



**August 16, 2022 5:30 pm**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Venus Mack
3. Recognitions/Public Presentations:
  - A) Presentation by Feed the Boro to Mayor and City Council for the City's support.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 08-02-2022 Council Minutes
    - b) 08-02-2022 Executive Session Minutes
6. Consideration of a motion to approve **Resolution 2022-28**: A Resolution amending the Job Position Classification And Compensation Plan adding the position of a Program Coordinator for the Statesboro Village Builders Initiative.
7. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 22-05-02**: Horizon Home Builders requests a Zoning Map Amendment from the CR/R-4 (Commercial Retail/High-Density Residential) to the R-2 (Townhouse Residential) zoning district for the development of a 172 unit townhome development on 17.78 acres at 7130 Veterans Memorial Parkway.
8. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 22-05-04**: W&L Developers, LLC request a zoning map amendment from the R10 (Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to construct a 48 unit townhome development on 14.05 acres at S&S Railroad Bed Road.
9. Consideration of a motion to approve **Resolution 2022-29**: A Resolution to impose a six month moratorium on processing and consideration of sign variances requested pursuant to Article XV of Appendix A of the Statesboro Code of Ordinances.
10. Consideration of a Motion to approve **Resolution 2022-30**: A Resolution approving the City of Statesboro's proposed FY2023 Street Resurfacing Program, and authorizing the Mayor to execute the GDOT Local Maintenance Improvement Grant (LMIG) Application. Grant matching funds will be provided from 2018 TSPLOST Funds.

11. Consideration of a motion for Council to authorize the Mayor to execute the GDOT Local Administered Projects (LAP) recertification application.
12. Consideration of a motion to approve the purchase of eleven new patrol vehicles and one detective vehicle including all required equipment and up-fitting. Funding is provided from 2019 SPLOST funds and CIP funds.
13. Consideration of a motion to award a contract to Deere & Company in the amount of \$51,146.16 for the purchase of a John Deere 5075E Utility Tractor per Sourcewell cooperative purchasing contract.
14. Other Business from City Council
15. City Managers Comments
16. Public Comments (General)
17. 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)
18. Consideration of a Motion to Adjourn



CITY OF STATESBORO  
COUNCIL MINUTES  
AUGUST 02, 2022

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 Paulette Chavers gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

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

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

**3. Recognitions/Public Presentations:**

**A) Presentation of a Key to the City to Representative Jan Tankersley**

Mayor Jonathan McCollar presented a key to the City of Statesboro to retiring State Representative Jan Tankersley in appreciation of her many contributions to Statesboro and Bulloch County.

**B) Presentation of a Certificate of Recognition to Councilmember Paulette Chavers received from the Carl Vinson Institute of Government and the Georgia Municipal Association.**

Councilmember Phil Boyum who currently serves on the GMA's Training Board presented a Certificate of Recognition from the Harold F. Holtz Municipal Training Institute to Councilmember Paulette Chavers.

Mayor Jonathan McCollar presented a framed memento of the grand opening of the Statesboro Community Garden to Councilmember Paulette Chavers.

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

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

**A) Approval of Minutes**

**a) 07-19-2022 Work Session Minutes**

**b) 07-19-2022 Council Minutes**

A motion was made to approve the consent agenda.

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

**6. Second reading and consideration of a motion to approve Ordinance 2022-03: An Ordinance amending Appendix A of the Statesboro Code of Ordinances to include definitions and standards relating to townhome development.**

A Motion was made to approve Ordinance 2022-03: An Ordinance amending Appendix A of the Statesboro Code of Ordinances to include definitions and standards relating to townhome development.

