



September 17, 2024 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Mayor Pro Tem Shari Barr
3. Recognitions/Public Presentations:
 - A) Presentation of a Retirement Award to Don Hollingsworth in the Public Utilities Department, who is retiring effective October 1, 2024 after 31 years of Service.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 09-03-2024 Council Minutes
 - b) 09-03-2024 Executive Session Minutes
 - B) Consideration of a motion to approve the surplus and disposition of a 1996 Freightliner RV (CAFE 1) in the Statesboro Fire Department.
 - C) Consideration of a motion to approve the due date of December 20th, 2024 for the City of Statesboro property tax bills.
6. Public Hearing and Consideration of a Motion to Approve:
 - (a) **APPLICATION AN 24-07-01**: Blue Fern Management, LLC requests Annexation of approximately 714 +/- acres of property in order to allow for the development of a mixed-use subdivision on Burkhalter Road (Tax Parcel # 093 000004 000).
 - (b) **APPLICATION V 24-07-02**: Blue Fern Management, LLC requests a Variance from Section 2.2.12.F of the Unified Development Code in order to reduce the mixed-use concurrency requirement on a proposed 714 acre development on Burkhalter Road (Tax Parcel# 093 000004 000).
 - (c) **APPLICATION RZ 24-07-03**: Blue Fern Management, LLC requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the PUD (Planned Unit Development) zoning district in order to develop a 1794 unit mixed housing residential subdivision on approximately 714 acres of property on Burkhalter Road (Tax Parcel # 093 000004 000).

The applicant requests removal of this project from the agenda and place a temporary hold on the request.

7. Public Hearing and Consideration of a motion to approve **Resolution 2024-25**: A Resolution setting the millage rate for Ad Valorem (Property) Taxes for the 2023 calendar year for the City of Statesboro, Georgia.
8. Public Hearing and Consideration of a Motion to Approve:
 - A. **APPLICATION AN 24-08-01**: Nesmith Properties, LLLP requests Annexation of approximately 139.2 acres of property in order to develop a single-family detached subdivision on Lakeview Road (Tax Parcel # MS57000012 000).
 - B. **APPLICATION RZ 24-08-02**: Nesmith Properties, LLLP requests a Zoning Map Amendment from the R-40 (Single-Family Detached) zoning district to the R-6 (Single-Family Detached) zoning district in order to construct an approximately 253-unit subdivision on Lakeview Road (Tax Parcel # MS57000012 000).
9. Consideration of a Motion to Approve: **APPLICATION SUB 24-08-03**: Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a portion of a 111-acre parcel, in order to develop the townhome phase of the proposed subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).
10. Consideration of a Motion to Approve: **APPLICATION SUB 24-08-04**: Horizon Home Builders requests a Preliminary Subdivision PLAT in order to develop a 220-unit townhome subdivision on approximately 39.97 acres of property on East Main Street & Abbey Road (Tax Parcel # MS82000035 000).
11. Public Hearing and Consideration of a Motion to Approve:
 - A. **APPLICATION AN 24-08-05**: Dennis Rhodes requests Annexation of approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).
 - B. **APPLICATION RZ 24-08-06**: Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).
 - C. **APPLICATION AN 24-08-07**: Dennis Rhodes requests Annexation of approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 000).
 - D. **APPLICATION RZ 24-08-08**: Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).

12. Public hearing and consideration of a motion to approve **APPLICATION RZ 24-08-09**: Mitchell Ball requests a zoning map amendment from the R-15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning district to the R-6 (Single-Family Residential) zoning district on a portion of approximately 3.69-acre property in order to develop a residential subdivision on Zetterower Road (Tax Parcel #S06 000002 000)
13. Consideration of a motion to approve an award of contract with the Coastal Regional Commission to complete the City of Statesboro Strategic Plan.
14. Consideration of a motion to approve a contract amendment with Insight Planning & Development, LLC to complete remaining Housing Rehabilitation projects.
15. Consideration of a motion to approve the purchase of six (6) new patrol vehicle for the Statesboro Police Department in the amount of \$272,903.56 from Metter Ford. This purchase will be paid from 2019 SPLOST funds.
16. Consideration of a motion to approve the purchase of one (1) Sutphen 75' Aerial Apparatus and one (1) 100' Aerial Platform Apparatus for the Statesboro Fire Department through Sourcewell contract #113021-SUT from Williams Fire and Equipment in the amount of \$3,399,838.67. This purchase will be paid for from 2019 SPLOST 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
SEPTEMBER 3, 2024

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 John Riggs called on Marcus Toole to give the invocation. Councilmember John Riggs led the Pledge of Allegiance.

ATTENDENCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Vacant	Councilmember	Vacant	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	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 Affairs Manager Layne Phillips, City Attorney Cain Smith, and City Clerk Leah Harden

3. Recognitions / Public Presentation:

A) Presentation of a Proclamation recognizing September 15th – October 15th as Hispanic Heritage Month.

Mayor Jonathan McCollar read the Proclamation recognizing September 15th – October 15th as Hispanic Heritage Month.

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

- a) 08-20-2024 Work Session Minutes
- b) 08-20-2024 Council Minutes
- c) 08-20-2024 Executive Session Minutes

B) Consideration of a motion to approve the surplus and disposition of vehicles and equipment in the Public Works and Engineering Department.

A motion was made to approve the consent agenda.

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

6. Consideration of a motion to approve Resolution 2024-22: A Resolution calling for a temporary relocation of Statesboro 1 Precinct from Luetta Moore Park to the Statesboro Primitive Baptist Church for the City Special Election held on November 5, 2024 to fill the unexpired term of the vacant District 1 Council seat.

A motion was made to approve Resolution 2024-22: A Resolution calling for a temporary relocation of Statesboro 1 Precinct from Luetta Moore Park to the Statesboro Primitive Baptist Church for the City Special Election held on November 5, 2024 to fill the unexpired term of the vacant District 1 Council seat.

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

7. Consideration of a motion to approve Resolution 2024-23: A Resolution to accept the 2023 Fire Prevention & Safety Grant for the City of Statesboro, Georgia in the amount of \$8,095.23 with a 5% match in the amount of \$404.77. These fund will be used to purchase an inflatable fire safety house.

A motion was made to approve Resolution 2024-23: A Resolution to accept the 2023 Fire Prevention & Safety Grant for the City of Statesboro, Georgia in the amount of \$8,095.23 with a 5% match in the amount of \$404.77. These fund will be used to purchase an inflatable fire safety house.

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

8. Consideration of a motion to approve Resolution 2024-24: A Resolution to adopt the First Amendment to the City of Statesboro Schedule of Rates, Fees, and Fines for Fiscal Year 2025.

A Motion was made to approve **Resolution 2024-24**: A Resolution to adopt the First Amendment to the City of Statesboro Schedule of Rates, Fees, and Fines for Fiscal Year 2025.

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

9. Consideration of a motion to approve the purchase of twenty-five (25) APX6000 portable radios, fifteen (15) spare batteries and five (5) shoulder microphones for the Statesboro Fire Department in the amount of \$156,047.70 from Motorola Solutions utilizing 2019 SPLOST funds.

A Motion was made to approve the purchase of twenty-five (25) APX6000 portable radios, fifteen (15) spare batteries and five (5) shoulder microphones for the Statesboro Fire Department in the amount of \$156,047.70 from Motorola Solutions utilizing 2019 SPLOST funds.

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

10. Consideration of a motion to approve an award of contract to Hawk Construction in the amount of \$203,910.00 for the construction of a Fire Training Building. This project will be funded out of 2019 SPLOST funds.

A motion was made to approve an award of contract to Hawk Construction in the amount of \$203,910.00 for the construction of a Fire Training Building. This project will be funded out of 2019 SPLOST funds.

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

11. Consideration of a motion to approve an award of contract in the amount of \$70,500.00 to Tim Lanier Construction, LLC for sidewalk repairs in various locations identified throughout the City. This project, STS -31, will be paid by 2018 TSPLOST funds.

A motion was made to approve an award of contract in the amount of \$70,500.00 to Tim Lanier Construction, LLC for sidewalk repairs in various locations identified throughout the City. This project, STS -31, will be paid by 2018 TSPLOST funds.

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

12. Consideration of a motion to approve an award of contract for sidewalk installations and culvert improvement to HD Construction in the amount of \$1,766,456.50. The three (3) CIP projects included in this bid award are ENG-122c (funded by 2018 TSPLOST and GDOT LMIG), ENG-122k (funded by 2018 TSPLOST and Stormwater Operating funds), and STM-39 (funded by Stormwater operating funds).

A motion was made to approve an award of contract for sidewalk installations and culvert improvement to HD Construction in the amount of \$1,766,456.50. The three (3) CIP projects included in this bid award are ENG-122c (funded by 2018 TSPLOST and GDOT LMIG), ENG-122k (funded by 2018 TSPLOST and Stormwater Operating funds), and STM-39 (funded by Stormwater operating funds).

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

13. Consideration of a motion to approve the purchase of a Falcon Asphalt 4-Ton Patch Truck from Reynolds-Warren Equipment Co. per the Purchasing Cooperative of America (PCA) Contract #PCA OD-362-22, in the amount of \$234,950.00. This item will be purchased with 2023 TSPLOST funds.

A motion was made to approve the purchase of a Falcon Asphalt 4-Ton Patch Truck from Reynolds-Warren Equipment Co. per the Purchasing Cooperative of America (PCA) Contract #PCA OD-362-22, in the amount of \$234,950.00. This item will be purchased with 2023 TSPLOST funds.

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

14. Consideration of a motion to approve the purchase of an Aries Mobile Pathfinder UC3410, including camera, tractor, and controller from Aries Industry Inc., per the HGACBuy Contract #SC06-24, in the amount of \$126,119.00. This purchase, STM-31 will be paid from Stormwater Utility fees.

A motion was made to approve the purchase of an Aries Mobile Pathfinder UC3410, including camera, tractor, and controller from Aries Industry Inc., per the HGACBuy Contract #SC06-24, in the amount of \$126,119.00. This purchase, STM-31 will be paid from Stormwater Utility fees.

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

15. Consideration of a motion to approve a sole source purchase for an updated software platform from CUES GraniteNet for the Water/Sewer Department to replace the obsolete, existing software from CUES Inc., in the amount of \$36,955.00 to be purchased with operating income.

A motion was made to approve a sole source purchase for an updated software platform from CUES GraniteNet for the Water/Sewer Department to replace the obsolete, existing software from CUES Inc., in the amount of \$36,955.00 to be purchased with operating income.

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

16. Consideration of a motion to approve an award of contract to Cartee Construction and Utilities, LLC in the amount of \$1,483,574.26 for the installation of sanitary sewer infrastructure in Ramblewood Subdivision on Ramble Road to be paid for with American Rescue Plan Act (ARPA) funds approved in the FY2024 CIP Budget item #WWD-32-C.

A motion was made to approve an award of contract to Cartee Construction and Utilities, LLC in the amount of \$1,483,574.26 for the installation of sanitary sewer infrastructure in Ramblewood Subdivision on Ramble Road to be paid for with American Rescue Plan Act (ARPA) funds approved in the FY2024 CIP Budget item #WWD-32-C.

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

17. Other Business from City Council

Mayor Pro Tem Shari Barr expressed sadness about the cancellation of the First Friday events for the remainder of the year however the last Downtown Live concert is next Thursday September 12, 2024 and she encouraged citizens to come out to support the concert and enjoy the festivities.

18. City Managers Comments

City Manager Charles Penny informed Mayor and Council that the city did not receive the CDBG grant for the Whitesville area.

Mr. Penny announced that the city will be hosting a public information session next Monday September 9, 2024 at 6:00 pm regarding the annexation and rezone request for the Burkhalter Village development. Then on Tuesday September 10, 2024 the City of Statesboro will be hosting two Public Hearings regarding the proposed 2024 millage rate. One meeting will take place at 12:00 pm with the second one at 6:00 pm. The third public hearing will take place on September 17th at 5:30 pm council meeting. The millage rate recommendation is 9.125.

Lastly Mr. Penny stated there has been a lot of misinformation in the community related to the city water system and so City staff will put together a presentation on how the system works and present it at the next work session. The City will also host a couple of public meetings so citizens can have a better understanding about the water system and how it works.

19. Public Comments (General):

Marshall Webster voiced his concerns about the New Georgia Project organization and the Mayors employment with them. He stated he believes it is a conflict of interest for the Mayor to work for such an organization.

20. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” in accordance with O.C.G.A 50-14-3(b).

At 9:30 am a motion was made to enter into executive session.

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

At 10:20 am a motion was made to exit Executive Session.

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

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

21. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 10:20 am.

Jonathan McCollar, Mayor

Leah Harden, City Clerk



Timothy E. Grams
Fire Chief

Statesboro Fire Department

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



Jonathan M. McCollar
Mayor

City Council Agenda Memorandum

To: Charles Penny, City Manager

From: Timothy E. Grams, Fire Chief

Date: 9-9-2024

RE: Surplus and disposition of 1996 Freightliner RV (CAFE 1)

Policy Issue: NA

Recommendation: Approve the surplus and disposition of CAFE 1

Background: Around 2007, a 1996 Freightliner RV was donated to the Statesboro Fire Department to support the Community Assistance in Fire Emergencies (CAFE) volunteer group. This vehicle played a key role in responding to structure fires and other emergencies, providing victim assistance and various support functions. However, the vehicle is now outdated, is in need of several costly repairs and no longer fits its intended purpose. Therefore, the Department recommends it be removed from the Fire Department's fleet.

Budget Impact: Any money received from the sale of this vehicle will be deposited into the Statesboro Fire Fund.

Council Person and District: NA

Attachments: NA

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 11, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Annexation, Variance, and Zoning Map Amendment Requests*

Recommendation: Staff recommends a temporary hold on all referenced actions per Developer's request in attached letter

Background: Blue Fern Management, LLC requests Annexation of approximately 714 +/- acres of property in order to allow for the development of a mixed-use subdivision on Burkhalter Road (Tax Parcel # 093 000004 000).

Budget Impact: None

Council Person and District: Hendley (District 3 - Projected)

Attachments: Letter from Blue Fern Development



Blue Fern Management, LLC
18300 Redmond Way
Suite 120
Redmond, WA 98052

September 9, 2024

Justin Williams
City of Statesboro, Department of Planning & Development
50 E. Main Street
Statesboro, GA 30458

Dear Mr. Williams,

Please accept this letter to formally remove the Burkhalter Village project from the upcoming City Council meeting on September 17, 2024, and put a temporary hold on the pending request for Annexation and Zoning Map Amendment under the following applications:

#AN 24-07-01 (Annexation)
#RZ 24-07-03 (Zoning Map Amendment)
#V 24-07-02 (Variance)

Further due diligence from the applicant team is needed to continue the pursuit of these applications. We will reach back out to development staff in the coming months to reinstate the land use process for this project as required.

Sincerely,

A handwritten signature in black ink that reads "Scott Rosenstock".

Scott Rosenstock, Authorized Representative

RESOLUTION 2024-25: A RESOLUTION SETTING THE MILLAGE RATE FOR AD VALOREM (PROPERTY) TAXES FOR THE 2024 CALENDAR YEAR FOR THE CITY OF STATESBORO, GEORGIA.

