023

Re: November 21, 2023 City Council Agenda Items

Policy Issue: Public Hearing and First Reading of an Amendment to Chapter 66, Article V Collection Practices of the Statesboro Code of Ordinances in order to amend the text in Section 66-91 (c) (1).

Recommendation: Advance to Second Reading and Consideration

Background: This item has been referred back for public hearing and first reading by Mayor and Council due to substantial revisions at the November 7, 2023 Council meeting. Residents will be provided with a written warning from Code Enforcement for failure to remove polycarts after the assigned collection date. Staff is recommending the following initiated action for violation of this section: initial warnings from Code Enforcement for first offense, \$25 for second offense (following initial warning from Code Enforcement), \$50 for third offense, and \$75 for subsequent offenses. If approved, the fine violations will be referenced in the City's Schedule of Fees.

Budget Impacts: N/A

Council Person or District: All

Attachments: Proposed Ordinance

ORDINANCE 2023-19:

Ordinance Amendment: Article V Collection Practices, Section 66-91 Residential Garbage Collection of Chapter 66 Solid Waste

Sec. 66-91. - Residential garbage collection. Current Ordinance

- (a) Garbage and solid waste at residences within the city shall be collected only by departments and employees of the city, or pursuant to a contract or franchise issued by the city. Removal by persons for hire or compensation is prohibited.
- (b) Collections from residential premises with a refuse receptacle shall be made once weekly, with the exception of holidays or in times when such collection is impossible, such as in the event of natural disasters.
- (c)(1) Resident(s) shall place garbage for curbside pickup in carts provided by the city. On the evening before each day assigned by the city sanitation superintendent for collection in the resident's area, the cart shall be placed at a curbside point designated by city sanitation officials no earlier than 6:00 p.m. for pick up the next day. The cart shall be removed from the curbside point by the resident no later than 8:00 a.m. on the day after the assigned collection date. ~~Failure to remove a cart by 8:00 a.m. on the day after the assigned collection date shall result in a fine of \$10.00 per day until the cart is removed.~~ **Action against violators of this Section may be initiated by citizen complaint or upon safety concerns raised by City Staff. Initial action shall be a warning from the City's Code Compliance Department with subsequent violations being subject to a fine as set forth in the City's schedule of rates, fines, and fees.** At other times, carts will be stored by the resident(s) where possible in locations not visible from the street or road on which the garbage is collected.

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



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

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

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

From: Cain Smith, City Attorney

Date: November 13, 2023

RE: November 21, 2023 City Council Agenda Items

Policy Issue: *Second reading of proposed amendments to the Statesboro Code of Ordinances Chapter 6 Section 6-5(f) and (r) to allow for consideration of application prior to having a certificate of occupancy and waiving background requirements for certain applicants. .*

Recommendation: N/A

Background: Mayor and Council directed drafting of revision at October 17, 2023 work session for first reading at the November 7, 2023 meeting where it advanced to second reading

Budget Impact: None

Council Person and District: All

Attachments: Proposed redlined amended versions of Section 6-5(f) and (r)

ORDINANCE 2023-17:

Sec. 6-5. - Application procedure; contents of application; contents to be furnished under oath.

(f) Fire and safety inspection. All businesses where alcohol is consumed on the premises shall satisfy all requirements of a fire and life safety inspection performed by the local fire official and city building official or his or her designee. The local fire official may cause to be inspected any building or portion of any building licensed under this ordinance. **Application may be brought before Mayor & Council for consideration prior to acquiring a certificate of occupancy, but no license allowing sales shall be granted until such time as the certificate of occupancy is granted for the location.**

(r) Licensees with multiple locations. Licensees currently holding Package- Beer and Wine licenses for two or more locations in the City of Statesboro shall be exempted from the fingerprinting and background check requirements contained in Section 6-5(b) if applicant licensee has satisfactorily met these requirements within the 3 years immediately prior to submission of subject application.

CITY OF STATESBORO

COUNCIL

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Shari Barr, District 5



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

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

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

From: Olympia Gaines, Assistant to the City Manager

Date: November 15, 2023

Re: November 21, 2023 City Council Agenda Items

Policy Issue: Second Reading and Consideration: Amending Chapter 82 Article IV Sewer Service of the Statesboro Code of Ordinances in order to implement Section 82-100 and Section 82-101 creating a sewer lateral assistance program.

Recommendation: Advance to Second Reading and Consideration

Background: Mayor and Council voted to advance Ordinance to Second Reading at the November 7, 2023 meeting.