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

**7. Public hearing and consideration of a motion to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance Sec. 6-13 (a) to be issued to:**  
**A. Five Point 786 Investment Inc. DBA Go Market**  
**2855 Northside Drive West**  
**Statesboro, Ga 30458**  
**License Type: Package Sales – Beer and Wine Only**

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve an alcohol license for:  
Five Point 786 Investment Inc. DBA Go Market  
2855 Northside Drive West  
Statesboro, Ga 30458  
License Type: Package Sales – Beer and Wine Only

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

**8. Consideration of a motion to award a five (5) year contract to Digital Office Equipment to provide copiers/printers and maintenance services at a cost of \$4,303.82 per month based on our current equipment and usage volume.**

A motion was made to award a five (5) year contract to Digital Office Equipment to provide copiers/printers and maintenance services at a cost of \$4,303.82 per month based on our current equipment and usage volume.

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

**9. Consideration of a motion to award a contract to Travelers to provide general liability insurance coverage in the amount of \$1,056,925.20. If approved, this policy will terminate on December 31, 2023.**

A motion was made to award a contract to Travelers to provide general liability insurance coverage in the amount of \$1,056,925.20. If approved, this policy will terminate on December 31, 2023.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

**10. Consideration of a motion to award a contract to Bitco to provide workers compensation insurance coverage in the amount of 566,696.00. If approved, this policy will terminate on December 31, 2023.**

A motion was made to award a contract to Bitco to provide workers compensation insurance coverage in the amount of 566,696.00. If approved, this policy will terminate on December 31, 2023.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

**11. Consideration of a motion to award a contract to Quality Tire Recycling, LLC for recycling of disposed tires.**

A motion was made to award a contract to Quality Tire Recycling, LLC for recycling of disposed tires.

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

**12. Consideration of a motion to award a contract to Solid Waste Applied Technology (SWAT) in the amount of \$290,000.00 for the purchase of a New Way Front Loader Refuse Collection body with a 2022 Peterbilt 520 Diesel Cab and Chassis for the Solid Waste Collection Division of Public Works & Engineering Department, per Sourcewell (formally NJPA) contract. This item will be purchased with Solid Waste Collection revenue funds.**

A motion was made to award a contract to Solid Waste Applied Technology (SWAT) in the amount of \$290,000.00 for the purchase of a New Way Front Loader Refuse Collection body with a 2022 Peterbilt 520 Diesel Cab and Chassis for the Solid Waste Collection Division of Public Works & Engineering Department, per Sourcewell (formally NJPA) contract. This item will be purchased with Solid Waste Collection revenue funds.

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

**13. Consideration of a motion to award a contract to Solid Waste Applied Technology (SWAT) in the amount of \$387,538.35 for the purchase of a New Way Front Loader Refuse Collection body with a 2023 Peterbilt 520 CNG Cab and Chassis for the Solid Waste Collection Division in the Public Works and Engineering Department per Sourcewell (formally NJPA) contract. This item will be purchased using funds from insurance reimbursement with Solid Waste Collection revenue funds covering the remainder of the cost.**

A motion was made to award a contract to Solid Waste Applied Technology (SWAT) in the amount of \$387,538.35 for the purchase of a New Way Front Loader Refuse Collection body with a 2023 Peterbilt 520 CNG Cab and Chassis for the Solid Waste Collection Division in the Public Works and Engineering Department per Sourcewell (formally NJPA) contract. This item will be purchased using funds from insurance reimbursement with Solid Waste Collection revenue funds covering the remainder of the cost.

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

**14. Other Business from City Council:**

Councilmember Phil Boyum asked if the city would be applying for grants for the tire recycling. Assistant City Manager Jason Boyles answered yes.

Mayor Pro Tem Shari Barr stated that COVID numbers are back up with the new variant and encourages folks to do what you can to take care of yourself and the people around you. Also this Friday the Downtown Statesboro Development Authority is hosting a “First Friday” event. The event is a Pep Rally marking the start of high school football season in Bulloch County. She also announced a vaccination clinic will take place on Saturday August 6, 2022 from 9:00 am to 1:00 pm at the library and is hosted by Squashing the Spread. The clinic is in conjunction with the Farmer Market. Mayor Jonathan McCollar expressed his sorrow for the family who had just lost a child. He went on to express the importance of kindness in society.