THAT WHEREAS, cities in Georgia rely upon the ad valorem (property) tax as one of the major sources of revenue to finance general government operations and capital outlay acquisitions; and

WHEREAS, Chapter 5 of Title 48 of the Official Code of Georgia authorizes cities to levy an ad valorem tax, and details the requirements necessary to do so; and

WHEREAS, the City of Statesboro has complied with those requirements, including the advertisement of the proposed millage rate and a five-year history of levies; percentage increases; and whether a rollback of the millage rate was required; and

WHEREAS, after careful consideration of the FY 2025 Operating Budget and Capital Budget, the growth in the tax digest from new construction, and the recommendation from the City Clerk that the millage rate be increased by 1.799 mills for the 2024 tax year;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Statesboro, Georgia assembled this 17th day of September 2024, as follows:

Section 1. That the millage rate for ad valorem (property) tax purposes for calendar year 2024 is hereby set at _____ mills on all of the taxable real and personal property within the corporate limits of the City of Statesboro, Georgia, after applying all legal exemptions, credits, tax relief grants, and similarly authorized deductions.

Section 2. The City Clerk is hereby authorized, empowered, and directed to have the necessary tax bills prepared and mailed, and to use any and all statutorily-approved methods to collect said property taxes in a timely manner.

Passed and adopted this ____ day of _____, 2024.

CITY OF STATESBORO, GEORGIA

By: _____
Jonathan McCollar, Mayor

Attest: _____
City Clerk

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Annexation Request*

Recommendation: Staff recommends Approval of the Annexation requested by AN 24-08-01.

Background: Nesmith Properties, LLLP requests Annexation of approximately 139.2 acres of property in order to develop a single-family detached subdivision on Lakeview Road (Tax Parcel # MS57000012 000).

Budget Impact: None

Council Person and District: Vacant (District 1)

Attachments: Annexation Report & Ordinance

CITY OF STATESBORO



COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager
From: Justin Williams, Planning & Housing Administrator
Date: September 6, 2024
RE: Lakeview Road Annexation: AN 24-08-01

Below is the information regarding this requested annexation:

Lakeview Road Subdivision

All estimates are based off of the initial concept of the development, therefore cost estimates and the number of homes being developed may vary as the project manifest. The calculations prepared in this document utilize the expected number of units discussed with the developer and are subject to change.

This development is not located in the coverage area of the 2024 *Comprehensive Master Plan*. This property will be amended upon annexation to the Developing Neighborhood character area which supports the proposed development type, and is of a similar designation as the surrounding properties in the area.

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 derived from the Department of Public Utilities 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 household, and due to the possible elevations on the site, although this property is adjacent to a developing neighborhood within the City that already has water and sewer on site. This property also directly connects to the existing Fernhill Farms Subdivision. 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 Developer is currently proposing 253 detached units in the subdivision, which represents the absolute

maximum number of units that may be constructed at the R-6 (single-family residential) zoning designation within the City.

The installation of gas to the subdivision has not been shown as desirable, but due to proximity to the adjacent site, this may become a consideration before completion.

Infrastructure Revenue to the City			
	Water Tap	Sewer Tap	Aid to Construction
Per Unit Revenue	\$1460	\$1200	\$960
Total Estimated	\$369,380	\$303,600	\$242,880

Tax Implications

As of the date of this draft, 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 \$1,117,300. Considering that value, the 40% assessed amount will be \$446,920. Within the first year, the general tax rate of the land would be \$3631.23. At this time, there is no specific price point for the units under construction, but average prices for similar construction in the immediate area have been priced at \$250,000 per unit. This provides a total build cost of approximately \$63,250,000, however it is extremely unlikely that the number of units will be this high due to amenity and stormwater requirements.

The initial proposed project and property survey can be found at the end of this document.

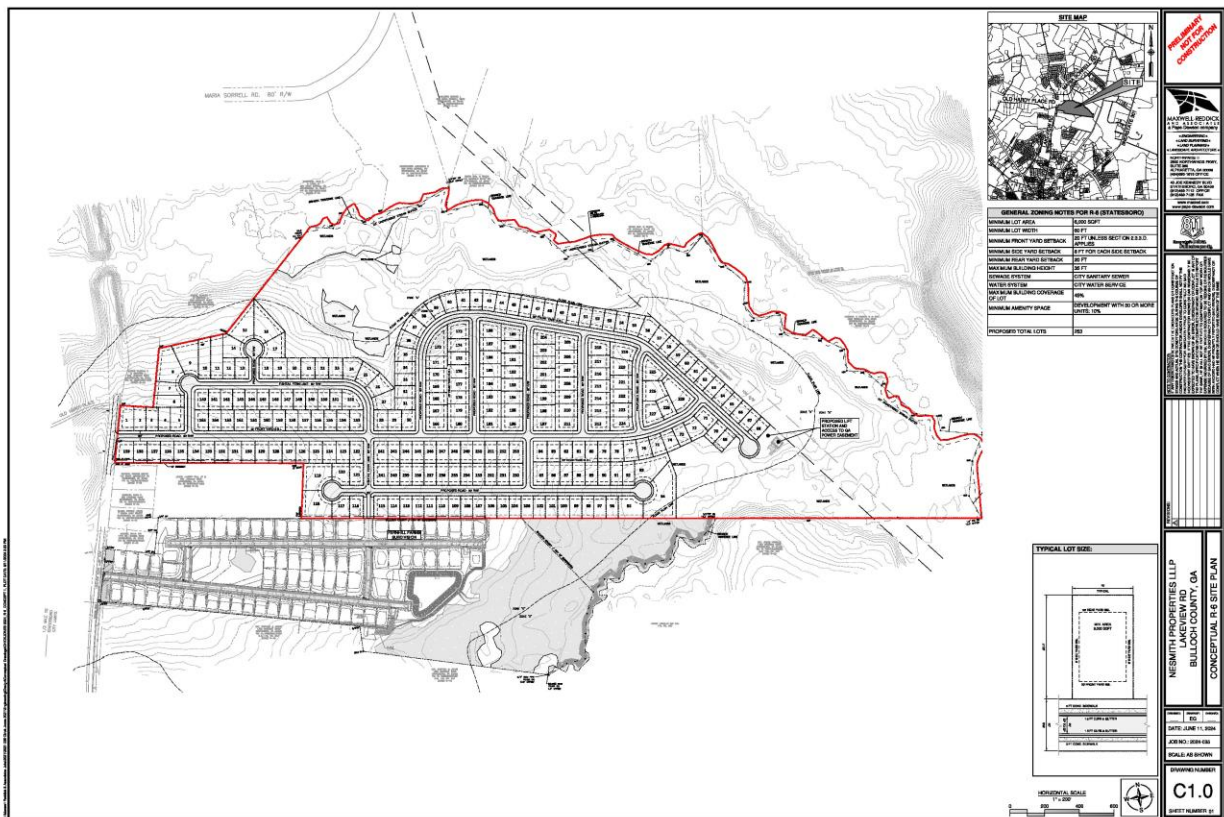
Economic Impacts

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 (this area is already covered by the 5-mile fire district, so there is no likely change in this service cost). While there would be an increased number of calls to the area, police services should not receive significant impacts as the property to the South is already a part of the City. Specifically, there are two subdivisions directly to the South of this development. The main road to access this site will be located in the County.

General analysis of the project shows estimated revenues based on taxable development

	Without Annexation	Annexation & No Development	Development at R-6
Land Value	\$1,117,300	\$1,117,300	\$63,250,000
Water/Sewer Improvement	\$0	\$0	\$915,860
Property Tax Value (Yearly)	\$0	\$3,631.23	\$205,562.5

Parcel



CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment*

Recommendation: Planning Commission recommends Approval of the Annexation requested by RZ 24-08-02.

Background: Nesmith Properties, LLLP requests a Zoning Map Amendment from the R-40 (Single-Family Detached) zoning district to the R-6 (Single-Family Detached) zoning district in order to construct an approximately 253-unit subdivision on Lakeview Road (Tax Parcel # MS57000012 000).

Budget Impact: None

Council Person and District: Vacant (District 1)

Attachments: Development Services Report – RZ 24-08-02



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

RZ 24-08-02 ZONING MAP AMENDMENT	
LOCATION:	Lakeview Road
EXISTING ZONING:	R-40 (Single-Family Residential - County)
ACRES:	149.31 acres
PARCEL TAX MAP #:	MS57 000012 000
COUNCIL DISTRICT:	District 1 (Vacant – Proposed)
EXISTING USE:	Vacant Property
PROPOSED USE:	Single-Family Subdivision

PETITIONER Nesmith Properties, LLLP
ADDRESS 12 Clayton Lane; Statesboro GA, 30458

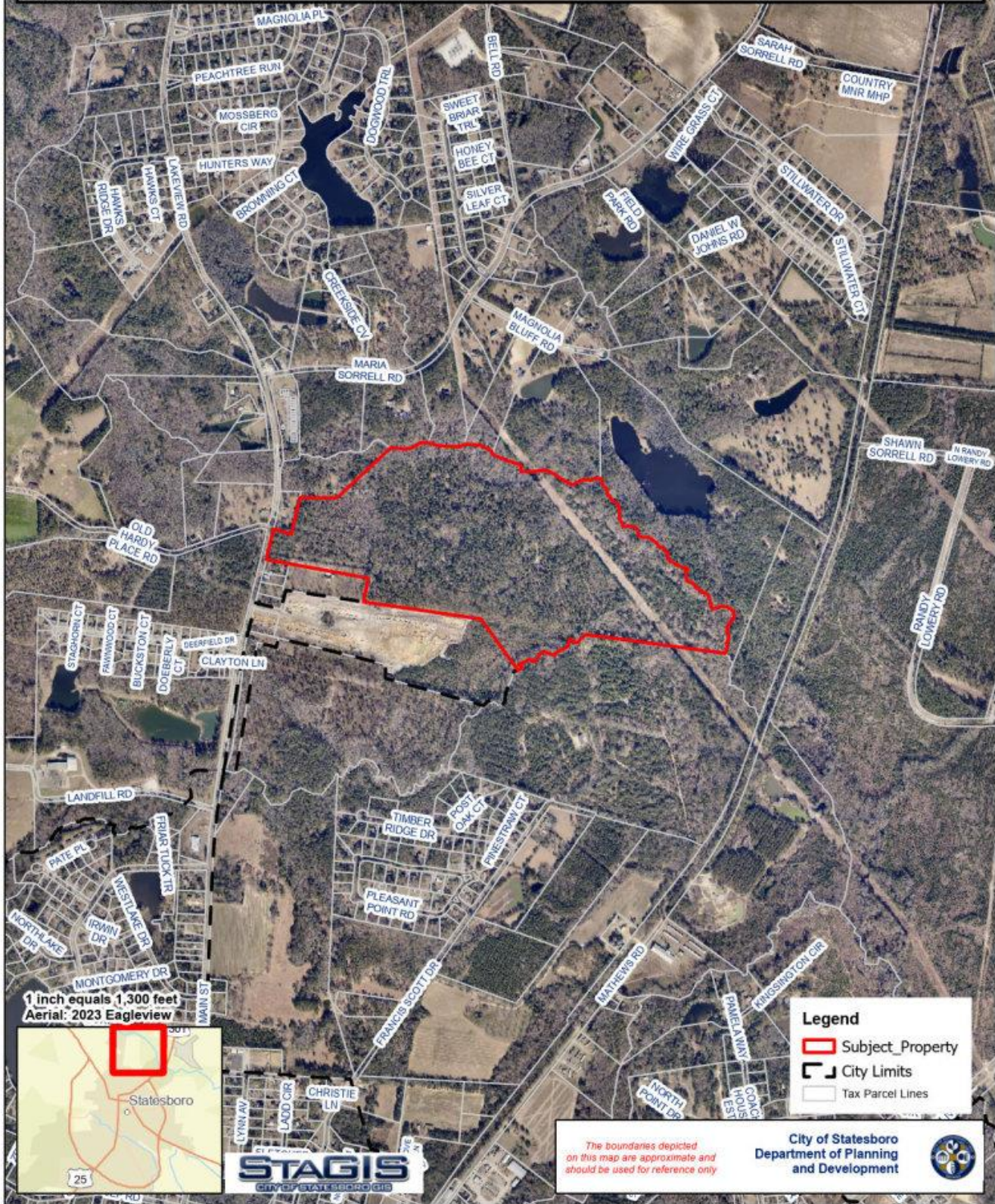
REPRESENTATIVE Ryan Pothyress – Maxwell Reddick & Associates
ADDRESS 40 Joe Kennedy Blvd; Statesboro, GA 30458

PROPOSAL
<p>The applicant requests an Annexation & Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district in order to develop a single-family subdivision with approximately 253 units.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>RZ 24-08-02 – CONDITIONAL APPROVAL</u></p>