Budget Impacts: Property owners that are occupants of single-family residential homes inside the city limits would be eligible to apply for assistance. Funding will be provided through the Water Sewer annual operating budget.

Council Person or District: All

Attachments: Proposed Ordinance

Ordinance 2023 - 18

Secs. 82.100 Private Sewer Laterals

- (a) *Responsibility for the repair, replacement, and maintenance of the sewer lateral.* The owner of the property or properties serviced shall be responsible for any portion of the private sewer lateral extending from a building to the public sewer main, including the wye connection that joins the private sewer lateral to the public sewer main. Any repairs, replacements or maintenance, such as clearing pipes using common industry hydro or mechanical cleaning tools, will not be provided by the city on private sewer laterals or in private sewer systems. Responsibility for such repairs, replacements and maintenance is that of the owner of the property or properties serviced by the lateral.
- (b) *Determination.* The city authorities or any agent of the city shall have the sole discretion to determine when repair and/or replacement is required due to unacceptable conditions of a sewer lateral.

Secs. 82.101 Sewer Lateral Replacement Assistance Program

- (a) *Eligibility.* There shall be an established sewer lateral replacement program to mitigate a portion of the cost to repair a private sewer lateral within the public right away. In order for a property owner to be eligible for the replacement assistance program, the following conditions must be met:
 - a. Be the owner and occupant of a single-family residential home located within the municipal limits. Proof of property ownership must be provided.
 - b. Prior to obtaining replacement assistance, all city bills (i.e., water/sewer, sanitation, etc.), City of Statesboro property taxes, licenses, and/or permits, including the occupational tax certificate if the owner operates a business within the city limits, must be paid in full.
 - c. The property owner must first have a licensed plumbing contractor video inspect their sewer line. A copy of the video inspection must be submitted with the replacement assistance application.
 - d. The property owner must then obtain and submit three quotes from a licensed plumbing contractor to submit with the replacement assistance application. Assistance will not exceed the lowest quote.
 - e. The property owner is responsible for contacting their insurance company to determine if any portion or the entire sewer lateral repair is covered by the homeowner's insurance policy.
- (b) *Ineligible for replacement assistance.* The following conditions are ineligible for replacement assistance:
 - a. The cost of interior clean-up or other damage to the interior of the home or personal property caused by sanitary sewer back-ups resulting from the failure of the sewer lateral or sanitary sewer main
 - b. The cost of removal and/or replacement of any site improvements (i.e., fences, trees, landscaping, etc.) necessary for excavation to repair or replace the sewer
 - c. The cost of lost wages or income to the home occupant or property owner due to absence from work necessary to work with contractors to complete the repairs
 - d. The initial cost of cabling or other methods to attempt to clear the blockage prior to the repair

- (c) *Approval and repair process.* Upon approval of the application, the property owner will be notified by city staff and instructed to contact the licensed plumbing contractor with the lowest quote. The licensed plumbing contractor will be required to obtain all the necessary permits prior to the property owner scheduling the work and will be required to obtain inspection of all work performed.
- (d) *Basis for calculating replacement assistance.* The city will assist with the cost of replacing impacted public improved surfaces (i.e., road, curb and gutter, sidewalk, etc.) at a specified amount per square foot as established in the schedule of fees and charges. Further, the city will assist with the replacement of the sewer lateral pipe per foot of depth in excess of 6' depth to be verified by city staff at a specified amount per linear foot of sewer lateral pipe as is established in the schedule of fees and charges.

CITY OF STATESBORO

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I. Cain Smith, City Attorney

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

To: Mr. Charles Penny, City Manager

From: Cindy S. West, Finance Director

Date: November 16, 2023

RE: Amendment of FY2024 Schedule of Rates, Fees and Fines

Background: The current Building Permits only has three tiers. Due to the cost of development unseen in the City of Statesboro, the current three tier format could cause a tremendous burden on developers. Planning staff recommends creating two more tiers to reduce the upfront development impact for larger scale projects and reduce the negative impact caused by these fees.

On September 19, 2023, the Statesboro City Council amended Chapter 18 Businesses of the Statesboro Code of Ordinances in order to implement Article XI creating licensing and operational requirements for event centers.

On November 7, 2023, the Statesboro City Council created a sewer lateral assistance program. This program assists property owners that are occupants of single-family residential homes inside the City limits to mitigate a portion of the cost to repair a private sewer lateral within the public right away.