**15. City Managers Comments**

City Manager Charles Penny announced National Night out this evening from 5pm – 7pm on West Grady Street between the Statesboro Police Department and Statesboro Fire Department. There will be hamburgers and hotdogs served. Mr. Penny also brought to Mayor and Council’s attention a memo he shared with them regarding the millage rate, stating the numbers from the digest are better than what was anticipated. If we maintain our tax rate at 7.308 which is an increase of .459 we could then balance the budget using \$1.7 million of fund balance.

**16. Public Comments (General): None**

**17. 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 9:40 am a motion was made to enter into Executive Session.

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

At 10:07 am a motion was made to exit Executive Session.

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

Mayor Jonathan McCollar called the meeting back to order.



A motion was made to appoint City Manager Charles Penny to the Food Bank Board.

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

A motion was made to appoint Jim Thibodeau to the Statesboro Planning Commission.

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

**18. Consideration of a Motion to Adjourn**

A motion was made to adjourn.

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

The meeting was adjourned at 10:08 am.

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

\_\_\_\_\_  
Leah Harden, City Clerk

# CITY OF STATESBORO

## COUNCIL

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



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

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

To: Charles Penny, City Manager

From: Demetrius C. Bynes, Director of Human Resources

Date: August 9, 2022

RE: Classification Request – Program Coordinator

Background: The Statesboro Village Builders Initiative received \$120,000 in the FY 2023 budget. A portion of this amount is designated to fund a full time position.

Recommendation: Dr. Condrey reviewed the job details and recommended assigning the position to pay grade 18. Specifics are as follows:

Classification Title – Program Coordinator  
Pay Grade – 18  
Minimum / Midpoint – \$46,920 / \$58,651

Please contact me if you have any questions or concerns. Thank you.

RESOLUTION 2022-28: A RESOLUTION AMENDING THE JOB  
POSITION CLASSIFICATION AND COMPENSATION PLAN

THAT WHEREAS, it is essential to have qualified municipal employees in order to provide reliable services to the citizens of Statesboro; and

WHEREAS, in order to accomplish this the Mayor and City Council previously have adopted a new Job Position Classification and Compensation Plan on April 5, 2017; and

WHEREAS, the City Manager has made a recommendation to classify a Program Coordinator position for the Statesboro Village Builders Initiative.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Statesboro, Georgia in regular session assembled this 16th day of August 2022 as follows:

Section 1. That the Job Position Classification and Compensation Plan, which includes a list of job titles and pay grades; a grade and step pay matrix; and written job descriptions for each position with City government, previously adopted on April 5, 2017, and as subsequently amended, is hereby further amended as follows:

- That the Program Coordinator position is classified. The pay grade is 18, and the minimum salary is \$46,920.90 per year.

Section 2. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Passed and adopted this 16th day of August 2022.

CITY OF STATESBORO, GEORGIA

By: \_\_\_\_\_  
Jonathan M. McCollar, Mayor

Attest: \_\_\_\_\_  
Leah Harden, City Clerk



# City of Statesboro, GA

## JOB DESCRIPTION

*To perform this job successfully, an individual must be able to perform the essential job functions satisfactorily. Reasonable accommodations may be made to enable individuals with disabilities to perform the primary job functions herein described. Since every duty associated with this position may not be described herein, employees may be required to perform duties not specifically spelled out in the job description, but which may be reasonably considered to be incidental in the performing of their duties just as though they were actually written out in this job description.*

### Program Coordinator

**Pay Grade:** 18

**FLSA Status:** Exempt

#### **JOB SUMMARY**

The Program Coordinator administers programs within the Statesboro Village Builders Initiative, a community-wide development initiative utilizing mentorship, workforce development, and support services strategies to address the needs of youth in at-risk situations.

