



# MAYOR AND COUNCIL WORK SESSION

APRIL 21, 2020

4:00PM-5:15PM


CITY HALL COUNCIL CHAMBERS



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# AGENDA

- Creek on the Blue Mile Presentation
- Alcohol License – City and State Laws
- Apartment Development Discussion
- Adjourn



# Council Work Session –Phase I Results Flood Feasibility Study for the “Creek on the Blue Mile” for the City of Statesboro

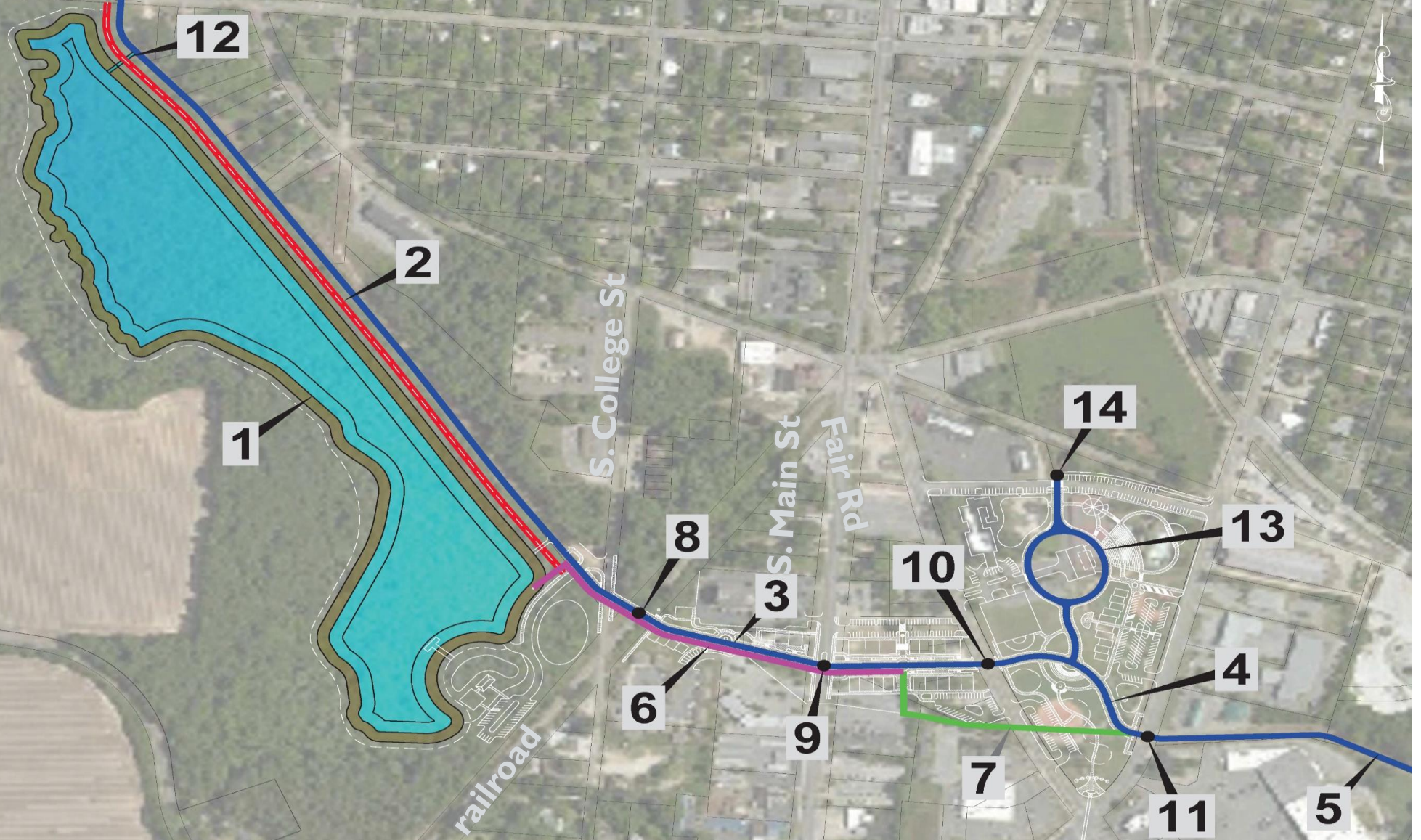
April 21, 2020

presented by:





# Overall Concept Creek On The Blue Mile





# Key Features

- **100-year floodplain & floodway mitigation**
- **Maintain continual flow for linear park**
- **The focal point of the Lonice Barrett Regional Community Recreation Park that envisions a dock, walking trails, picnic areas and other features.**
- **Backup Surface water supply**