Therefore, an amendment to the FY2024 Rates, Fees and Fines Schedule needs to be amended to reflect the additional building permit tiers, the Event Center Fee and the Sewer Lateral Replacement Assistance. The changes are highlighted in yellow.

Budget Impact: N/A

Council Person and District: All

Attachments: RESOLUTION 2023-46

RESOLUTION 2023-46: A RESOLUTION TO ADOPT THE THIRD AMENDMENT
TO THE CITY OF STATESBORO SCHEDULE OF FEES, RATES, AND FINES FOR
FISCAL YEAR 2024.

THAT WHEREAS, the City Council viewed and approved the City of Statesboro Schedule of Fees, Rates, and Fines that incorporates all departments inclusive for Fiscal Year 2024.

WHEREAS, it is required by the departments to uphold the policy and pricing as laid out within the document as the standard.

WHEREAS, the Mayor and City Council have reviewed a proposed Third Amendment to the Schedule of Fees, Rates, and Fines from the City Manager that includes additional tier added to Building Permit Value of Project fee schedule, addition of Event Center Fee and Sewer Lateral Replacement Assistance.

WHEREAS, the Mayor and City Council wish to adopt this Third Amendment for Fiscal Year 2024;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Statesboro, Georgia as follows:

Section 1. That the proposed changes to the Schedule of Fees, Rates, and Fines, attached hereto as Attachment #1 and incorporated herein as a part of this Resolution, are hereby adopted as the Third Amendment for the City's Fiscal Year 2024 Schedule of Fees, Rates, and Fines.

Section 5. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Adopted this 21st day of November, 2023.

CITY OF STATESBORO, GEORGIA

By: Jonathan M. McCollar, Mayor

Attest: Leah Harden, City Clerk

ATTACHMENT #1

FY 2024 THIRD SCHEDULE OF FEES, RATES AND FINES AMENDMENT

Page 1: Planning and Development Department: Building Permits Value of Project –

Tier: \$500,000 - \$1,000,000 \$2,229.00 for the first \$500,000 plus \$3.00 for each additional thousand or fraction thereof, to and including \$1,000,000

Tier: \$1,000,000 and up \$6,687.00 for the first \$1,000,000 plus \$2.00 for each additional thousand or fraction thereof

Page 4: City Clerk's Department: Event Center Permit - \$250

Page 19: Fee Credits: Sewer Lateral Replacement Assistance - \$50.00 per square foot for replacement of impacted public improved surfaces (i.e., road, curb, and gutter, sidewalk, etc. and \$50.00 per linear foot of sewer lateral pipe per foot of depth in excess of 6' (to be determined by staff)

CITY OF STATESBORO

COUNCIL

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Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



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

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

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

From: Cain Smith, City Attorney

Date: October 30, 2023

RE: November 7, 2023 City Council Agenda Items

Policy Issue: Consideration of resolution changing the naming of Brown Street to Loretta's Way

Recommendation: None

Background: Public hearing brought forth pursuant to City 58-9 was held on November 7, 2023.

Budget Impact: None

Council Person and District: Paulette Chavers- District 2

Attachments: Resolution

Georgia Municipal Association City of Excellence

Telephone: (912) 764-5468 • Fax: (912) 764-4691 • email: cityhall@statesboroga.net

**STATE OF GEORGIA
COUNTY OF BULLOCH**

MAYOR AND COUNCIL OF THE CITY OF STATEBORO GEORGIA

RESOLUTION 2023 - 47

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
STATEBORO GEORGIA TO RENAME BROWN STREET SO THAT IT WILL
NOW BE LORETTA’S WAY**

WHEREAS, Section 58-9 of the City of Statesboro Code of Ordinances vests Mayor and Council with the authority to assign names to all streets, roads, and public ways within the corporate limits of the City of Statesboro; and

WHEREAS, a public hearing was held on this matter November 7, 2023; and

WHEREAS, Mayor and Council wish to rename Brown Street to Loretta’s Way;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL
OF THE CITY OF STATESBORO THAT:

Brown Street Road is hereby renamed Loretta’s Way and shall retain the street numbering currently in place for Brown Road.

RESOLUTION APPROVED AND ADOPTED this 21st day of November, 2023.