#### **ESSENTIAL JOB FUNCTIONS:**

- Collaborates with stakeholders to provide comprehensive services for youth ranging from birth through the completion of high school;
- Coordinates the day-to-day programs and functions;
- Coordinates the planning and logistics of events;
- Administers the mentorship program;
- Recruits youth and mentors to participate in the Statesboro Village Builders Initiative;
- Provides support and effective crisis management for mentors and youth;
- Identifies opportunities to collaborate with community based organizations in order to provide excellent services to youth in at-risk situations;
- Ensures youth receives support services to address needs such as literacy, academic success, healthcare, food insecurity, and mental health support;
- Supervises and evaluates mentors;
- Evaluates the effectiveness of programs and functions;
- Maintains a safe, supportive environment for youth and their families;
- Facilitates training to mentors and volunteers on relevant topics;
- Performs other assigned duties as assigned.

#### **MINIMUM REQUIREMENTS TO PERFORM WORK:**

- Bachelor's degree in Sociology, Psychology, or a closely related field;
- Two (2) years of related work experience

**Knowledge, Skills and Abilities:**

- Knowledge of relevant federal and state laws and local ordinances;
- Knowledge of relevant city ordinances, policies, and procedures;
- Knowledge of general office practices;
- Skilled in the use small office equipment, including copy machines or multi-line telephone systems;
- Skilled in using computers for data entry;
- Skilled in using computers for word processing and/or accounting purposes;
- Ability to speak clearly and persuasively in positive or negative situations, demonstrate group presentation skills, and conduct meetings;
- Ability to edit work for spelling and grammar
- Ability to present numerical data effectively;
- Ability to read and interpret written information;
- Ability to maintain confidentiality, remain open to others' ideas and exhibits willingness to try new things;
- Ability to maintain a professional demeanor and an orientation towards customer service;
- Ability to organize and communicate effectively;
- Ability to maintain constructive and cooperative working relationships with others; and
- Ability to cooperate with fellow employees as a team member.

**PHYSICAL DEMANDS:**

The work is typically performed with the employee sitting at a desk. Additionally, the employee must occasionally lift light objects.

**WORK ENVIRONMENT:**

The work is performed in an office or inside of a building.

*The City has the right to revise this position description at any time, and does not represent in any way a contract of employment.*

\_\_\_\_\_  
Employee Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Supervisor (or HR) Signature

\_\_\_\_\_  
Date

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Planning & Housing Administrator

**Date:** August 8, 2022

**RE:** August 16, 2022 City Council Agenda Items

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

**Recommendation:** Planning Commission recommends Approval of the Zoning Map Amendment Requested by RZ 22-05-02.

**Background:** Horizon Home Builders requests a Zoning Map Amendment from the CR/R-4 (Commercial Retail/High-Density Residential) to the R-2 (Townhouse Residential) zoning district for the development of a 172 unit townhome development on 17.78 acres at 7130 Veterans Memorial Parkway.

**Budget Impact:** None

**Council Person and District:** Chavers (District 2)

**Attachments:** Development Services Report (RZ 22-05-02)



# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**RZ 22-05-02**  
**ZONING MAP AMENDMENT REQUEST**  
**7130 Veterans Memorial Parkway**

<b>LOCATION:</b>	7130 Veterans Memorial Parkway
<b>EXISTING ZONING:</b>	CR/R4 (Commercial Retail/High Density Residential)
<b>ACRES:</b>	17.78 acres
<b>PARCEL TAX MAP #:</b>	MS42000007 000
<b>COUNCIL DISTRICT:</b>	District 2 (Chavers)
<b>EXISTING USE:</b>	Undeveloped Land
<b>PROPOSED USE:</b>	Single Family Attached Homes



**PETITIONER**                      Horizon Home Builders  
**ADDRESS**                        37 West Fairmont Ave, Suite 202, Savannah, GA 31406

**REPRESENTATIVE**          Joey Maxwell  
**ADDRESS**                        40 Joe Kennedy Boulevard

**PROPOSAL**

The applicant is requesting a Zoning Map Amendment from the CR/R-4 (Commercial Retail/High Density Residential) to the R-2 (Townhouse Residential) zoning district for the development of single family attached townhomes.