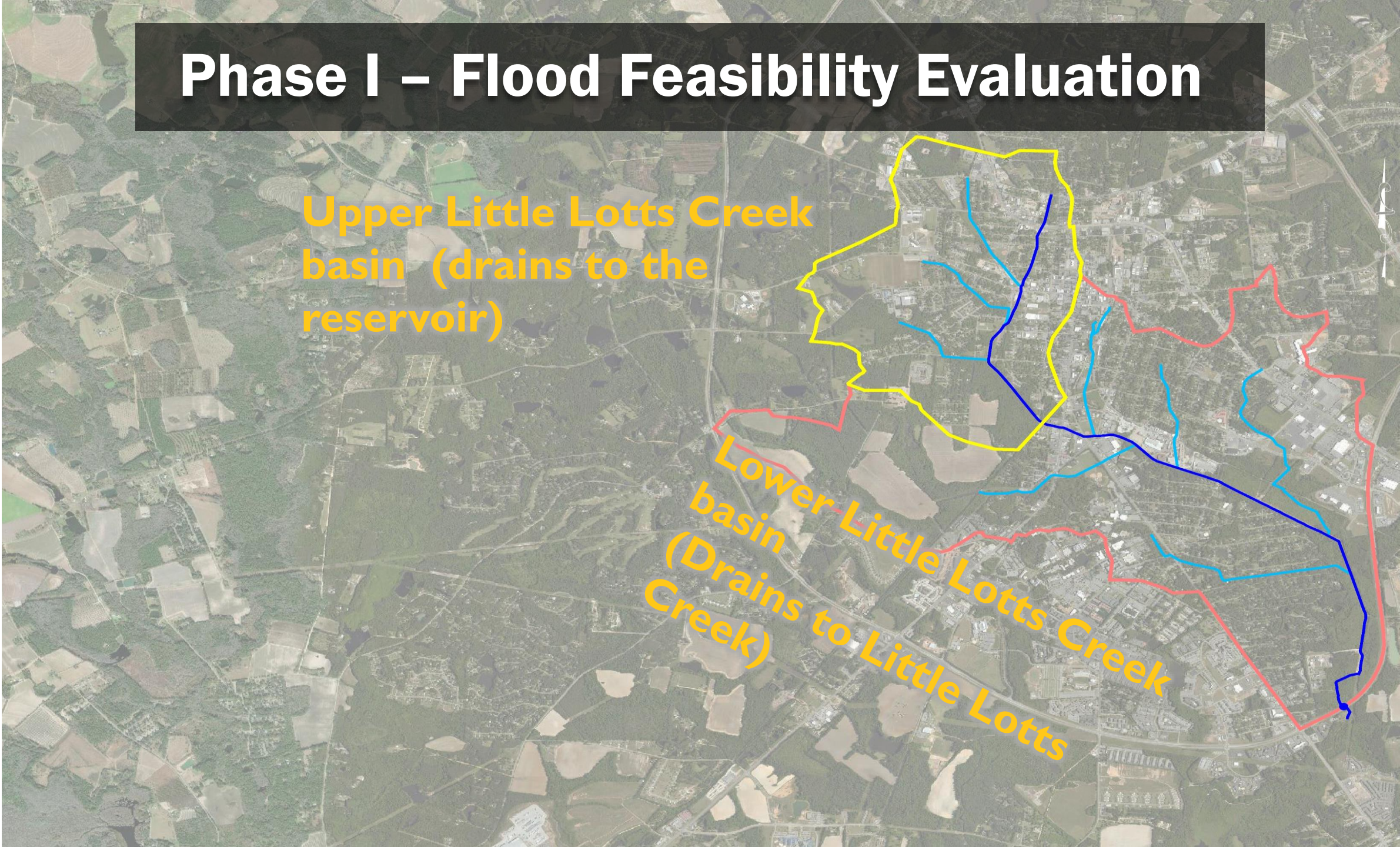




# Phase I – Flood Feasibility Evaluation

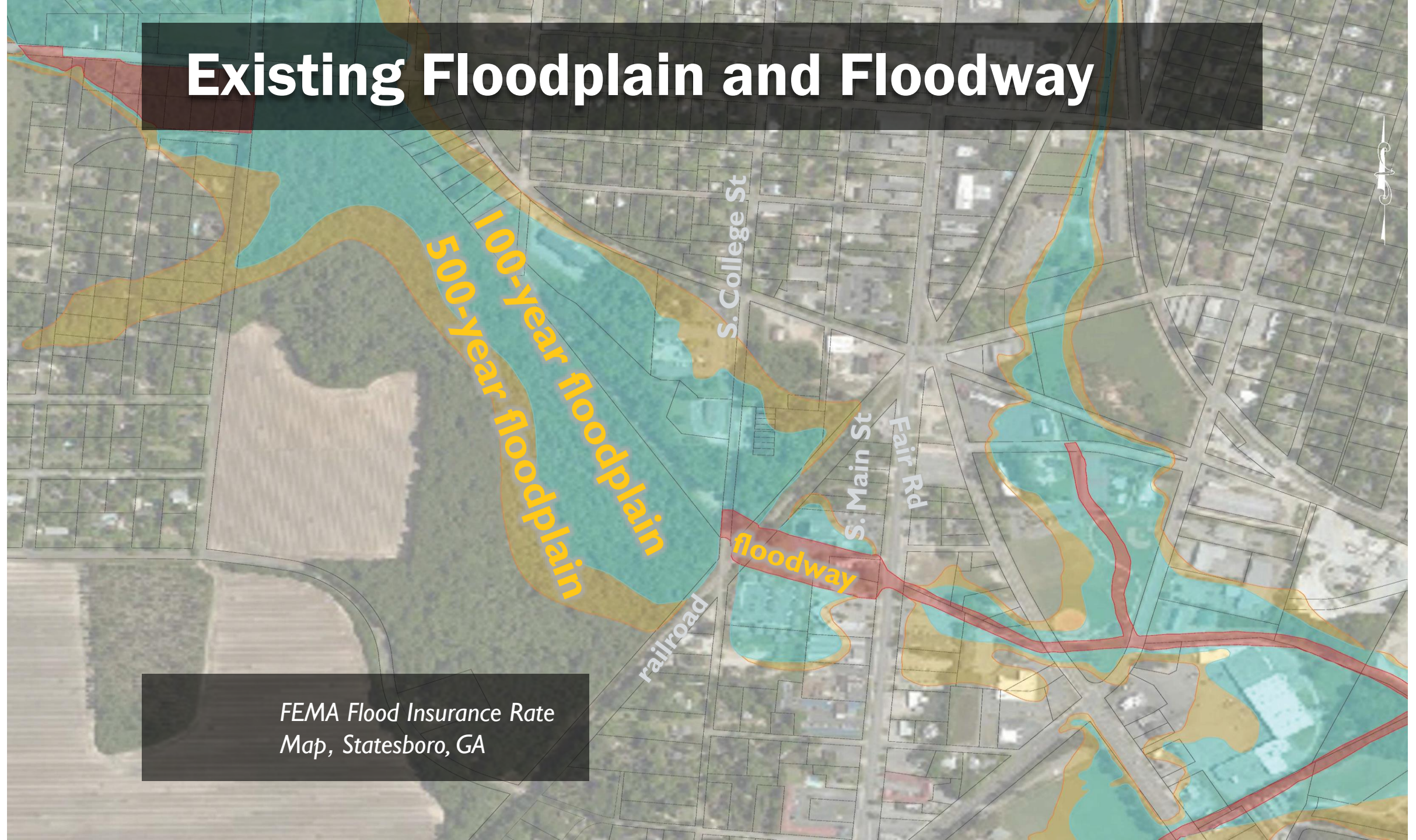
Upper Little Lotts Creek basin (drains to the reservoir)

Lower Little Lotts Creek basin (Drains to Little Lotts Creek)