By: _____
Jonathan McCollar, Mayor

Attest: _____
Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: John Washington, Director - Public Works and Engineering

Date: November 13, 2023

RE: FY2024 Georgia Department of Transportation (GDOT)
Local Maintenance and Improvement Grant (LMIG) Application

Policy Issue: Street Resurfacing

Recommendation:

Consideration of a motion to authorize the Mayor to execute the GDOT LMIG FY2024 application, adopt required Resolution, and approve the short list of streets proposed for resurfacing in FY2024.

Background:

The LMIG is an annual program in which GDOT allocates transportation funds to local governments. The City uses these funds to supplement the Street Resurfacing Budget. The Public Works & Engineering Department staff evaluates City streets pavement conditions annually to prioritize and select streets for the annual LMIG resurfacing list that is submitted to GDOT. The list compiled considers streets from all council districts and is specific to the available funding for this GDOT LMIG program. Additional streets (long list) will be added to this list to be resurfaced with TSPLOST funds prior to project bidding.

Budget Impact:

The GDOT formula amount for FY 2024 is \$355,091.43 to be allocated to the City of Statesboro with a minimum requirement of at least 30% matching funds. The City has budgeted \$1,000,000 in 2018 TSPLOST funds. The total amount of \$1,355,091.43 will be the budget for the FY2024 resurfacing project, which will be bid at a later date.

Council Person and District: All

Attachments: Resolution
LMIG Street Resurfacing List

RESOLUTION 2023-48:

A Resolution approving the City of Statesboro Proposed Fiscal Year 2024 Street Resurfacing Program and further authorizing the Mayor to execute the Georgia Department of Transportation Local Maintenance & Improvement Grant Application for Fiscal Year 2024.

THAT WHEREAS, the City participates in the Georgia Department of Transportation (GDOT) Local Maintenance Improvement Grant (LMIG) Program;

WHEREAS, this program provides funding assistance for road improvement projects within the City of Statesboro for the benefit of the citizenry;

WHEREAS, the LMIG program requires that the City present a list of streets for participation annually and that the City execute the Local Government Affidavit and Certification in order to receive funding assistance for the listed streets, with the City providing 30% matching funds;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Statesboro, Georgia as follows:

Section 1. The City Engineer has prepared a list of roads for funding through the LMIG program to the City Manager and the City Manager has reviewed the list and recommends approval by the City Council.

Section 2. The City Council hereby authorizes the Mayor to execute the Local Government Affidavit and Certification and all other documents required by the Georgia Department of Transportation related to this grant.

Section 3. That this Resolution shall be and remain effective from and after its date of adoption.

Adopted this 21st day of November, 2023.

CITY OF STATESBORO, GEORGIA

By: _____
Jonathan McCollar, Mayor

Attest: _____
Leah Harden, City Clerk

FY 2024 LMIG RESURFACING

District	Street Name	Beginning	End	Estimated Cost	Miles
2	Broad Street	Brannen Street	Savannah Avenue	\$238,830	0.560
3	Granade Street	East Inman Street	Terminus	\$152,425	0.413
4	Knight Drive	Chandler Road	Lanier Drive	\$169,400	0.406
Totals				\$560,655	1.379

District 2 mileage:	0.56
District 3 mileage:	0.41
District 4 mileage:	0.41
Totals	1.38

District 2 total:	\$238,830
District 3 total:	\$152,425
District 4 total:	\$169,400
Totals	\$560,655

LMIG Funds	\$355,091.43
TSPLOST Funds	\$1,000,000.00
Total	\$1,355,091.43

LMIG Funds + Match	\$461,618.86
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CITY OF STATESBORO

COUNCIL

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Paulette Chavers
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John Riggs
Shari Barr



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

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

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

From: John Washington, Director – Public Works and Engineering

Date: November 15, 2023

RE: Design Contract Amendment #1
CIP ENG-122c – Hwy. 24 (E. Main St.) Sidewalk Improvements from Hwy 80 to Packinghouse Rd.

Policy Issue: Purchasing

Recommendation:

Staff recommends approval of the East Main Street and Packinghouse Road Sidewalk Improvements contract amendment #1 to American Engineers, Inc. (AEI) in the amount of \$38,090.38. The amendment received from AEI is required to accommodate changes requested by Georgia Department of Transportation (GDOT).