Case # AN-24-08-01- RZ-24-08-02

Lakeview Road
Parcel: MS5700012 000

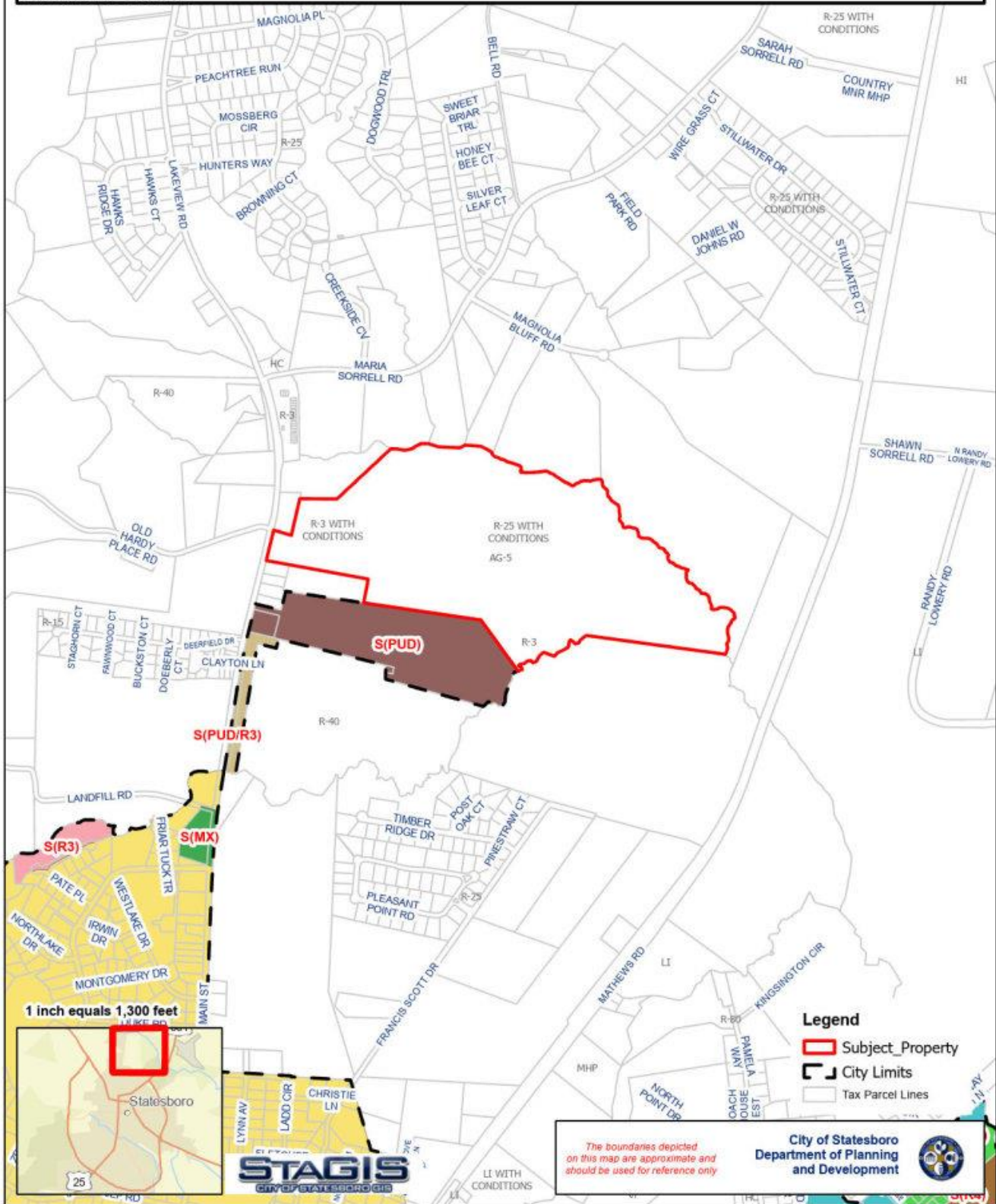
Location Map



Case # AN-24-08-01- RZ-24-08-02

Lakeview Road
Parcel: MS57000012 000

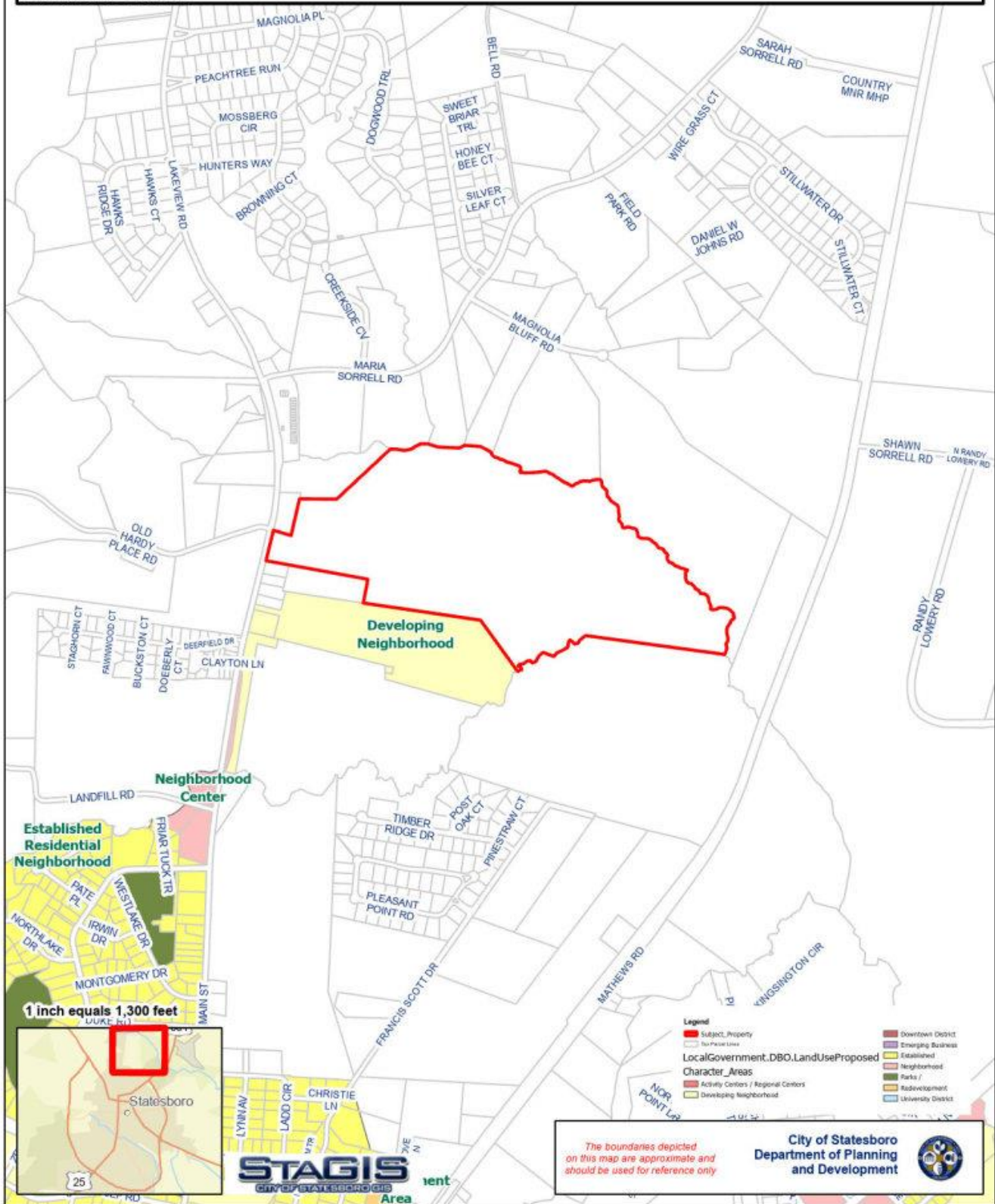
Zoning Map

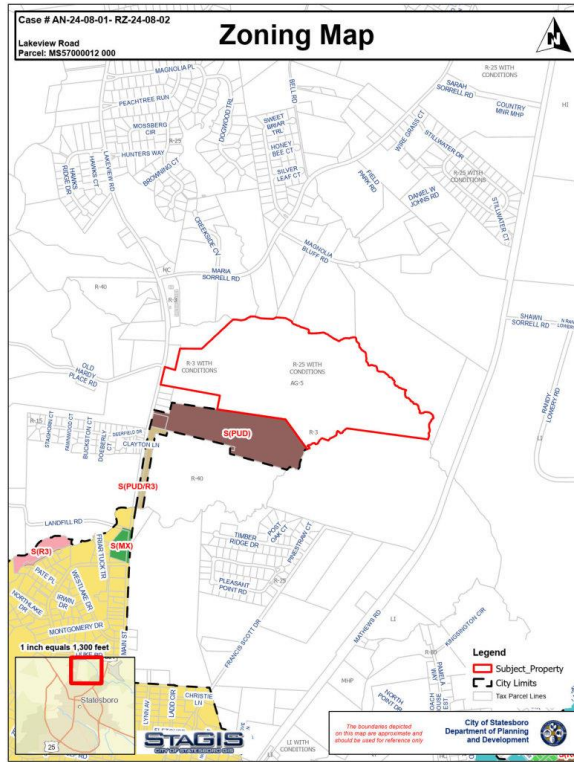


Case # AN-24-08-01- RZ-24-08-02

Lakeview Road
Parcel: MS5700012 000

Future Land Use Map





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-40 (Single-Family Residential - County)	Vacant Land
Northeast	Location Area #2: R-40 (Single-Family Residential - County)	Vacant Land
Northwest	Location Area #3: R-40 (Single-Family Residential - County)	Vacant Land
East	Location Area #4: R-40 (Single-Family Residential – County)	Vacant Land
West	Location Area #5: R-40 (Single-Family Residential - County)	Vacant Land
Southwest	Location Area #6: R-40 (Single-Family Residential - County)	Vacant Land
Southeast	Location Area #7: R-40 (Single-Family Residential - County)	Pleasant Point Subdivision
South	Location Area #8: PUD (Planned Unit Development)	Fernhill Farms Subdivision

APPLICANT REQUEST AND SUBJECT SITE

The subject site is a vacant 149.31-acre parcel on Lakeview Road. In addition to Annexation, the applicant seeks to change the zoning on this piece of property to R-6 (Single-Family Residential) in order to develop a subdivision with approximately 253 units.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as outside the existing City Limits, and would not provide specific guidance to the site. The proposed “Developing Neighborhood” character area would be appropriate for this development.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains some wetlands and on both the North and East side of the property. The applicant has significant available uplands to utilize, although there are 100-year floodplains in the areas adjacent and overlapping the existing wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but the applicant is within proximity of water and sewer due to the existing infrastructure already positioned to the South for the Fernhill Subdivision. The applicant has a connector road into the Fernhill Farms Subdivision as originally intended with the development, and the Fernhill Development does include a section to connect to this subdivision in the Final PLAT.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Unified Development Code* 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 has a mix of existing single-family and multi-family housing, with the adjacent property to the South developing as a subdivision of 80 units. Further South, a recent annexation has allowed for an additional proposal of 78 units.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The development of the property should not negatively impact the usability of adjacent properties.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - Due to the mandated default zoning of R-40, the property could be built but this would result in a drastically lower number of units, which may make connecting the utilities an unfeasible cost.

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?

- Currently a traffic study has not been completed on the site, and but will be required to show road improvements. Surrounding developments should be analyzed by the applicant to incorporate the best possible calming measures on the site. Utilities do exist in the area, and it is unlikely that this will have a drastic impact once connected.

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?

- The area is slated for additional single-family growth, but the proposed number of units will decrease substantially in the final layout of the property, as the current sketch does not include stormwater detention facilities, nor does it include the full scope of the wetlands impacts through delineation of the property.

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

- The overall is not outlined in the *Comprehensive Master Plan*, but all annexations should be analyzed for their overall impacts to the City. The development would be listed as a developing neighborhood based on the requirements of the development.

Subject Property



Western Property



Northern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of AN 24-08-03 & RZ 24-08-02**. 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.
- (2) The applicant will be responsible for all utility extension to serve the site and must provide a utility extension plan to the Department of Public Utilities prior to acceptance of the Final PLAT.
- (3) The applicant must submit a Traffic Impact Analysis before acceptance of the Final PLAT to ensure that appropriate right-of-way and traffic calming measures can be implemented.

At the regularly scheduled meeting of the Planning Commission on September 3, 2024, the Commission recommended approval of the request and staff conditions on a 5-0 vote.

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Preliminary Subdivision PLAT*

Recommendation: Planning Commission recommends Approval of the Annexation requested by SUB 24-08-03.

Background: Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a portion of a 111-acre parcel, in order to develop the townhome phase of the proposed subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).

Budget Impact: None

Council Person and District: Barr (District 5)

Attachments: Development Services Report – SUB 24-08-03



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

*P.O. Box 348
 Statesboro, Georgia 30458*

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

SUB 24-08-03 PRELIMINARY SUBDIVISION REQUEST	
LOCATION:	6922 Burkhalter Road
EXISTING ZONING:	R-2 (Townhouse Residential)
ACRES:	111.3 acres
PARCEL TAX MAP #:	108 000002 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhome Subdivision

PETITIONER Five Guys Development, LLC
ADDRESS 1007 Monarch Circle; Statesboro GA 30458

REPRESENTATIVE Haydon Rollins
ADDRESS 101 South College Street; Statesboro GA, 30458

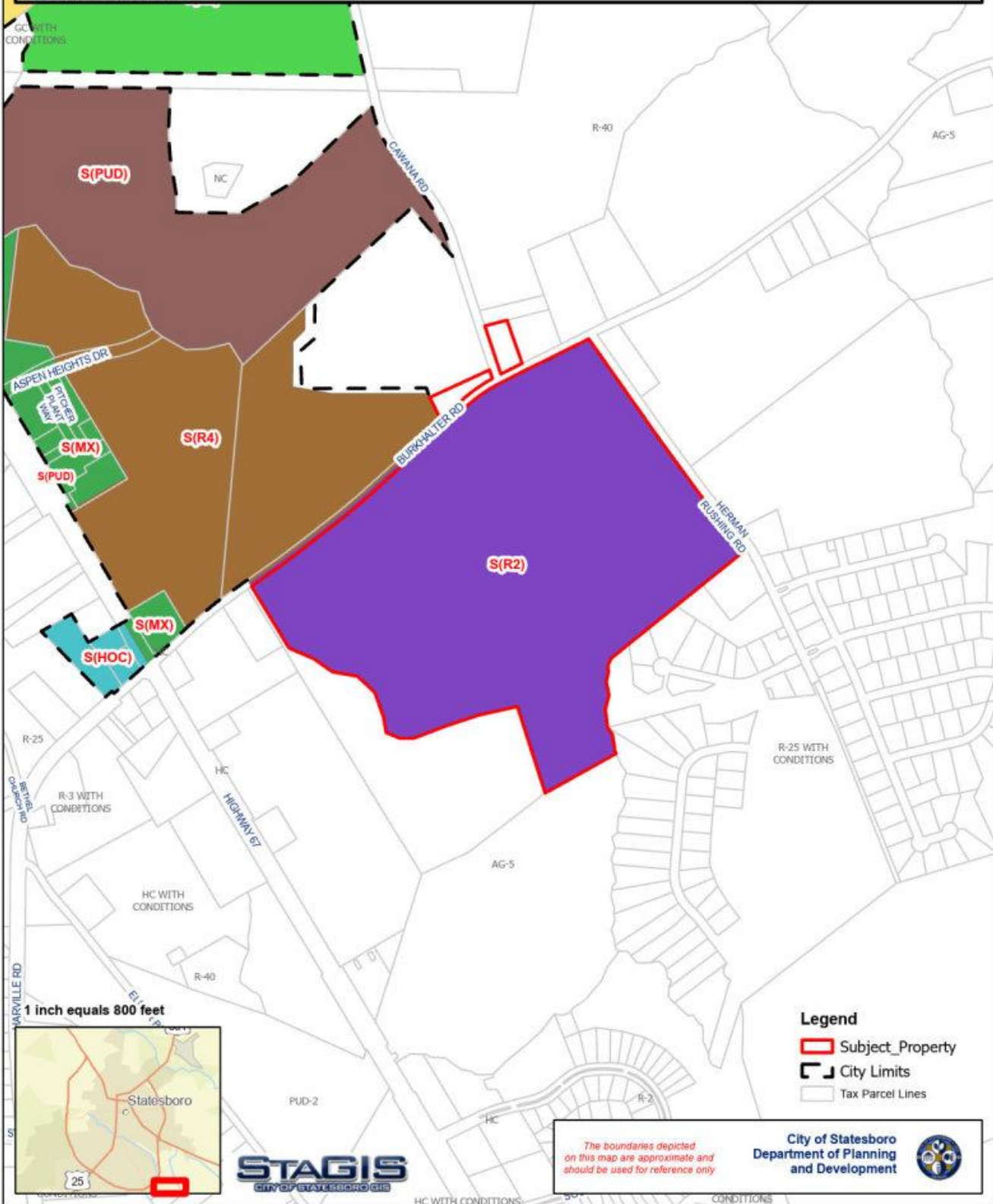
PROPOSAL
<p>The applicant is requesting Preliminary Subdivision Approval on approximately 33.08 acres of property on a larger 111.3-acre site located on Burkhalter Road. This project represents the third phase of development.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>SUB 24-08-03 – CONDITIONAL APPROVAL</u></p>