**PLANNING COMMISSION RECOMMENDATION**

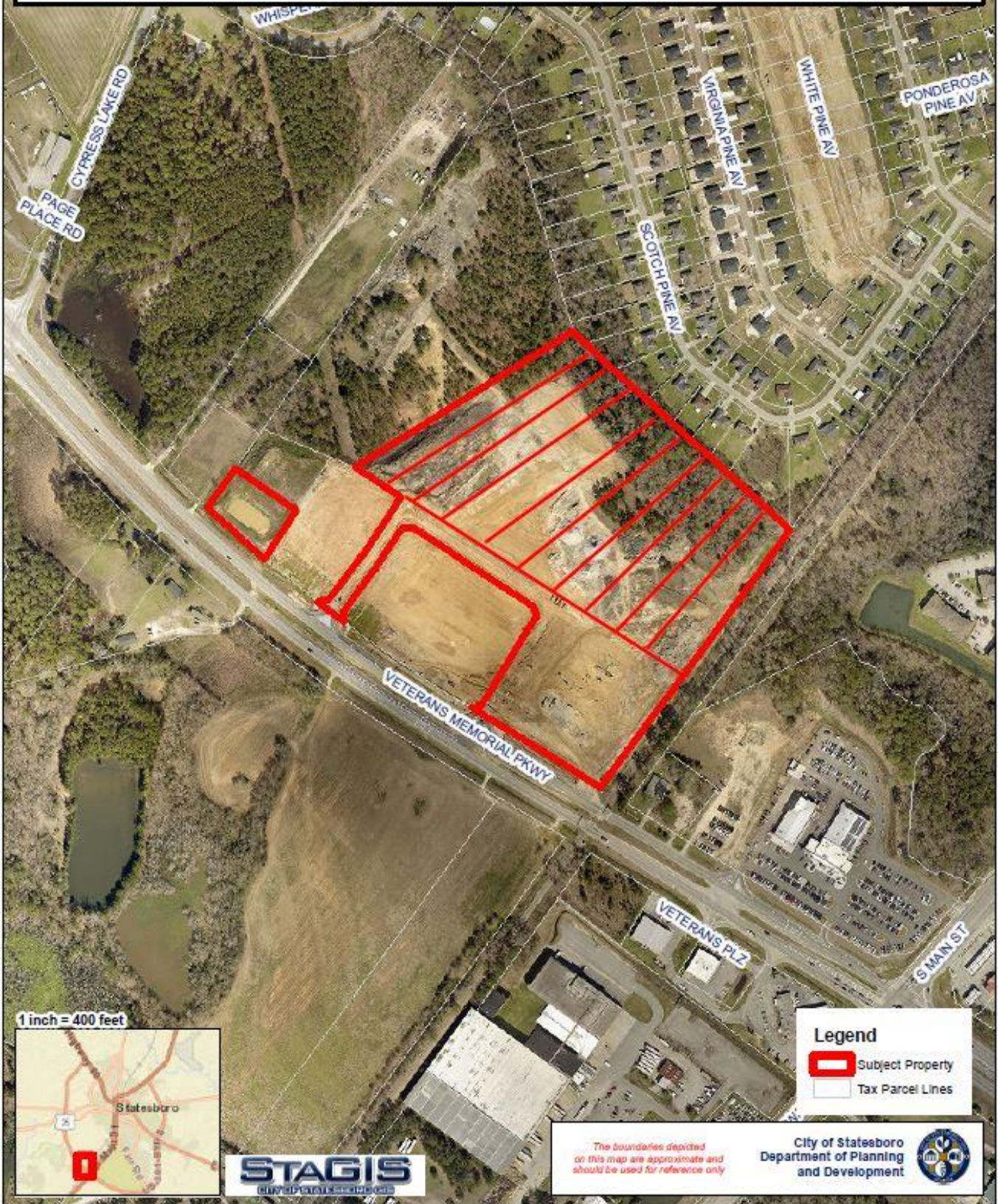
**RZ 22-05-02 – CONDITIONAL APPROVAL**



Case # RZ 22-05-02