Background:

The City of Statesboro experienced hurricane Idalia in September 2023. GDOT SR24 was overtopped in the area of the proposed sidewalk improvements and washed out areas of the project. GDOT has since requested changes made to the project plans. The cost includes additional survey data to extend the drainage pipe approximately 150 lf, updating the plans to accommodate GDOT's typical curb and gutter detail and driveway aprons, extending the hydraulic calculations to include and updating the right-of-way limits and quantities impacted by these changes. The City of Statesboro needs final bid documents by the end of the year to meet LMIG obligations and will fast track these changes to meet this deadline. The city will file the encroachment permit with GDOT and subconsultant, Edwards-Pitman, will file the required USACE Section 404 permit. This work is a subsequent phase of development to provide sidewalk connectivity from downtown Statesboro to Mill Creek Park and to provide connectivity to adjacent residential areas.

Budget Impact:

The work for this project is to be paid from the 2018 TSPLOST fund. This contract amendment is in addition to the original contract amount of \$54,500 but remains within the total design and engineering budget amount of \$100,000 allocated for the project.

Council Person and District: District 1, Councilmember Boyum

Attachments: Amendment



an STV Company

November 10, 2023

Mr. Andrew Grimes
TSPLOST – Capital Projects Manager
City of Statesboro, GA

RE: SR 24 Sidewalk Project Change in Scope

Mr. Grimes-

Per our conversations and emails regarding the change in scope for this project as it relates to GDOT's funding, the extension of the drainage pipe, and updating the plans to incorporate GDOT standards, we anticipate the cost not to exceed:

Design changes - \$14,525

Additional survey data - \$6400

USACE Permitting (coordination with GDOT is not included) - \$17165.38

Total: \$38,090.38

The cost includes additional survey data to extend the drainage pipe approximately 150 lf, updating the plans to accommodate GDOT's typical curb and gutter detail and driveway aprons, extending the hydraulic calculations to include and updating the right-of-way limits and quantities impacted by these changes. We understand the City of Statesboro needs final bid documents by the end of the year and will fast track these changes to meet this deadline. The city will file the encroachment permit with GDOT and our subconsultant, Edwards-Pitman, will file the USACE Section 404 permit.

Let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rhandi Gallegos', is written over the word 'Sincerely,'.

Rhandi Gallegos

CITY OF STATESBORO

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

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

From: John Washington, Director – Public Works and Engineering

Date: November 13, 2023

RE: Recommendation of Bidder
ENG-122p: Brannen Street Sidewalk Project from Gentilly - Clairborne

Policy Issue: Purchasing

Recommendation:

Staff recommends award of the ENG-122p: Brannen Street Sidewalk Project from Gentilly - Clairborne contract to Tim Lanier Construction, LLC. in the amount of \$235,502.50. The bid received from Tim Lanier Construction, LLC. meets the requirements of the bid package.

Background:

The City of Statesboro issued requests for proposals for construction proposals once before in FY 2022. With only one bidder, the project had to be sent to bid again. After some input from community stake holders and ROW acquisition the project was successfully rebid. The work in this contract includes the installation of sidewalk along the Southside of the road from the Gentilly Road and Brannen Street intersection to Clairborne Avenue. Additionally the installation of sidewalk along this corridor will require the demolition and reconstruction of existing driveways, and the relocation of various incidental items such as trees on the ROW, street signs, and fiber optic utility infrastructure (guy wires, and subgrade utility boxes).

Budget Impact:

This project is to be paid from the 2018 TSPLOST funding for the Brannen Street Sidewalk CIP, ENG-122p. This project came in over the budget amount of \$228,168, the overage will be paid from 2018 TSPLOST Fund.