Case # SUB-24-08-03

6922 Burkhalter Rd
Parcel: 108 000002 000

Location Map

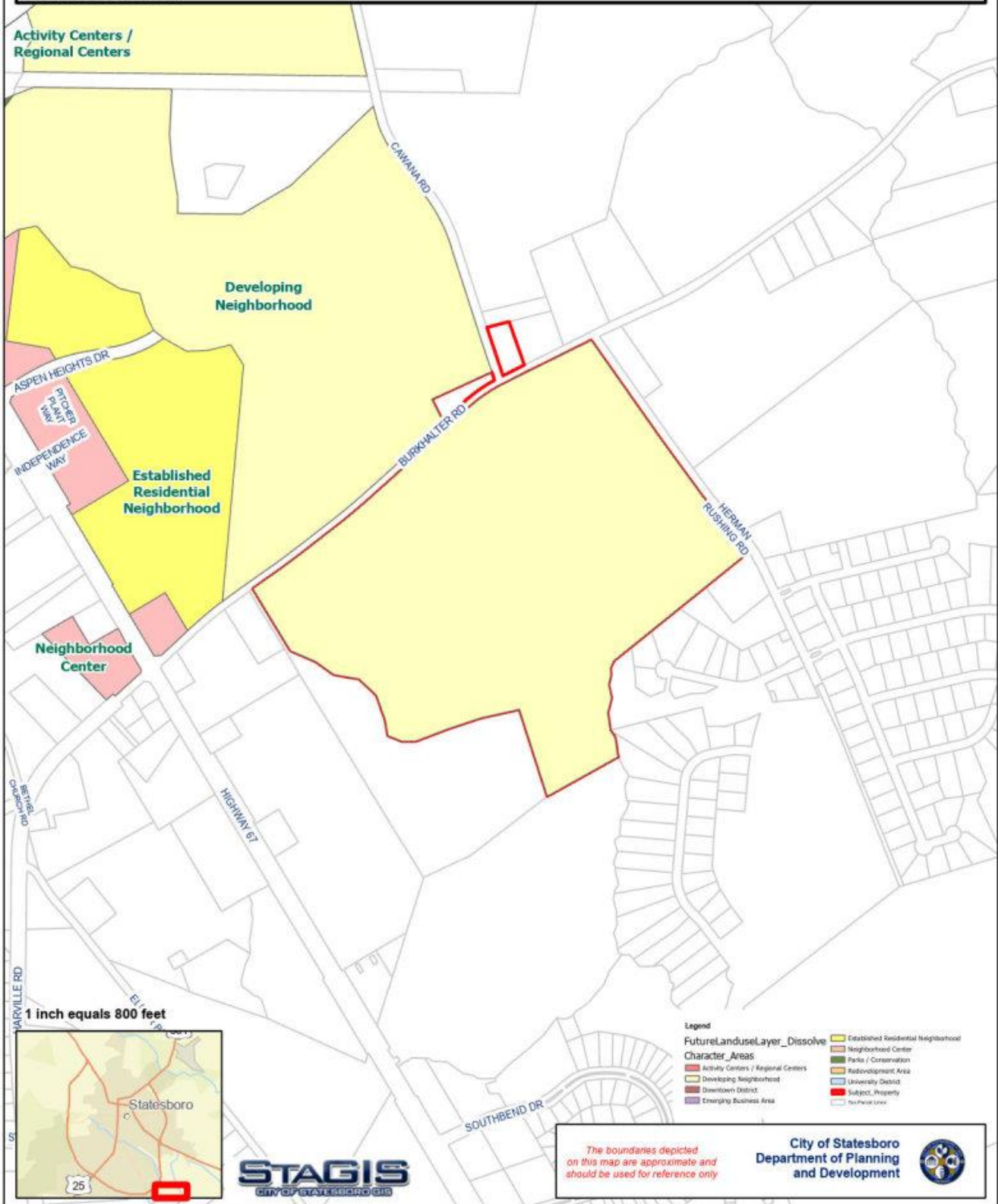


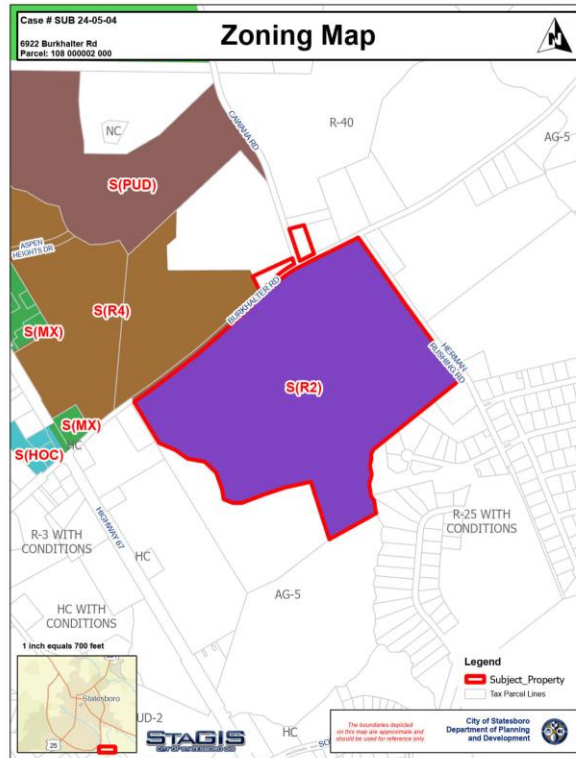


Case # SUB-24-08-03

6922 Burkhalter Rd
Parcel: 108 000002 000

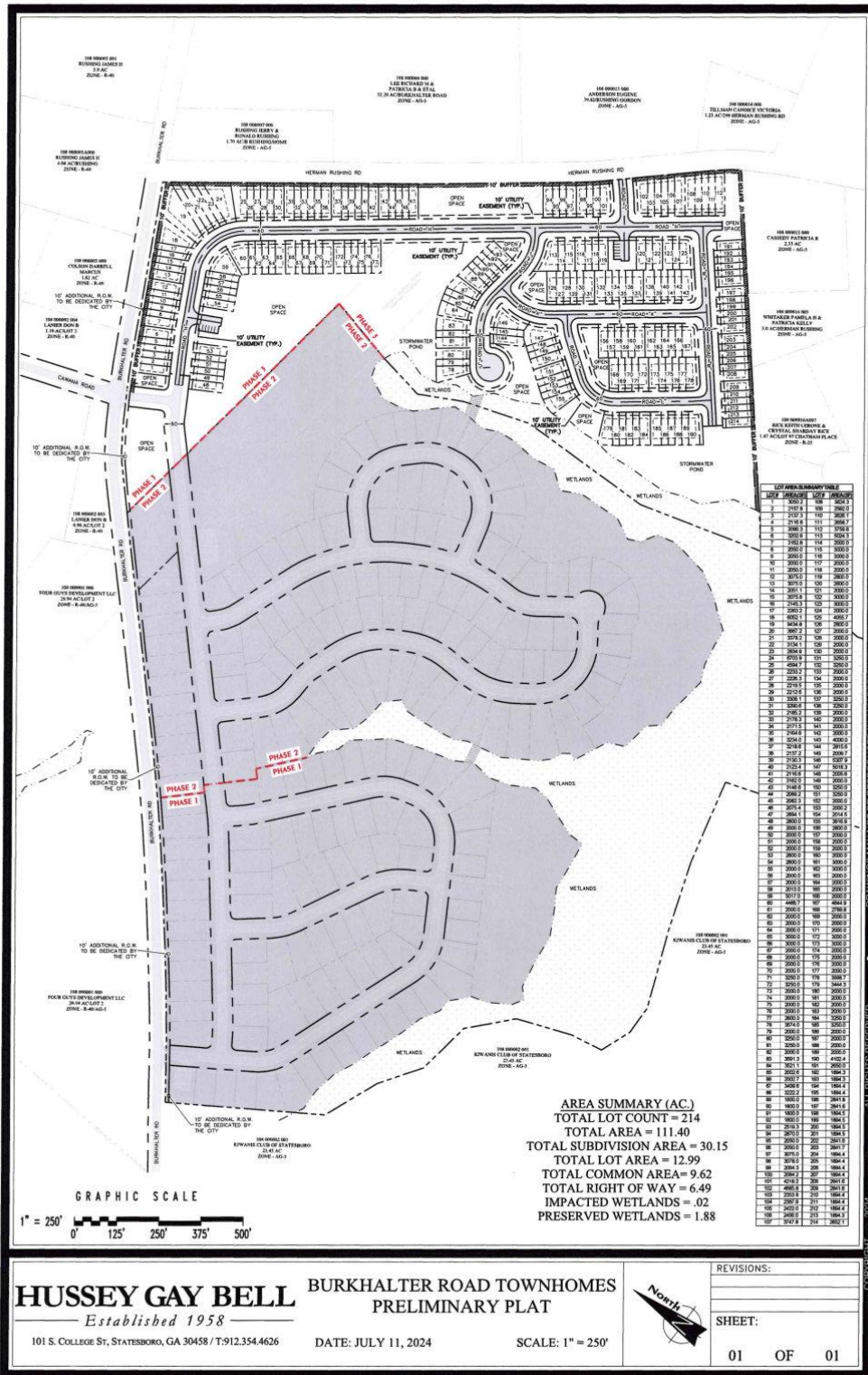
Future Land Use Map





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-4 (High-Density Residential)	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

PRELIMINARY PLAT



Jul 11, 2024 - 3:38pm Printed By: apainter
 DRAWING TITLE: BURKHALTER ROAD TOWNHOMES PRELIMINARY PLAT.dwg
 DATE: 2024-07-11
 SHEET: 01 OF 01

SUBJECT SITE

The subject site is a mostly vacant lot with of approximately 111.3 acres with multiple phases being developed under the R-2 (Townhouse Residential) zoning district. As per the R-2 use regulations, Townhouse residential development is allowed for the Northern section of the property. The first phases as shaded in dark is Single-Family element of the development with 185 single-family lots and a large open space area for future amenities. The section under consideration with this case consists of 214 townhome units. This specific section is approximately 33 acres of property.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* shows this as a part of the “Developing Neighborhood” character area with the adoption of the 2024 update to the Master Plan, which is in accordance with the original annexation of the site.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain some wetlands to the South, but general disturbance of the wetlands are not reflected in this subdivision. Due to the number of units proposed on the site, the DRI threshold has not been passed, therefore no Development of Regional Impact was completed with the zoning of this property.

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 disburse 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. The PLAT does show the agreed upon Right-of-Way for the project for future road improvements as agreed upon by the initial annexation and zoning map amendment request. The Traffic Impact Analysis May 31, 2024 shows a number of road conditions and traffic volumes being impacted due to existing and proposed development, and recommendations have been made to ensure that the traffic issues generated by Phases 1 & 2 of the project do not negatively impact the already existing roadway. The Department of Public Works & Engineering have determined that the necessary road improvements outlined would assist in allowing the existing intersection of Cawana Road, to not degrade into a service level of “F” at the completion of this development. Improvements would also assist in the overall improvement of Burkhalter Road. As noted, the applicant will not be liable to improve the service level of SR 67, but the right-of-way as provided will allow for future improvement of this road’s service level between collaboration of the City and County. The Long-Range Transportation Master Plan does show a roundabout being placed at the intersection of Cawana Road, which interfaces with this development, and in accordance with the existing Capital Cost Recovery Agreement with the County, this section of road has been annexed into the City.

Subject Property



Eastern Property



Western Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 24-08-03**. 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 right-of-way being dedicated to the City must be completed before approval of a Final PLAT.

At the regularly scheduled meeting of the Planning Commission on September 3, 2024, the Commission recommended approval of the request and staff conditions on a 5-0 vote.

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Preliminary Subdivision PLAT*

Recommendation: Planning Commission recommends Approval of the Annexation requested by SUB 24-08-04.

Background: Horizon Home Builders requests a Preliminary Subdivision PLAT in order to develop a 220-unit townhome subdivision on approximately 39.97 acres of property on East Main Street & Abbey Road (Tax Parcel # MS82000035 000).

Budget Impact: None

Council Person and District: Vacant (District 1)

Attachments: Development Services Report – SUB 24-08-04



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

SUB 24-08-04 PRELIMINARY SUBDIVISION REQUEST	
LOCATION:	East Main Street & Abbey Road
EXISTING ZONING:	R-2/R-4 (Townhouse Residential/High-Density Residential)
ACRES:	39.97 Acres
PARCEL TAX MAP #:	MS82 000035 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Land
PROPOSED USE:	Townhouse Subdivision/Cottage Court

PETITIONER Horizon Home Builders
ADDRESS 37 W Fairmont Ave #202; Savannah GA, 30458

REPRESENTATIVE Nathan Brown – Hussey Gay Bell
ADDRESS 101 South College Street; Statesboro GA, 30458

PROPOSAL
<p>The applicant requests a preliminary subdivision of approximately 39.97 acres of property to develop a 220-unit townhome development and associated cottage court.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>SUB 24-08-04 – CONDITIONAL APPROVAL</u></p>