# Existing Floodplain and Floodway



FEMA Flood Insurance Rate  
Map, Statesboro, GA



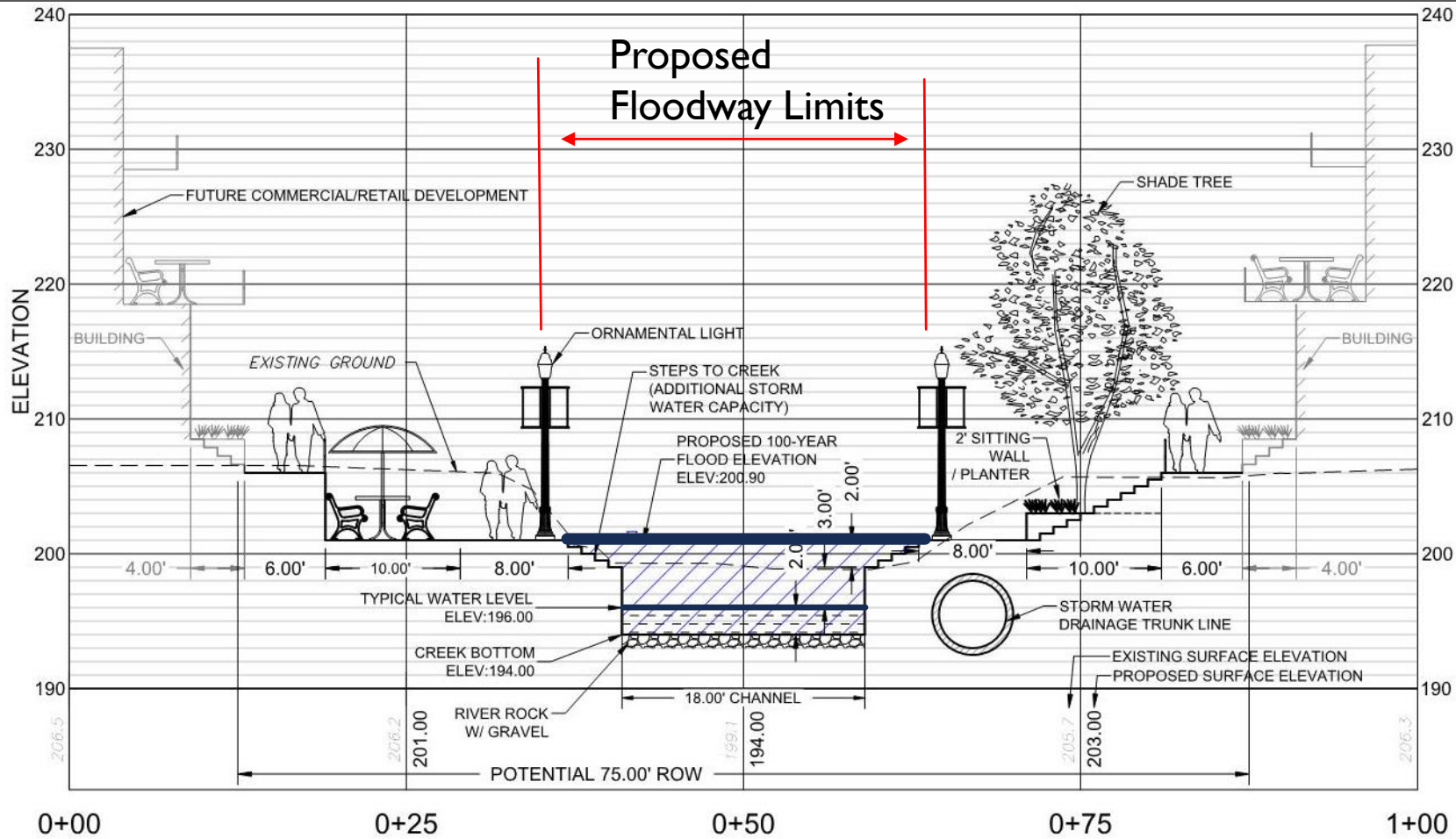
# Primary Goal – Floodplain Mitigation



FEMA Flood Insurance Rate  