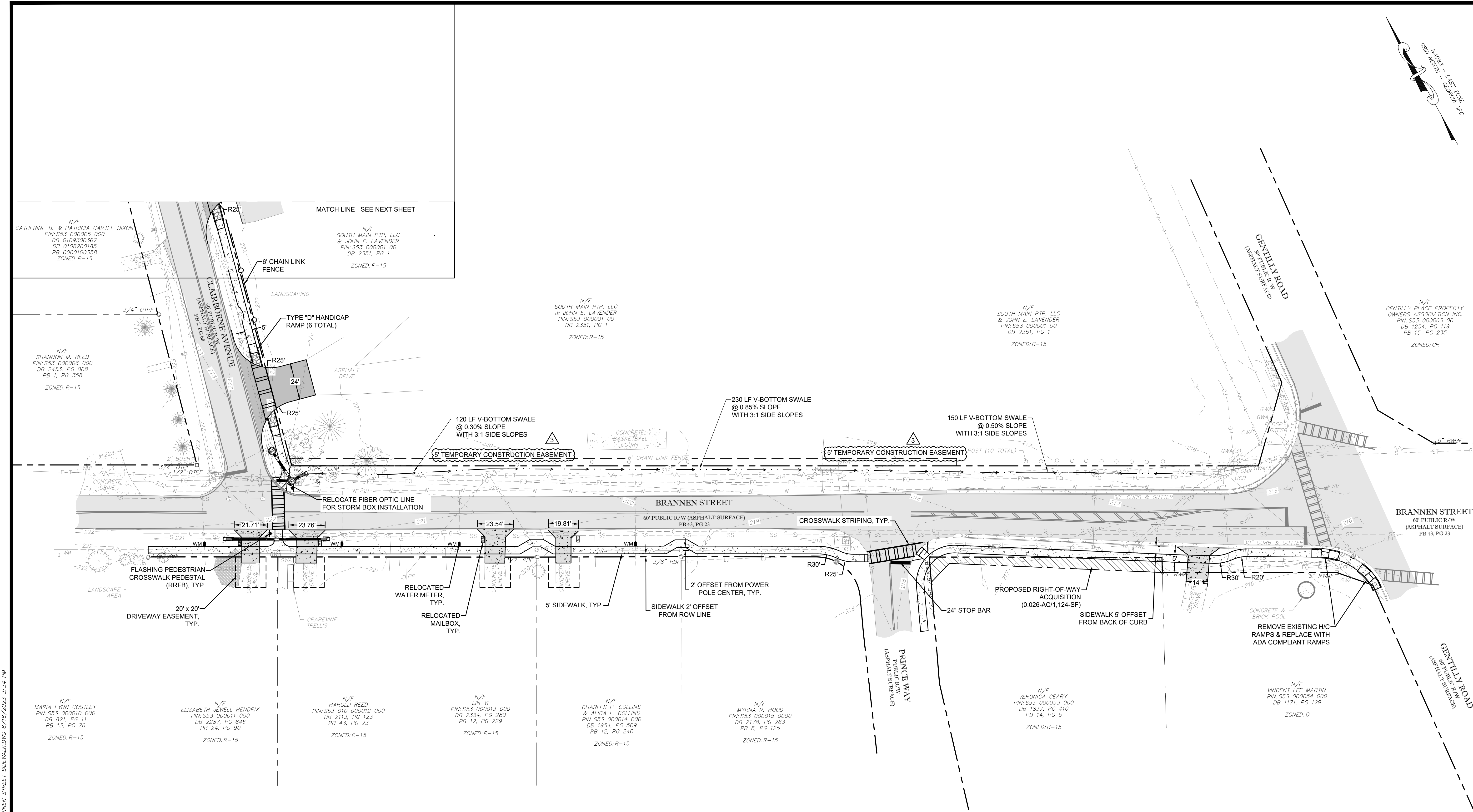
Council Person and District: District 3, Councilmember Venus Mack.

Attachments: None

Georgia Municipal Association City of Excellence

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G:\22\22-2019 BRANNEN STREET SIDEWALK (ENG-122P)\DWG\22-2019C_B01 BRANNEN STREET SIDEWALK.DWG 6/16/2023 3:34 PM



HATCH LEGEND:			
	EXISTING ASPHALT PAVEMENT		EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK		PROPOSED LIGHT DUTY CONCRETE
	PROPOSED RIGHT-OF-WAY ACQUISITION		

REVISION DESCRIPTION		DATE
1	REVISED NOTES, ADDED MH DETAIL	11-29-22
2	ADDED SHEET 12, RREF DETAIL	12-08-22
3	CHANGED PERMANENT EASEMENT TO TEMPORARY	06-01-23
4	ADD CLAIRBORNE SIDEWALK	06-01-23

EMC ENGINEERING SERVICES, INC.

1211 Merchant Way, Suite 201
Statesboro, GA 30458
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statesboro@emc-eng.com
www.emc-eng.com

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STAKING PLAN

BRANNEN STREET SIDEWALK

BRANNEN STREET AND CLAIRBORNE AVE.
STATESBORO, BULLOCH COUNTY, GEORGIA

Prepared for:
CITY OF STATESBORO

PROJECT NO.:	22-2019
DRAWN BY:	KML
DESIGNED BY:	CPR
SURVEYED BY:	EMC
SURVEY DATE:	04/04/2022
CHECKED BY:	CPR
SCALE:	1" = 30'
DATE:	06/16/2023

SHEET

5

OF 18