Case # SUB 24-08-04

East Main Street
Parcel: MS82000035 000

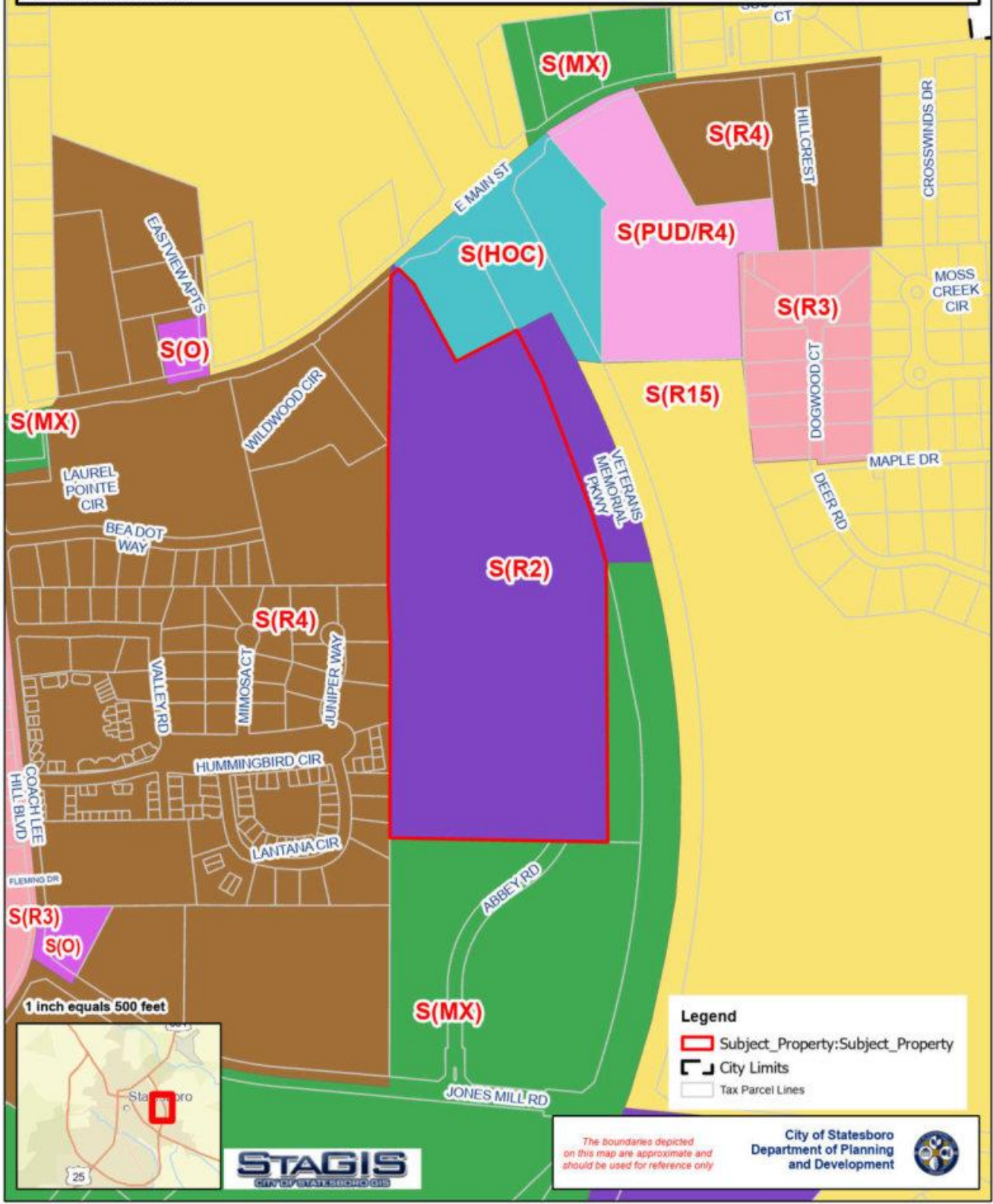
Location Map



Case # SUB 24-08-04

East Main St
Parcel: MS82000035 000

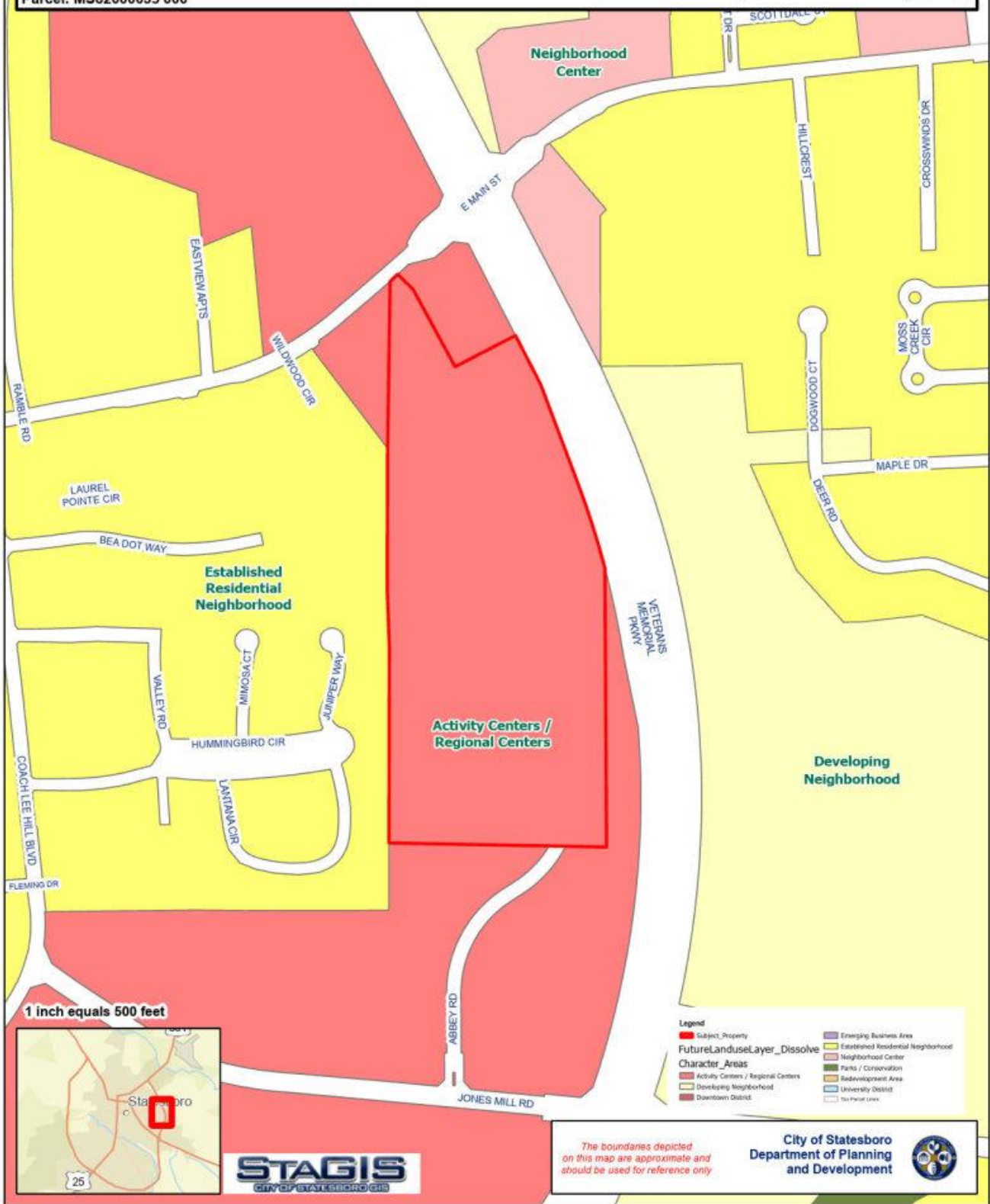
Zoning Map

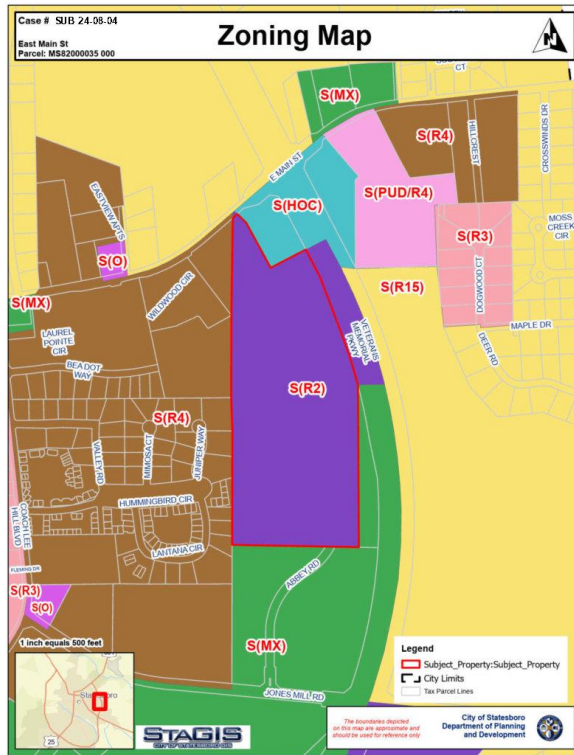


Case # SUB 24-08-04

East Main St
Parcel: MS82000035 000

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Undeveloped Lot
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Undeveloped Lot
Northwest	Location Area #3: R4 (High Density Residential)	Church
East	Location Area #4: R15 (Single Family Residential)	Undeveloped Lot
West	Location Area #5: R4 (High Density Residential)	Apartment Complex
Southwest	Location Area #6: R4 (High Density Residential)	Single Family Dwelling
Southeast	Location Area #7: R15 (Single Family Residential)	Undeveloped Lot
South	Location Area #8: MX (Mixed-Use)	Undeveloped Lot

SUBJECT SITE

The subject site consists of 39.97 acres of property with substantial woods and an empty single-family home. The site is currently under consideration for subdivision into both a Townhome subdivision and a small cottage court. In accordance with the conditions of the Zoning App Amendment for this project, no individual lot may be developed until completion of the subdivision PLAT.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Activity/Regional Center” character area, which allows for a mix of commercial and residential uses, generally of a higher density.

ENVIRONMENTAL SITE ANALYSIS

The property does contain wetlands, but the proposed development has considered these wetland areas to ensure that wetland disturbance is minimal. The property is not located in a flood zone.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities but will require some extension in order to meet necessary standards for the development. The existing Abbey Road, also requires completion, but this will be built to City standards with an and serve as a continuation of the existing public network in the area.

Subject Property (Abbey Road)



Western Property



Eastern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **SUB 24-08-04**. 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 the right to develop on the issuance of individual building permits. All buildings 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.

At the regularly scheduled meeting of the Planning Commission on September 3, 2024, the Commission recommended approval of the request and staff conditions on a 5-0 vote.

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Annexation Request*

Recommendation: Staff recommends Denial of the Annexation requested by AN 24-08-05.

Background: Dennis Rhodes requests Annexation of approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).

Budget Impact: None

Council Person and District: Chavers (District 2 - Proposed)

Attachments: Annexation Report & Ordinance

CITY OF STATESBORO

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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: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment*

Recommendation: Planning Commission recommends Approval of the Annexation requested by RZ 24-08-06.

Background: Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 23.15 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).

Budget Impact: None

Council Person and District: Chavers (District 2 - Proposed)

Attachments: Development Services Report – RZ 24-08-06

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
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Jonathan McCollar, Mayor
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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: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Annexation Request*

Recommendation: Staff recommends Denial of the Annexation requested by AN 24-08-07.

Background: Dennis Rhodes requests Annexation of approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 000).

Budget Impact: None

Council Person and District: Chavers (District 2 - Proposed)

Attachments: Annexation Report & Ordinance

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
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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: Justin Williams, Planning & Housing Administrator

Date: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment*

Recommendation: Planning Commission recommends Approval of the Annexation requested by RZ 24-08-08.

Background: Dennis Rhodes requests a Zoning Map Amendment from the R-40 (Single-Family Residential) zoning district to the R-3 (Medium-Density Residential) zoning district on approximately 2.5 acres of property in order to develop a residential subdivision on Cypress Lake Road (Tax Parcel # MS33000023 002).

Budget Impact: None

Council Person and District: Chavers (District 2 - Proposed)

Attachments: Development Services Report – RZ 24-08-08

CITY OF STATESBORO



COUNCIL

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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: September 6, 2024
RE: Cypress Lake Road Annexation: AN 24-08-05 & AN 24-08-07

Below is the information regarding this requested annexation:

Cypress Lake Quadraplexes

All estimates are based off of the initial concept of the development, therefore cost estimates and the number of townhouses being developed may vary as the project manifest. The calculations prepared in this document utilize the expected number of actual units discussed with the developer and are subject to change.

This development is not located in the coverage area of the 2024 Comprehensive Master Plan. This designation will be amended upon annexation to the Developing Neighborhood character area which supports the proposed development type, and is of a similar designation as the surrounding properties in the area. 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 derived from the Department of Public Utilities 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 household, and due to the possible elevations on the site, may be responsible for the installation of a lift station as well. 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 Developer is currently proposing 172 units with an unspecified number of bedrooms.

The installation of gas to the subdivision is not feasible on this site, and is not being considered.

Infrastructure Revenue to the City			
	Water Tap	Sewer Tap	Aid to Construction
Per Unit Revenue	\$1465	\$1200	\$1440
Total Estimated	\$251,980	\$206,400	\$247,680

Tax Implications

As of 2024, the City of Statesboro currently has a millage rate of 8.125 mills. The combined land value of the listed tracts without infrastructure is currently listed by the Bulloch Tax Assessor at \$227,900. Considering that value, the 40% assessed amount will be \$91,160. Within the first year, the general tax rate of the land would be \$740. At this time, there is no specific price point for the units under construction, and there are currently no available product types of note, since there have been no recent quadraplex developments constructed within the City from scratch. Due on this, the state average square footage would be considered for the cost of development, with each of the quadraplexes consisting of approximately 6032 square feet. The estimated build cost per square foot in this example are roughly \$125 a square foot at the lowest valuation. This could potentially result in a cost of approximately \$754,000 per quad, with a total of 45 separate lots.

The property surveys can be found at the end of this document, and proposed development can be found in the zoning report..

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 generated by the proposed development, nor does it include the overall cost of services in terms of fire (this area is already covered by the 5-mile fire district, so there is no likely change in this service cost). It is also unlikely to cause any significant change in service for police calls, due to the service area being both to the North and East of the development.

The development does not truly contain a primary road, as the smaller portion of the development would only be allowed to exit on the existing Whispering Pines Boulevard, then onto Cypress Lake Road. The larger portion of the property has proposals for exits onto Cypress Lake Road directly, and directly onto Veterans Memorial Parkway. Any access onto Cypress Lake Road would require approval from the County, and there are concerns related to the proximity of the Cypress Lake exit to the intersection. Of note, there is an existing entry on Cypress Lake Road directly across this proposed entrance, but it leads to low density

commercial uses in the County. The remaining proposed road onto Veterans Memorial Parkway would require approval from the Georgia Department of Transportation before allowance.

General analysis of the project shows estimated revenues. As noted, the market average for developments of this type is around \$754,000 per building, which would generate a total construction value of approximately \$33,930,000, and an assessed value of \$13,572,000.

	Without Annexation	Annexation & No Development	Development at R-3
Land Value	\$227,900	\$227,900	\$33,930,000
Water/Sewer Improvement	\$0	\$0	\$706,060
Property Tax Value (Yearly)	\$0	\$740.66	\$110,273

ORDINANCE # 2024- __:
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 Dennis Rhodes, with approval of the Christine Altman, 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 # MS33000023 002 and further described under Appendix A:

Section 2. This ordinance shall become effective on October 1, 2024.

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 2 of the City of Statesboro.

Section 5. This property shall be zoned R-3 (Medium-Density Residential)) and located within the Developing Neighborhood character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council held on September 17, 2004 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 17th day of September, 2024 by the Mayor and Council of the City of Statesboro.

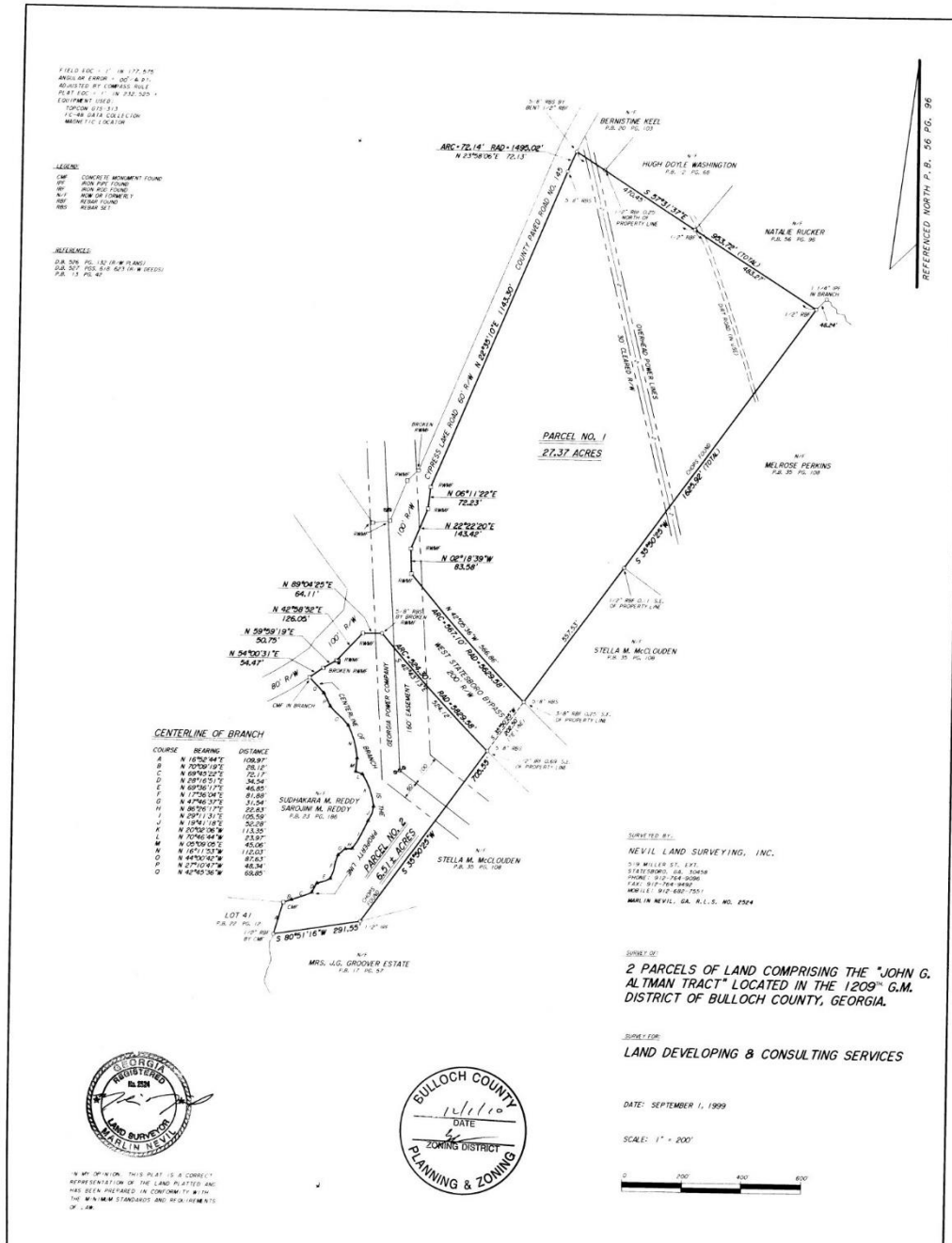
ATTEST:

Jonathan McCollar, Mayor

Leah Harden, City Clerk

Appendix A

Property to be annexed on the surveys below and further described as approximately 23.15 acres of land located on Cypress Lake Road & Whispering Pines Boulevard (Tax Parcel # MS3300023 002).