Map, Statesboro, GA



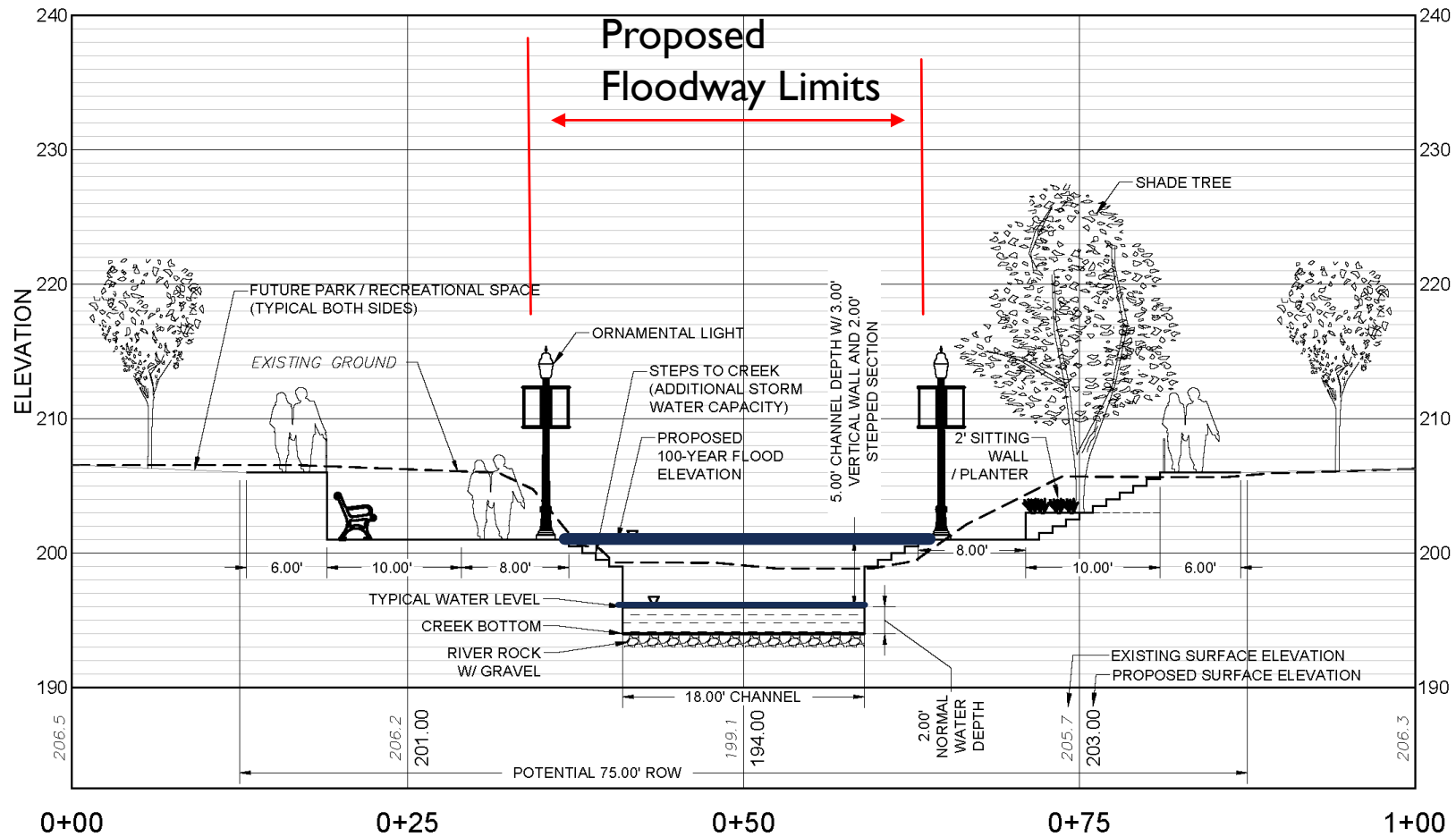
# Typical Retail/Residential Section



PROPOSED  
 CROSS SECTION @ STA: 158+00  
 HORZ SCALE: 1" = 10'  
 VERT SCALE: 1" = 10'