ORDINANCE # 2024- __:
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 Dennis Rhodes, with approval of the John Altman, 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 # MS33000023 000 and further described under Appendix A:

Section 2. This ordinance shall become effective on October 1, 2024.

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 2 of the City of Statesboro.

Section 5. This property shall be zoned R-3 (Medium-Density Residential)) and located within the Developing Neighborhood character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council held on September 17, 2004 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 17th day of September, 2024 by the Mayor and Council of the City of Statesboro.

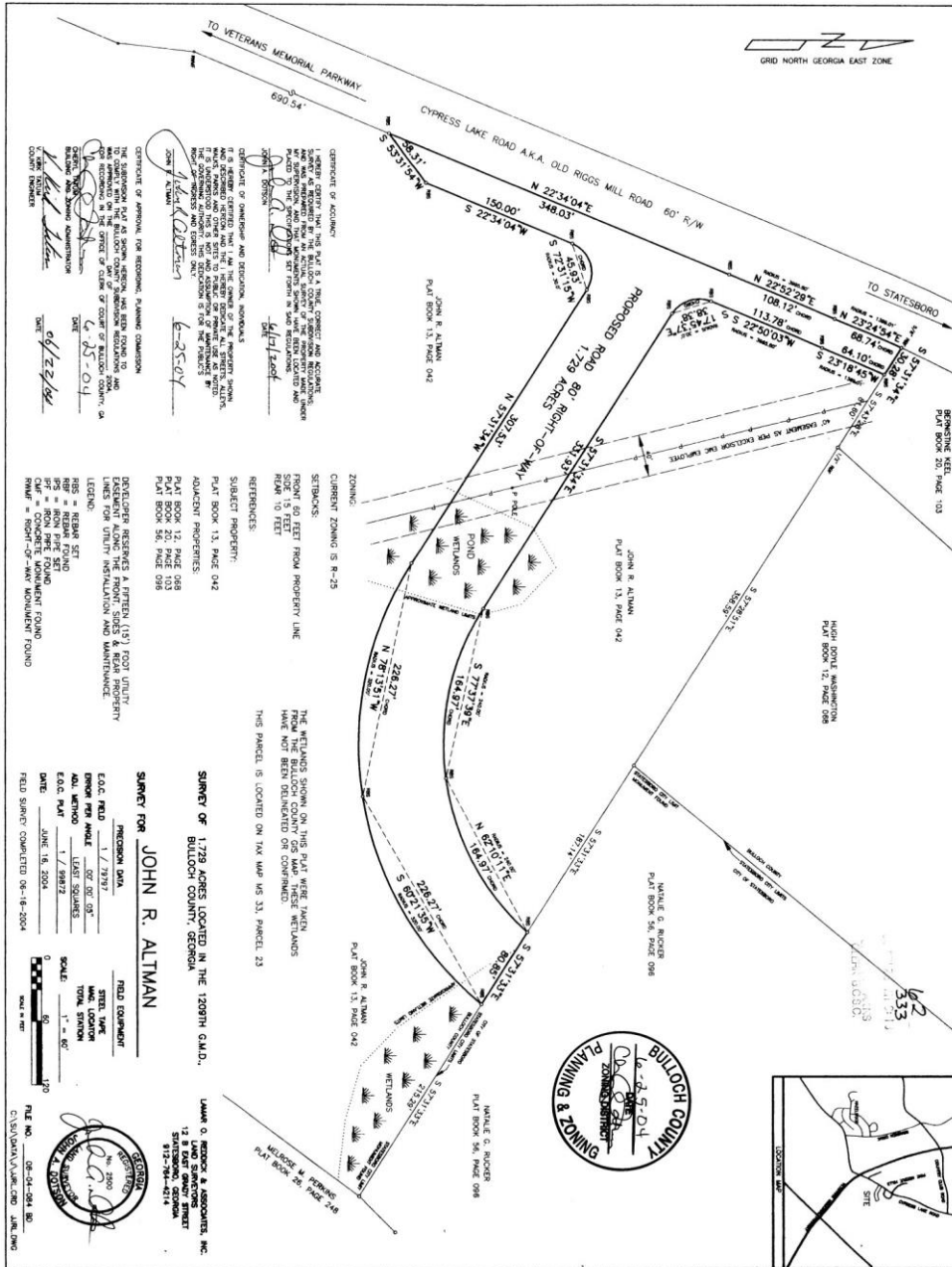
ATTEST:

Jonathan McCollar, Mayor

Leah Harden, City Clerk

Appendix A

Property to be annexed on the surveys below and further described as approximately 2.3 acres of land located on Cypress Lake Road & Whispering Pines Boulevard (Tax Parcel # MS3300023 000).





City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

RZ 24-08-06 & RZ 24-08-08 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Cypress Lake Road
EXISTING ZONING:	R-40/R-15 (Single-Family Residential – County)
ACRES:	16.54 acres
PARCEL TAX MAP #:	MS33000023 002, MS33000023 000
COUNCIL DISTRICT:	District 2 (Chavers – Proposed)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Quadplex Subdivision

Location Map

PETITIONER Dennis Rhodes
ADDRESS 1435 Fred Chance Road; Perkins GA, 30822

REPRESENTATIVE John Dotson – Maxwell-Reddick & Associates
ADDRESS 40 Joe Kennedy Boulevard; Statesboro GA, 30458

PROPOSAL
The applicant is requesting an Annexation and subsequent Zoning Map Amendment to the R-3 (Medium-Density Residential) zoning district for two separate properties located on Cypress Lake Road.
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>STAFF - RZ 24-08-06 & RZ 24-08-08 – DENIAL</u> <u>PLANNING COMMISSION – RZ 24-08-06 & RZ 24-08-08 APPROVAL</u></p>

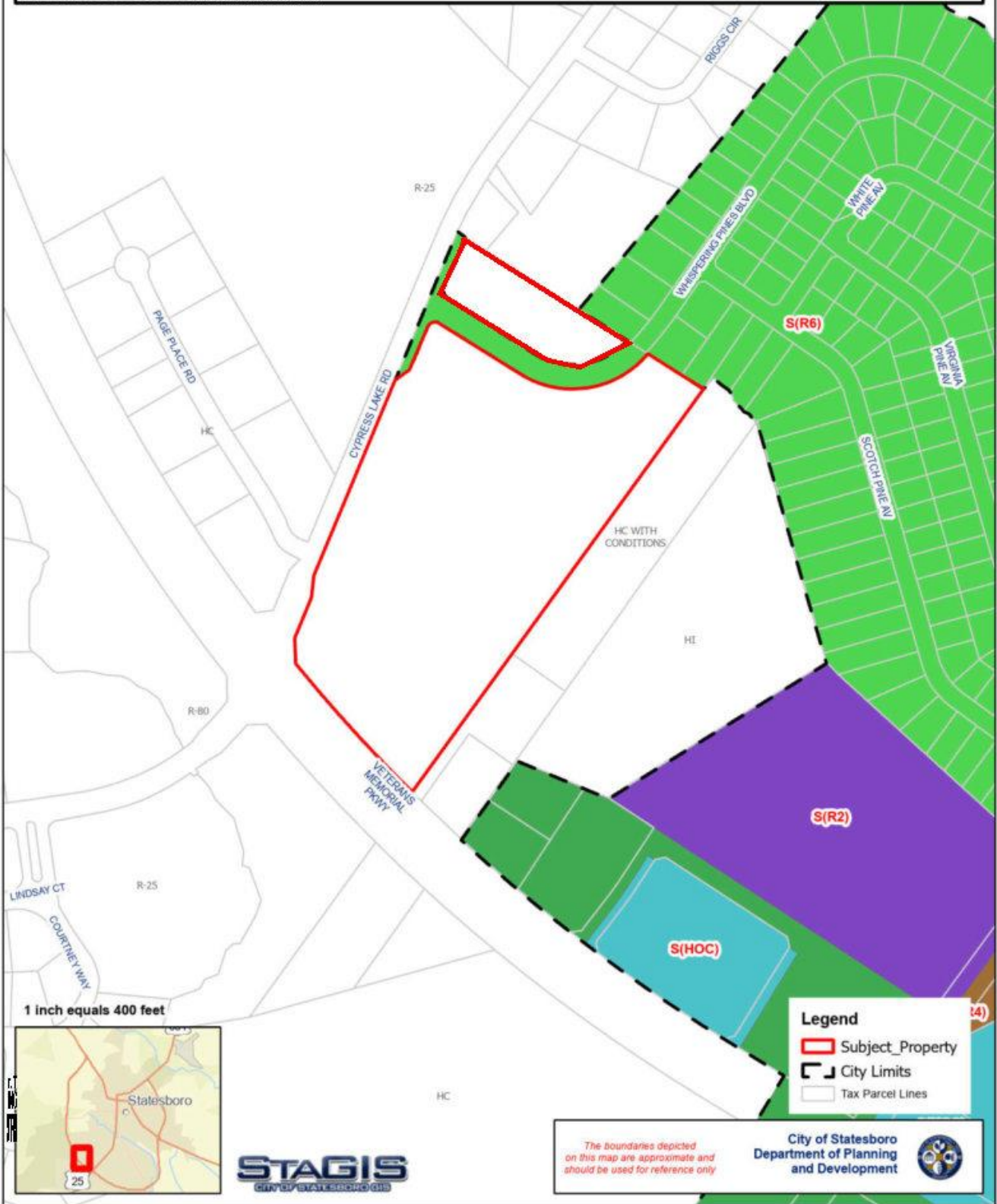
Case # AN-24-08-05, RZ-24-08-06
AN-24-08-07, RZ 24-08-08
6850 Cypress Lake Rd
Parcel: MS33000023 002 ,MS33000023 000

Location Map



Case # AN-24-08-05, RZ-24-08-06
AN-24-08-07, RZ 24-08-08
6850 Cypress Lake Rd
Parcel: MS33000023 002 ,MS33000023 000

Zoning Map



Case # AN-24-08-05, RZ-24-08-06
 AN-24-08-07, RZ 24-08-08
 6850 Cypress Lake Rd
 Parcel: MS33000023 002 ,MS33000023 000

Future Land Use Map



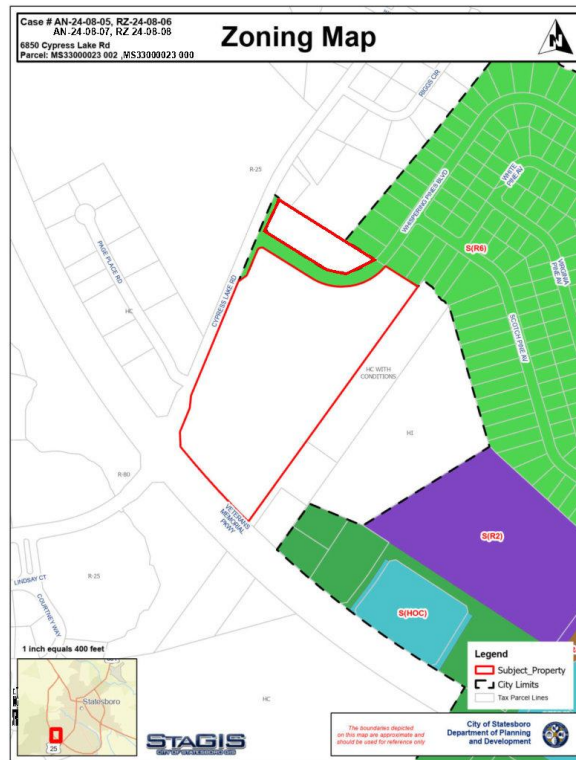
1 inch equals 400 feet



- Legend**
- FutureLanduseLayer_Dissolve
 - Established Residential Neighborhood
 - Neighborhood Center
 - Parks / Conservation
 - Redevelopment Area
 - University District
 - Subject Property
 - Not Shown Layer
 - Character_Areas**
 - Activity Centers / Regional Centers
 - Developing Neighborhood
 - Downtown District
 - Emerging Business Area

The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
 Department of Planning and Development



SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-6 (Single-Family Residential)	Whispering Pines Subdivision
Northeast	Location Area #2: R-6 (Single-Family Residential)	Whispering Pines Subdivision
Northwest	Location Area #3: R-40 (Single-Family Residential - County)	Vacant Land
East	Location Area #4: R-40 (Single-Family Residential - County)	Vacant Land
West	Location Area #5: R-40 (Single-Family Residential - County)	Single-Family Dwelling
Southwest	Location Area #6: R-25 (Single-Family Residential – County)	Vacant Land
Southeast	Location Area #7: MX (Mixed-Use)	Vacant Land
South	Location Area #8: R-40 (Single-Family Residential - County)	Vacant Land

SUBJECT SITE

The subject site consists of two vacant sites of approximately 25 acres total, with an additional 5-acre parcel slated for future development. The applicant is proposing to develop approximately 172 units of quadrplexes under single ownership, with potential connections to Whispering Pines Boulevard, Cypress Lake Road, and Veterans Memorial Parkway. Currently, the development is being considered for a portion of the overall development area, as the applicant has since submitted for additional property to add to the development. The provided plan covers the entirety of all parcels which will be considered.

The *2024 City of Statesboro Comprehensive Master Plan* shows this area as outside of the City Limits and does not provide guidance on the development type. The “Developing Neighborhood” character area would be an appropriate assignment for this development.

ENVIRONMENTAL SITE ANALYSIS

The subject property contains significant wetlands, with existing wetland crossings on site for the existing road infrastructure. 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 near the existing extensions of the property. The site has direct access to multiple roads, but a traffic study will be required to show the overall development and appropriate traffic implementation. There are concerns on how the traffic would interact with the existing Cypress Lake Road, Whispering Pines Boulevard, and Veterans’ Memorial Parkway due to the existing traffic patterns already found in the area.

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 has existing single-family housing, and nearby commercial development. In addition, there is a developing townhome subdivision with multiple entrances directly onto Veteran’s Memorial Parkway.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The adjacent property already has housing, but the increase in housing units will cause future impacts on roadways, specifically Whispering Pines Boulevard.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

- This property at default zoning would not be able to support the number of units requested by the applicant, but a lower density zoning would better match the adjacent neighborhood. The connected neighborhood could see a significant increase in traffic without relief due to a lack of a secondary egress.

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?

- Cypress Lake Road is generally utilized as a collector road, with significant traffic being brought from outside the City Limits. Country Club Road also runs into this road, further increasing acting traffic on the road. The connection of additional residential to the section of Whispering Pines Boulevard, would potentially require an enhancement of the street as this would make the local street closer to the capacity of a minor collector road. Utilities are located in the adjacent subdivision, and the associated school district is for Langston Chapel Elementary & Middle School. Road usage for Whispering Pines Boulevard is of concern due to multiple entrances being proposed on the roadway curve, and would be less detrimental if maintained at the R-6 (Single-Family Residential) zoning district. The proposed entrance on Cypress Lake would also need further study due to the distance from the intersection on Veterans Memorial Parkway.

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 an area that has not been particularly poised for new development, with the intersection of Veterans Memorial Parkway and Cypress Lake Road serving as a delineation point for development in the area. While increase housing would be appropriate, the proposed density on the site would not difficult to manage without further study.

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

- While the overall use does not conflict with the currently defined “Developing Neighborhood” character area, it is recommended that a less intense zoning be applied to this development.

Subject Property



Western Property



Northern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **DENIAL of the requested Zoning due to the proposed density and lack of compatibility with the adjacent road network.** 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 submit a Traffic Impact Analysis before completion of the project subdivision to ensure that appropriate right-of-way and traffic calming measures can be implemented.
- (3) The applicant will be required to provide right-of-way to enhance the section of Whispering Pines Boulevard being impacted by the development of this subdivision in accordance with any Traffic Study Requirements.

At the regularly scheduled meeting of the Planning Commission on September 3, 2024, the Commission recommended Approval of the requests and staff conditions with a 3-2 vote.

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment*

Recommendation: Planning Commission recommends Approval of the Annexation requested by RZ 24-08-09.

Background: Mitchell Ball requests a Zoning Map Amendment from the R-15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning district to the R-6 (Single-Family Residential) zoning district on a portion of an approximately 3.69-acre property in order to develop a residential subdivision on Zetterower Road (Tax Parcel # S06 000002 000).

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report – RZ 24-08-09



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

RZ 24-08-09
ZONING MAP AMENDMENT REQUEST

LOCATION:	3310 Northside Drive West
EXISTING ZONING:	HOC/R-15 (Highway Oriented Commercial/Single-Family Residential)
ACRES:	3.69 acres
PARCEL TAX MAP #:	S06 000002 000
COUNCIL DISTRICT:	District 1 (Vacant)
EXISTING USE:	Repair Shop/Vacant
PROPOSED USE:	Single-Family Residential



PETITIONER Mitchell Ball
ADDRESS 1007 Monarch Circle; Statesboro GA, 30458

REPRESENTATIVE Haydon Rollins – Hussey Gay Bell
ADDRESS 101 College Street, Savannah, GA 31406

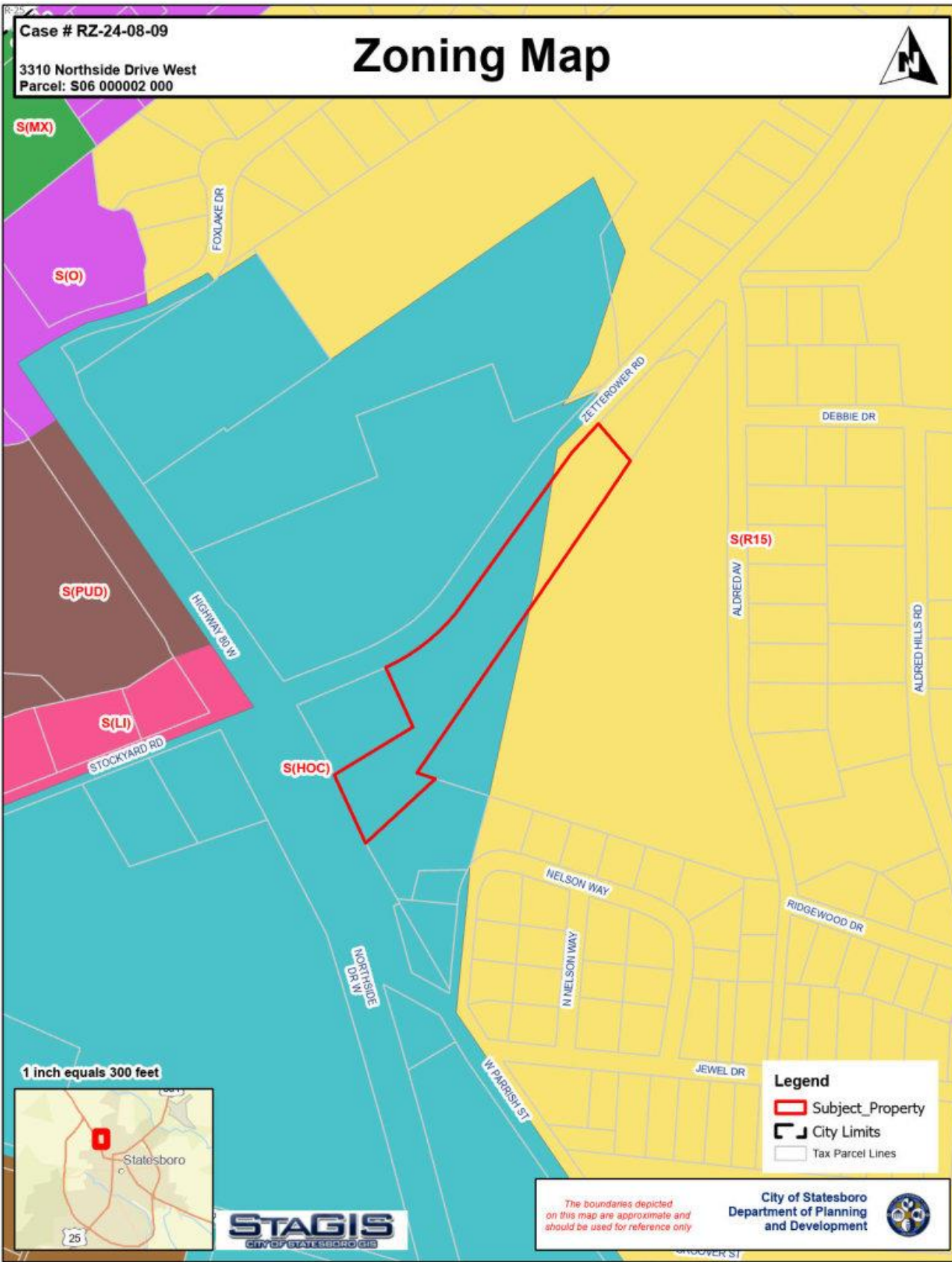
PROPOSAL
The applicant is requesting a Zoning Map Amendment from the HOC/R-20 (Highway Oriented Commercial/Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district in order to develop 11 single-family homes.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-08-09- CONDITIONAL APPROVAL</u>

Case # RZ-24-08-09

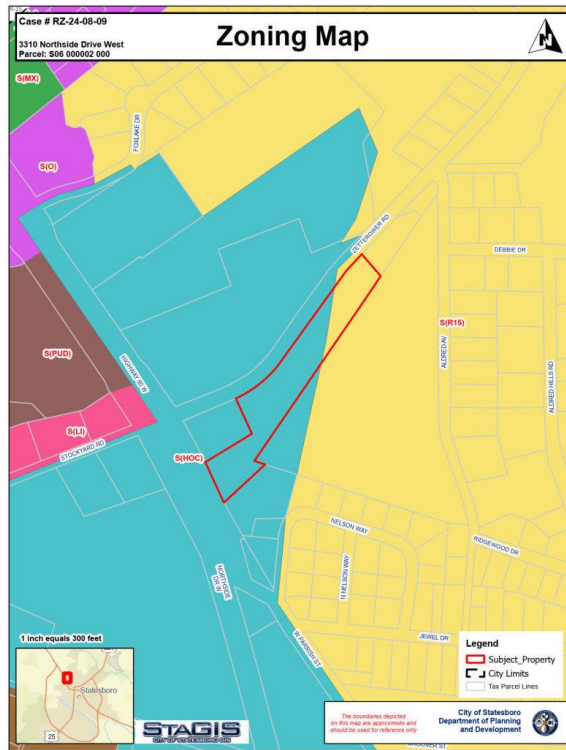
3310 Northside Drive West
Parcel: S06 000002 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (Single-Family Residential)	Single-Family Dwelling
Northeast	Location Area #2: R-15 (Single-Family Residential)	Undeveloped Lot
Northwest	Location Area #3: HOC (Highway Oriented Commercial)	Commercial Warehouse
East	Location Area #4: R15 (Single Family Residential)	Undeveloped Lot
West	Location Area #5: HOC (Highway Oriented Commercial)	Service Station
Southwest	Location Area #6: HOC (Highway Oriented Commercial)	Undeveloped Lot
Southeast	Location Area #7: HOC (Highway Oriented Commercial)	Undeveloped Lot
South	Location Area #8: R-15 (Single-Family Residential)	Undeveloped Lot

SUBJECT SITE

The subject site is a vacant wooded 3.69-acre lot. The property historically been vacant and is adjacent to the existing Aldred Hills area. The lot makeup shows a section of commercial development adjacent to the existing Sparkers.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Developing Neighborhood” character area, which generally allows for the development of a number of residential housing types.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands but is not located in a flood zone.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, but the existing roadway is not sufficient to allow for significant additions to the traffic pattern. Particularly, the number of proposed units, and associated driveway cuts are not recommended for each unit.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

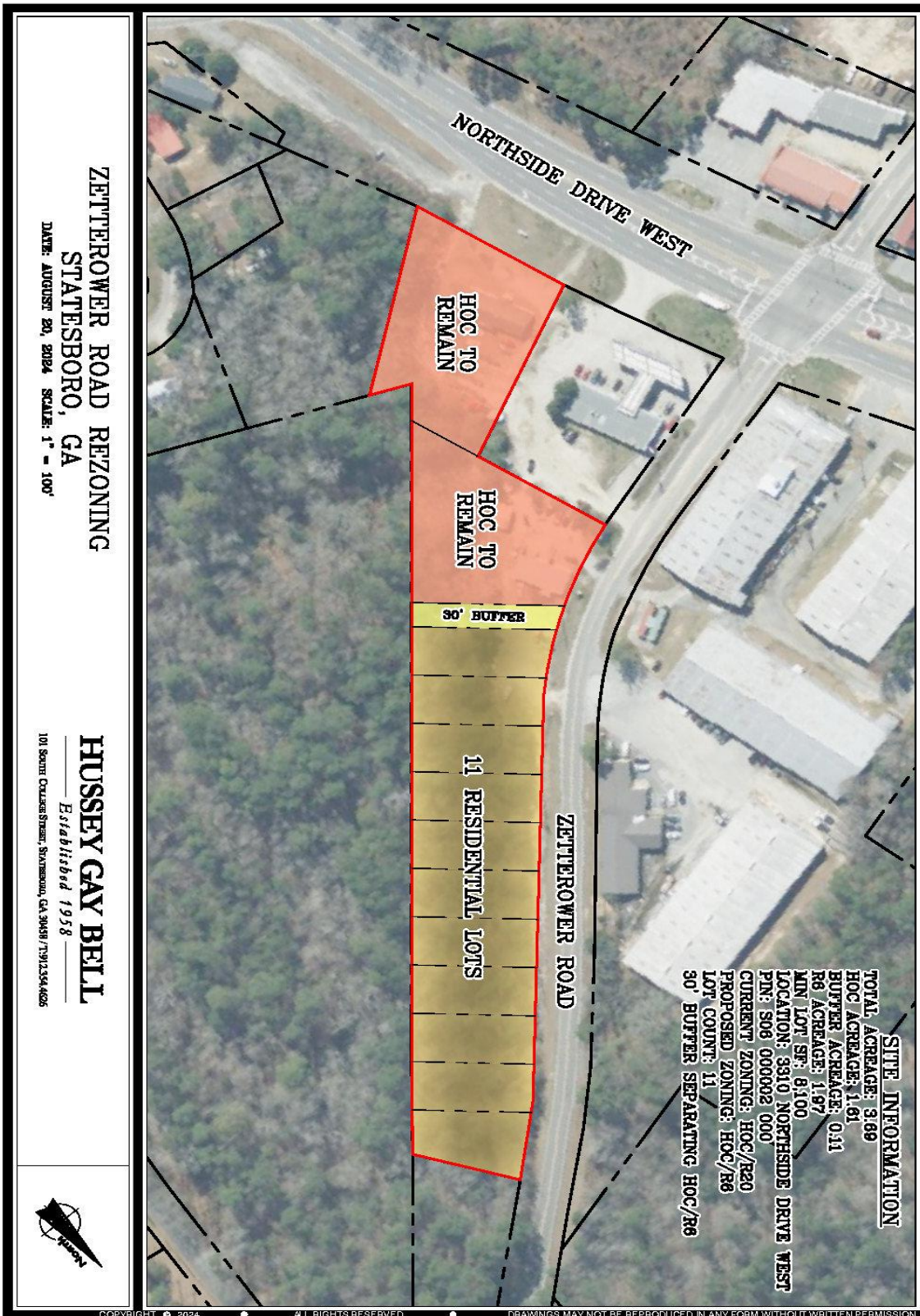
The *Unified Development Code* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact 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 proposed use does consist of a product type that is found further up Zetterower Road, although, the lot makeup would be substantially smaller in this area.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - It is likely that the property will have some traffic impacts, but current development types will require additional approvals to ensure traffic is safely routed, especially due to the curve found on the roadway.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property is oddly shaped, and while it could provide economic benefit as a commercial space, the associated zoning request would represent a less intense use leading into the existing neighborhood further along Zetterower Road.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- The site is currently vacant. With the associated zoning, there would potentially be minimal use of the site as is.
- 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?**
- The development would provide additional single-family housing stock to the City, and due to the lack of required additional infrastructure (i.e. roads networks, and significant utility extension) these would likely reach the market quickly.
- 6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**
- The proposal does align with the *City of Statesboro Comprehensive Master Plan* description of land use.

Sketch Plan



Subject Property



Northwestern Property



Northeastern Property



Western Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **RZ 24-08-09**. 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 the right to develop on the property. All construction must be reviewed and approved by the City.
2. Cottage courts shall not be an allowed use on this property due to the potential increase in traffic generation.
3. The driveway cuts for the property will be limited by the creation of either a rear access road for lots, a front shared access, or some other access plan as determined appropriate by the Department of Public Works and Engineering.
4. The driveway plan must be approved and reflected in the Preliminary Subdivision PLAT for this property.

At the regularly scheduled meeting of the Planning Commission on September 3, 2024, the Commission recommended approval of the requests and staff conditions with a 4-1 vote.

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: Contract Award – Coastal Regional Commission

Recommendation: Staff recommends approval of a contract with the Coastal Regional Commission to begin the update of the Statesboro Strategic Plan.