# Typical Section at park

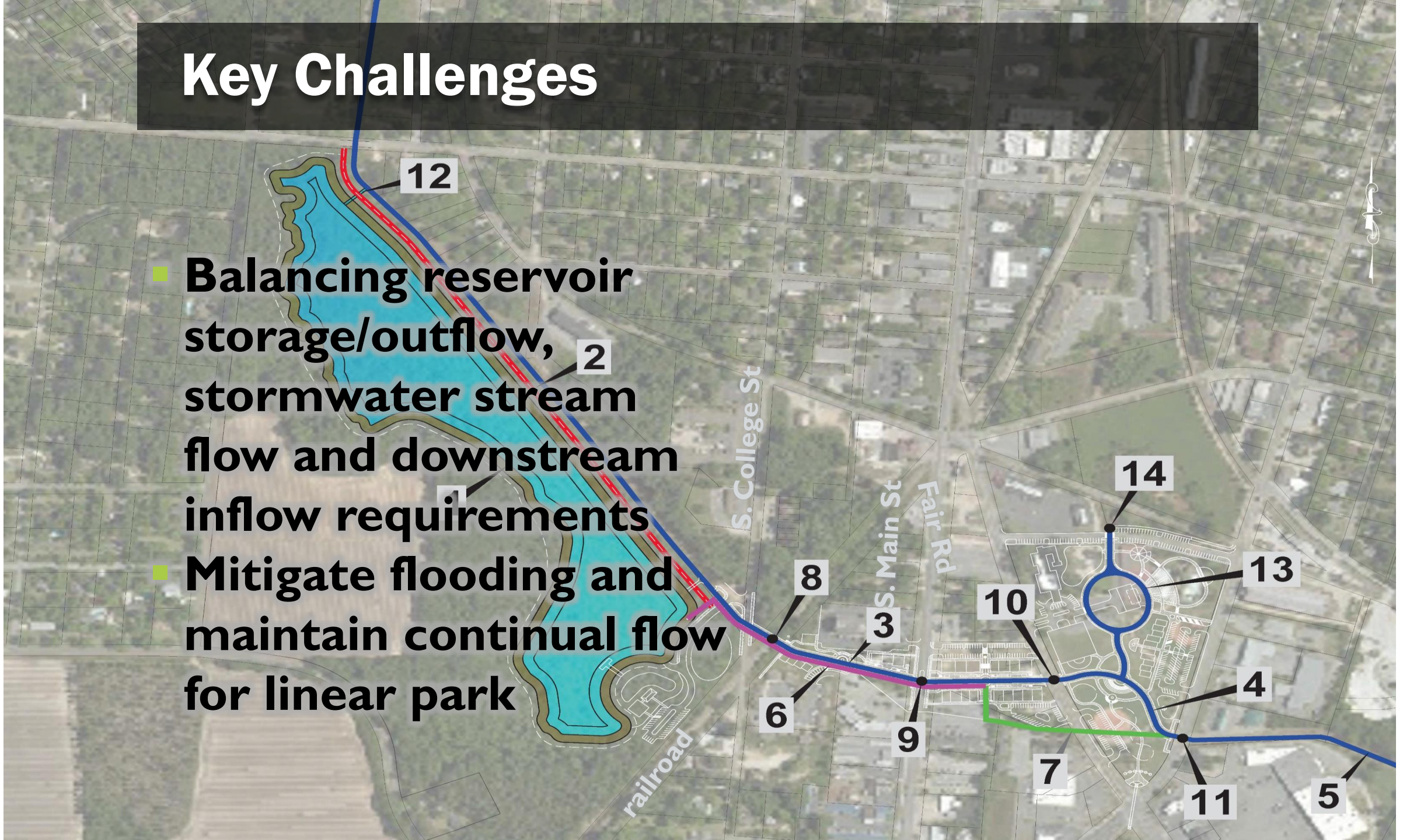


**PROPOSED**  
**CROSS SECTION DETAIL B**  
 NOT TO SCALE  
 (VIEW: DOWNSTREAM)



# Key Challenges

- **Balancing reservoir storage/outflow, stormwater stream flow and downstream inflow requirements**
- **Mitigate flooding and maintain continual flow for linear park**





# Alternate Schematic

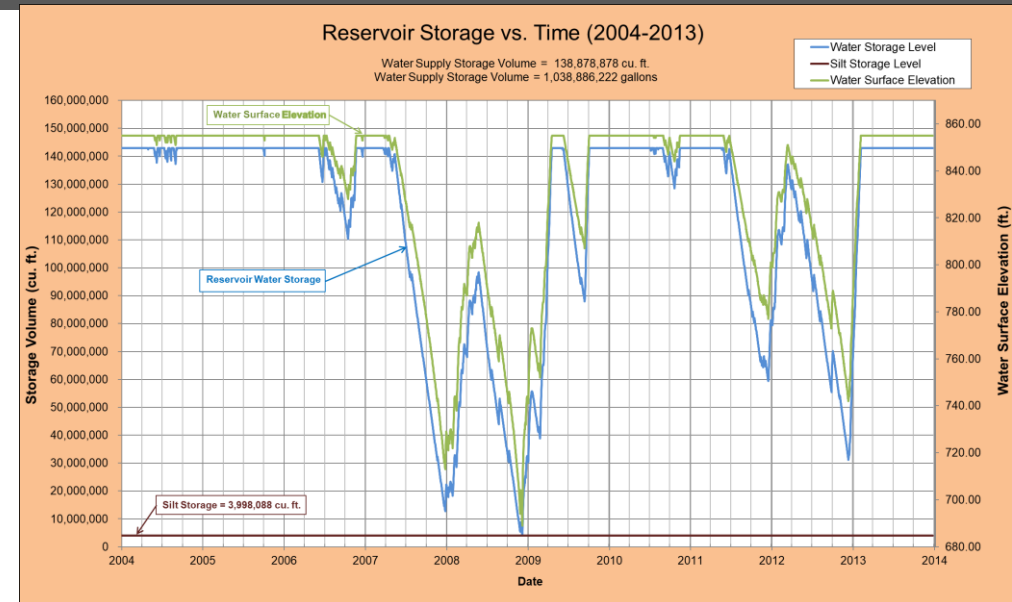




# Items to Study in Phase II

## Site Feasibility

- Environmental Studies
  - Wetlands & Streams
  - Fish & Wildlife
  - Cultural Resources
- Safe Yield Analysis
- Geotechnical Exploration & Geologic Study
- Water Quality Testing (Surface & Groundwater)





# ALCOHOL LICENSING





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# CITY/ STATE COMPARISON

- State law does not require any decisions to be made by Mayor & Council outside of setting ordinances and licensing requirements. Any duty currently charged to M&C in Chapter 6 could be granted to another internal party such as manager, clerk, or one of the chiefs.



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- **CATERING:** City law and state law are not distinguishable 6-3 *Catered Event*, 6-8(e)
  - **INSURANCE:** State does not require insurance for licencees. City does due to past history of suit against City due to licensee not being insured. 6-5(d)(4)
  - **PROXIMITY:** Package sales are governed by state law with state requirements set out in 6-7(d). On premises sales proximity requirements are governed by local governments and are set out in 6-7(e). Prohibited in City within 100 feet of any church building, school building, educational building, school grounds, college building, or college campus.
  - **OPEN CONTAINER:** State prohibits open container inside vehicles O.C.G.A. § 40-6-253. There is no state law otherwise. City regulates and prohibits open containers fairly thoroughly in 6-17.