Background: In 2018 the City of Statesboro conducted a 2018-2023 Strategic Plan initiative with Amec Foster & Wheeler, & Ross + Associates. Due to the significant changes in the City of Statesboro since adoption, and the completion of the most recent Comprehensive Plan, it is recommended that the City begin the process of modernizing this plan. After consideration of the planning needs for this and other projects, staff recommends awarding a contract with the Coastal Regional Commission to complete a new Strategic Plan.

Budget Impact: \$25,800

Council Person and District: All

Attachments: Contract for Service - Coastal Regional Commission



**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN THE
CITY OF STATESBORO
AND THE
COASTAL REGIONAL COMMISSION**

THIS CONTRACT FOR PROFESSIONAL SERVICES (“Agreement”), made and entered into this ____ day of ____ 2024, by and between the **City of Statesboro, Georgia**, a political subdivision of the State of Georgia, hereinafter referred to as “**CLIENT**”, and the **Coastal Regional Commission**, hereinafter referred to as “**CRC**”, each of the aforementioned being referred to collectively as the “**PARTIES**”.

WITNESSETH THAT:

WHEREAS, the CLIENT has requested that the **CRC** provide planning services to the **CLIENT**; and

WHEREAS, the CRC has professional staff and is agreeable to provide the **CLIENT** with planning services, as requested.

NOW, THEREFORE, it is distinctly understood and mutually agreed by the Parties as follows:

I. RETENTION OF COASTAL REGIONAL COMMISSION

The **CLIENT** and the **CRC**, in consideration of their mutual covenants herein, agree that the **CLIENT** will retain the **CRC** for the performance period as defined under Section IV of the Agreement and that the **CLIENT** will provide payment for those services rendered by the **CRC**, as outlined under Section VII of the Agreement.

II. SCOPE OF SERVICES TO BE PROVIDED BY THE CRC

The **CRC** agrees to provide the following professional services (the “Scope of Services”) to the **CLIENT** for the **CLIENT**’s Strategic Plan Update (“Project”):

a) Task 1: Inventory and Assessment

The **CRC** will collect data and background information spanning the years 2010, 2020, and recent estimates. We will also include State of Georgia averages where applicable and assess the tax base structure. We will also ensure compliance with existing plans.

b) Task 2: Public Participation

The **CRC** will facilitate the development of a public survey to be distributed by the City. Additionally, **CRC** staff will host two public meetings and conduct interviews with city staff/officials. To ensure ongoing communication, our team will participate in bi-weekly technical meetings with city staff, held virtually.

c) Task 3: Implementation Element

The CRC will develop key strategies, initiatives, and financing alternatives to guide the implementation of the Strategic Plan.

d) Task 4: Final Deliverables

The CRC will lead the development of the updated Strategic Plan, delivering a final document that includes essential elements such as an Executive Summary, Introduction, Existing Conditions, Community Priorities, SWOT Analysis, and Implementation strategies. We are committed to providing five printed and bound color copies, one PDF file, and all electronic files in their original format (Word, Excel, etc.), along with any original GIS shapefiles produced.

III. CLIENT RESPONSIBILITIES

- a)** The CLIENT agrees to furnish and provide to the CRC any items necessary for the completion of services contemplated under Section II of the Agreement. The CRC's performance is directly dependent on cooperation of CLIENT officials and timeliness in submitting materials specified in the Agreement.
- b)** CLIENT will provide full information and access to the applicable projects and files and provide complete copies of all correspondence and documents pertaining to the Project specified in the Scope of Services as amended from time to time in accordance with this Agreement.
- c)** The CLIENT shall review deliverables and may request changes to deliverables within ten (10) business days of receipt of deliverables.
- d)** The CLIENT will designate a person to act as the CLIENT's representative with respect to the work to be performed under this Agreement who shall have complete authority to transmit instructions, receive information, and interpret and define the CLIENT policies and decisions with respect to the services in this Agreement.
- e)** The materials provided to the CRC shall be complete, accurate, and in the format requested. Should information not be provided to the CRC within ten (10) business days of the CRC's written request for the information, the Project completion date may be extended, which in turn may increase the Project cost. Any extension of the completion date or change in the Project cost may only be made in accordance with the modification provisions of Section VIII of this Agreement.
- f)** The CLIENT will bear all advertising costs and will have the discretion to determine the necessity of such costs, related to this Agreement.
- g)** Fully disclose to the CRC all possible conflict of interest situations pertaining to the technical assistance services as specified in the Scope of Services.
- h)** The CLIENT will assist the CRC with securing meeting spaces for all stakeholder engagement meetings.

IV. PERIOD OF PERFORMANCE

The period of performance shall begin January 1, 2025, and end June 30, 2025.

V. PERSONNEL

The CRC represents that it has, or will secure, all personnel required to perform the services as specified in the Scope of Services in a competent, professional and timely manner. All personnel employed shall remain employees of the CRC and shall not be considered employees of the CLIENT.

VI. ASSURANCES

The CRC shall comply with Title VI of the Civil Rights Act of 1964 (Pub. L88-352) and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States will on the grounds of race, color, sex, age, handicap, political affiliation, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures to achieve this assurance. Section 3 of the Urban Development Act of 1968 will also pertain to this Agreement.

The CRC also certifies that, in accordance with 44 CFR Part 18, no Federal appropriated funds have been paid or will be paid, by or on behalf of either Party, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal award, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract award, loan, or cooperative agreement. If any such funds have been or will be paid as stated herein, the Parties will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

VII. COMPENSATION

The CLIENT shall compensate the CRC for the services performed in accordance with the Scope of Services as outlined in Section II of this Agreement in the total amount of \$25,800.00, which will be paid in accordance with this Section VII.

a) The CRC shall invoice the CLIENT according to the pay schedule below:

Payment #1	March 31, 2025	\$12,900
Payment #2	June 30, 2025	\$12,900
	TOTAL	\$25,800

b) Payment of each invoice is due within thirty (30) days from the date the Client receives each invoice.

- c) Invoices shall be submitted to:
City of Statesboro
Attention: Kathy Field
50 E. Main Street
Statesboro, GA 30458

- d) Payments shall be made to:
Coastal Regional Commission
Attention: Lena Geiger, Finance Director
1181 Coastal Drive SW
Darien, GA 31305

VIII. NONCOMPLIANCE, MODIFICATION, OR TERMINATION

In the event of the CRC and/or the CLIENT's non-compliance with the requirements of this Agreement, the compliant party may terminate this Agreement immediately.

- a) Either party may terminate this Agreement without cause by giving the other party thirty (30) days advance written notice.

- b) If this Agreement is terminated, all finished or unfinished documents prepared by the CRC under this Agreement and already paid for by the CLIENT shall, at the discretion of the CLIENT, become the CLIENT's property.

- c) The CRC shall only be entitled to compensation for any work completed on said Project up to the date of termination of this Agreement. Furthermore, upon termination, the CRC shall be released from its said responsibilities for the completion of the Project.

- d) All modifications and changes to the Agreement shall be in writing and signed by both Parties. The original Scope of Services, or the Performance Period, may be altered only by a written "Amendment" signed by both Parties. The CRC is not authorized or obligated to undertake any work under an Amendment until that Amendment is signed by both Parties. Upon issuing an Amendment, the CLIENT shall assure the CRC that there are sufficient funds to cover the additional cost, if any, of the changes to the original Scope of Services.

IX. LIABILITY OF CLIENT

To the extent allowed by Georgia law, the CLIENT shall be responsible and liable for, and it shall hold the CRC harmless from and against any and all suits, legal proceedings, claims, demands, damages, cost and expenses, including attorney fees, arising out of or in connection with or claimed to arise out of or in connection with any negligent or wrongful error, omission or act of the CLIENT or anyone acting in its behalf in connection with or incident to this contract, or as a result of any failure of the CLIENT to properly carry out its responsibilities under this contract.

X. OWNERSHIP OF DOCUMENTS

All documents developed by the CRC as a result of this Agreement shall become the property of the CLIENT.

XI. CONFIDENTIALITY

Any report, information, data, etc., given to, prepared, or assembled by the CRC under this Agreement will not be made available to any individual or organization without the prior written approval of the CLIENT.

(This space left intentionally blank; signatures on the following page)

SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their authorized representatives.

CITY OF STATESBORO, GA

By: _____

Jonathan McCollar, Mayor

Date: _____

By: _____

Leah Harden, City Clerk

Date: _____

COASTAL REGIONAL COMMISSION

By: _____

Dionne Lovett, Executive Director

Date: _____

By: _____

Rosa Romeo, Chair

Date: _____

CITY OF STATESBORO

COUNCIL

Vacant, District 1
Paulette Chavers, District 2
Ginny Hendley, 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: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: September 6, 2024

RE: September 17, 2024 City Council Agenda Items

Policy Issue: Contract Amendment: Insight Planning & Development

Recommendation: Staff recommends approval of a contract with the Insight Planning & Development to ensure completion of standing projects with the Housing Rehabilitation Program.

Background: On January 4, 2022, the City entered into a contract with Insight Planning & Development to provide administrative and management services of the Housing Rehabilitation Program. Due to delays for contracting services throughout the program, it has become necessary to extend the service time associated with the current load of housing units under rehabilitation. Due to the current level of expenditure, it is recommended that the City amend the contract to ensure completion of all considered housing units.

Budget Impact: \$175,000

Council Person and District: All

Attachments: Contract Amendment – Insight Planning & Development, LLC

**CONTRACT FOR CONSULTANT SERVICES
STATESBORO HOUSING REHABILITATION PROGRAM
AMENDMENT NO. 1 – ADDITIONAL TIME AND SERVICES AMENDMENT**

WHEREAS, the CITY OF STATESBORO, GEORGIA, hereinafter called the CITY, and INSIGHT PLANNING & DEVELOPMENT, LLC (INSIGHT), entered into a Contract for Consultant Services (Contract) dated January 4, 2022, to provide administrative and management services for the CITY's Housing Rehabilitation Program; and

WHEREAS, the CITY has executed a grant agreement with the U.S. Department of the Treasury and has created the City of Statesboro Housing Rehabilitation Program, for the rehabilitation and/or reconstruction of homes.

WHEREAS, the project has required extensive bidding/procurement resulting in additional time required. Further, the CITY has completed an additional Phase 2 of homeowner applications and requests additional rehabilitation activities and reconstruction activities of the CONSULTANT; therefore,

THE AFOREMENTIONED CONTRACT for CONSULTANT SERVICES, dated January 4, 2022, between the CITY OF STATESBORO, GEORGIA, and INSIGHT PLANNING & DEVELOPMENT, LLC, is hereby amended to increase the contract amount by \$175,000 for compensation for the additional activities.

All other provisions of this Amendment remain as stated in the original Contract.

The CITY and the CONSULTANT each binds himself, his partners, successors, executors, administrators and assigns to the other party to the agreements, and to the partners, successors, executors, administrators, and assigns of each other party in respect to all covenants of the Amended Contract.

The CITY and the CONSULTANT hereby agree to the full performance of the covenants contained herein.

[Signature page to follow]

IN WITNESS HEREOF, they have executed this Amendment, this date _____.

REVIEWED BY DEPARTMENT HEAD

Date Reviewed: _____

INSIGHT PLANNING & DEVELOPMENT

By: _____

Printed Name: _____

Title: _____

REVIEWED BY CITY MANAGER

Date Reviewed: _____

CITY OF STATESBORO, GEORGIA

By: _____

Printed Name: _____

Title: _____

REVIEWED BY CITY CLERK

Date Reviewed: _____



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police *MB*

DATE: September 17, 2024

RE: Patrol Car Purchases

POLICY ISSUE: Purchase of Patrol Cars

RECOMMENDATION: That Council approve the purchase of 6 new patrol cars.

BACKGROUND: Each year the police department needs to purchase patrol cars to keep the fleet healthy. The PD requests that Council approve the purchase of six (6) new patrol vehicles (5 conventional and 1 hybrid for evaluation). The purpose of this memorandum is to confirm the expenditure of no more than \$300,000 from 2019 SPLOST. We received four bids from four sources, and the least expensive was Metter Ford with a total price for these 6 vehicles of \$272,903.56.

BUDGET IMPACT: Police vehicles were approved as part of the 2019 SPLOST expenditures.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

To: Mike Broadhead, Chief of Police *MB*
From: Andrew Samples, Patrol Bureau Commander
Date: September 4, 2024
Ref: Patrol Bureau Vehicle Purchase

Greetings,

Lt. Kreun has taken point on ordering and outfitting six new Ford Police Interceptor SUV's for the Patrol Bureau. The last several orders were made from Wade Ford using state contract pricing. They were not open to providing us with quotes at this time, so Lt. Kreun spoke with Metter Ford, Akins Ford, J.C. Lewis Ford, and Paul Thigpen Ford to get quotes. We requested bids for five conventional SUV's and one hybrid model for testing and review. The SUV's will have to be ordered and manufactured. The price totals for the vehicles and extended warranties were as follows:

Metter Ford:

\$225,680.40 (\$45,136.08 each) – Five Ford Police Interceptor SUV's
\$47,223.16 – One Hybrid Ford Police Interceptor SUV
Total: \$272,903.56

Akins Ford:

\$233,095.00 (\$46,619.00 each) – Five Ford Interceptor SUV's
\$48,068.00 – One Hybrid Ford Police Interceptor SUV
Total: \$281,163.00

J.C. Lewis Ford:

\$237,625.40 (\$47,525.08 each) – Five Ford Interceptor SUV's
\$50,159.16 – One Hybrid Ford Police Interceptor SUV
Total: \$287,784.56

Paul Thigpen:

\$241,270.40 (\$48,254.08 each) – Five Ford Interceptor SUV
\$50,341.16 – One Hybrid Ford Police Interceptor SUV
Total: \$291,611.56

Metter Ford came in under the state contract price, and was the lowest bid. I recommend we order the Ford Interceptor SUV's from Metter Ford due to the lowest price, and to support a more local dealership. I have attached all paperwork and quotes obtained by the various dealerships.

Respectfully,



Timothy E. Grams
Fire Chief

Statesboro Fire Department

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



Jonathan M. McCollar
Mayor

City Council Agenda Memorandum

To: Charles Penny, City Manager

From: Timothy E. Grams, Fire Chief

Date: 9-13-2024

RE: Purchase of Aerial Fire Apparatus

Policy Issue: NA

Recommendation: Allow the Statesboro Fire Department to move forward with the purchase of one (1) Sutphen 75' Aerial Apparatus and one (1) 100' Aerial Platform Apparatus in the amount of \$3,399,838.67.

Background: The City of Statesboro Fire Department intends to purchase one Sutphen 75' Aerial Apparatus and one 100' Aerial Platform Apparatus through Sourcewell contract #113021-SUT, with Williams Fire and Equipment as the authorized vendor. The 100' Platform will replace a non-operational 1996 E-One, and the 75' Aerial will replace a 2013 Pierce Fire Engine. The E-One will be surplus, and the Pierce will be placed in reserve. Sutphen has informed the department that a 100' Platform is currently being built and will be ready for delivery in early 2025, earlier than the typical 22-34 month build time. The 75' Aerial has an estimated build time of 22 months. By prepaying in full, the department will receive a discount of \$348,370.53.

Budget Impact: This purchase will utilize budgeted funds from the 2019 SPLOST. The City's Finance Director has verified the availability of funds for this project.

Council Person and District: All

Attachments: None