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- **UNDERAGE ADMISSION:** State sets Bars at 70%+ alcohol sales and prohibits underage admission except as allowed for in OCGA §3-3-24.1. Basically they're allowed in for actual live performances. There is no kitchen requirement, limit on number of times the bar can hold all ages events, or requirement of additional permit. City sets Bars at 60%+ and prohibits underage admission unless there is an operating kitchen and licensee has underage permit that allows for six events annually with city notice requirements. 6-9 sets out restrictions on under 21 admission by license type. The classifications and restrictions are a City construct due to our high percentage of 18-20 year old residents. State simply classifies an establishment as a Bar or not a bar.



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- **DISTILLED SPIRITS:** Package sale is prohibited in City of Statesboro
  - **EMPLOYEES:** Bouncers are same as state law OCGA 3-3-24.1(a) 6-10(c). Requirements for server TIPS training in 6-10(a) come solely from City.
  - **PRICING** restrictions set out in 6-16 are solely City
  - **TAXES:** we are as high as allowed under state law
  - **NON PROFIT SPECIAL EVENTS:** same as state law



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# SPECIAL EVENT INFORMATION

- **SPECIAL EVENTS GENERALLY:** Applies to cash bars, admission payment, or donation solicitation at non licensed premises. City only allows City licensed caterers to apply 6-8(d)(3) and requires 45 day application advance. State allows any party to apply with 10 day advance. Party must have both City and State permit to conduct.
- **VIOLATIONS:** City conducts violations hearings and penalizes licensees. State conducts parallel, but separate proceedings for same incident. City penalty schedule was considered and adopted to complement, not duplicate, state penalty schedule. Three year lookback is same as state.

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# LICENSING AND PROHIBITIONS

- **LICENSING:** State sets out basic license requirements in GAC 560-2-2-.02 as follows:
- **City Regulates licensure in accordance with the powers granted by State in OCGA §3-3-2, as set out in 6-6 prohibitions and 6-13(c) considerations.** It is required that City put ascertainable standards for licensure in ordinance. City also restricts licensing in Section 6-7(i) as follows: *Interests of public employees and officials; prohibited. No license shall be granted to any city, state or federal employee or official whose duties include the regulation or policing of alcoholic beverages or licenses or any tax-collecting activity*



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# COUNCIL OPTIONS

- Allow Chapter 6 to remain in current state.
- Give direction to Staff regarding what aspects should be reviewed and surveyed/ compared with other local governments. Direct staff as to urgency of making review and revision.

# APARTMENT DEVELOPMENT DISCUSSION

Total Number of Housing Units in Statesboro as  
of 2018:

12,349



## Owner Occupied Units

## Tenant Occupied Units

■ 24.5% (3025 Units)

■ 62.9% (7,767 Units)

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# GA Tenant Occupied Statewide

▶ 37% (2013-2017)



# APARTMENT DEVELOPMENT DISCUSSION

- Multi-Family Units under review by staff
  - NONE

## R-4 (High Density Residential) Vacant/Unimproved Land Inventory

City of Statesboro - Last Updated: 4/16/2020

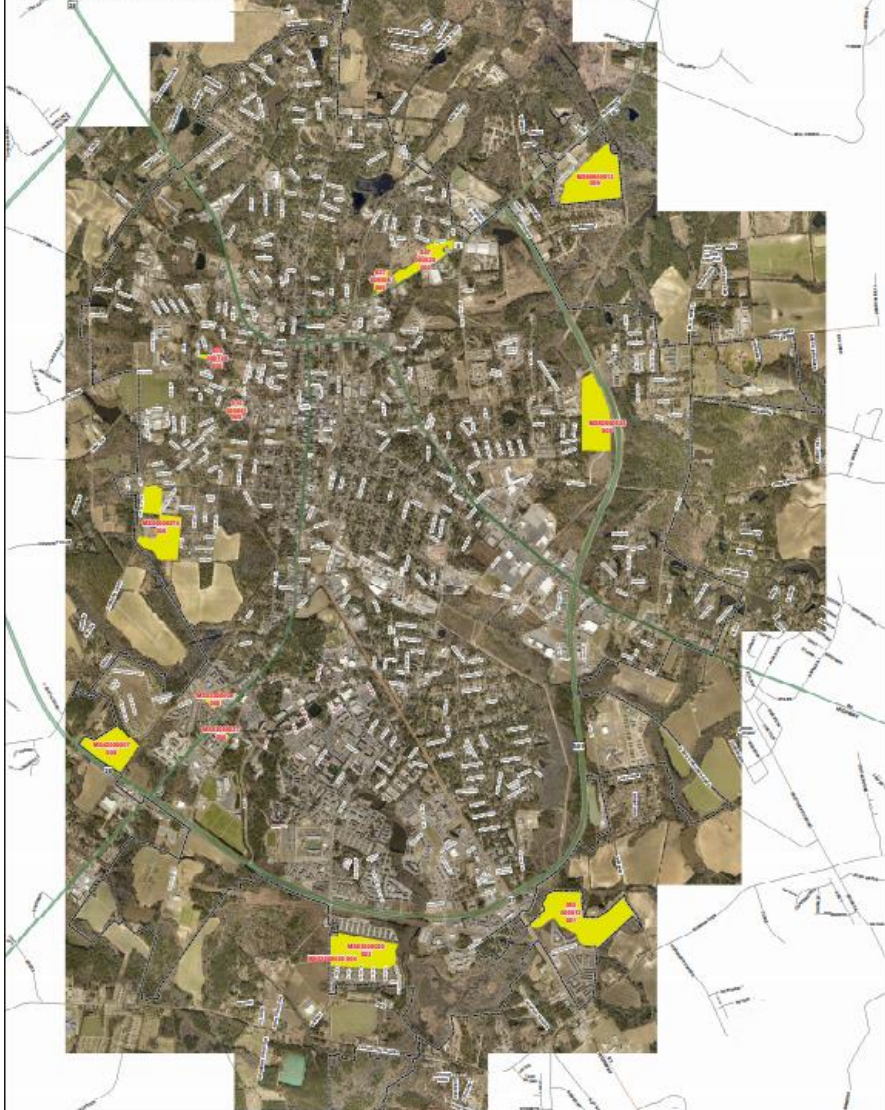


Location	Approx. Size (acres)	Bulloch County Tax Parcel ID #	Zoning Designation*	Total Potential Density (12 units/acre)
Highway 301 North - Northbridge Subdivision	58.48	MS80-000013-000	R-4	701
Highway 301 North & Packinghouse Road	12.5	S47-000025-000	R-4 & HOC	150
139 East Parrish Street	5.83	S37-000006-000	R-4 & CR	69
538 East Main Street	26.4	MS82-000035-000	R-4 & HOC	316
Cawana Road	64.93	092-000012-001	R-4	779
711 Lanier Drive	37.15	MS63-000020-003	R-4	445
NEC of Lanier & Nassau Drive	5.14	MS63-000020-004	R-4	61
7130 Veterans Memorial Parkway	10.31	MS42-000007-000	R-4	123
77 Bethany Way (Cottages at Bethany)	26.48	MS40-000074-000	R-4	317
Morris Street	2.13	S09-000105-000	R-4	25
814 South Main Street	2.24	MS52-000027-000	R-4	26
30 Rucker Lane	2.34	MS52-000005-000	R-4 & HOC	28
6 Denmark Street	1.16	S10-000061-000	R-4	13
210 West Main Street	1.04	S10-000037-000	R-4	12
<i>*If the zoning designation is split, then the size is based on the acres zoned R-4 ONLY</i>			<b>Total Potential Density:</b>	<b>3065</b>



# City of Statesboro Vacant Land

Total Acres: 256.13 Ac  
Total Potential Density: 3065 Units



Parcel ID	Acres	Potential Density
100-100-0000000000	1.00	10
100-100-0000000001	1.00	10
100-100-0000000002	1.00	10
100-100-0000000003	1.00	10
100-100-0000000004	1.00	10
100-100-0000000005	1.00	10
100-100-0000000006	1.00	10
100-100-0000000007	1.00	10
100-100-0000000008	1.00	10
100-100-0000000009	1.00	10
100-100-0000000010	1.00	10
100-100-0000000011	1.00	10
100-100-0000000012	1.00	10
100-100-0000000013	1.00	10
100-100-0000000014	1.00	10
100-100-0000000015	1.00	10
100-100-0000000016	1.00	10
100-100-0000000017	1.00	10
100-100-0000000018	1.00	10
100-100-0000000019	1.00	10
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100-100-0000000021	1.00	10
100-100-0000000022	1.00	10
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100-100-0000000097	1.00	10
100-100-0000000098	1.00	10
100-100-0000000099	1.00	10
100-100-0000000100	1.00	10

Vacant Land  
City Limits

0 0.125 0.25 0.5 0.75 1 Miles



## LAND CURRENTLY ZONED R-4



Potential development 3,065 units



# RECOMMENDATIONS

- Report back to City Council with an update in June, 2020.
- Engage Bleakly Study of Housing.
- Look to incorporate single family housing incentives in Fiscal 2021 budget.