7130 Veterans Memorial Parkway  
Parcel: MS42000007 000

# Location Map

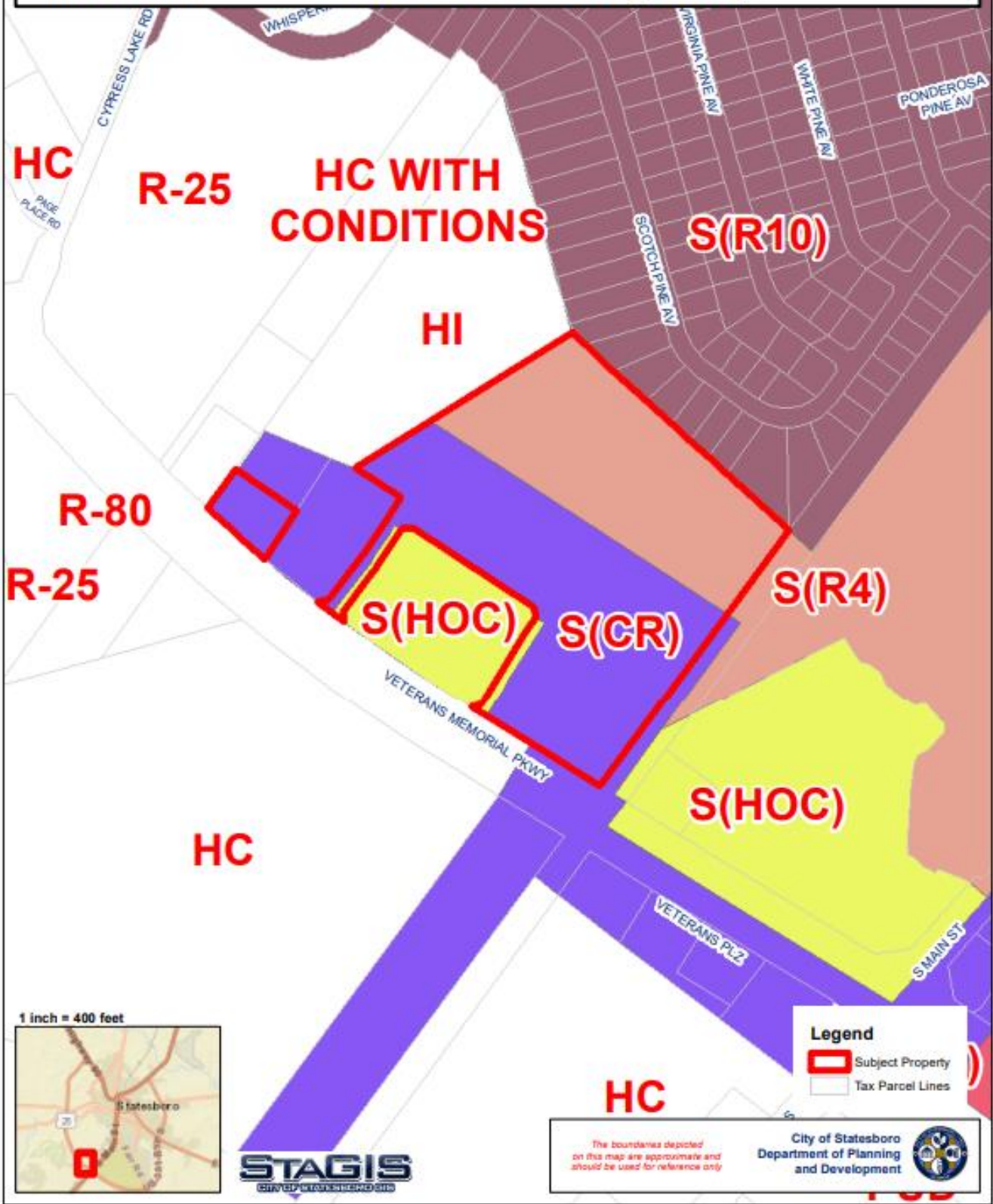




Case # RZ 22-05-02

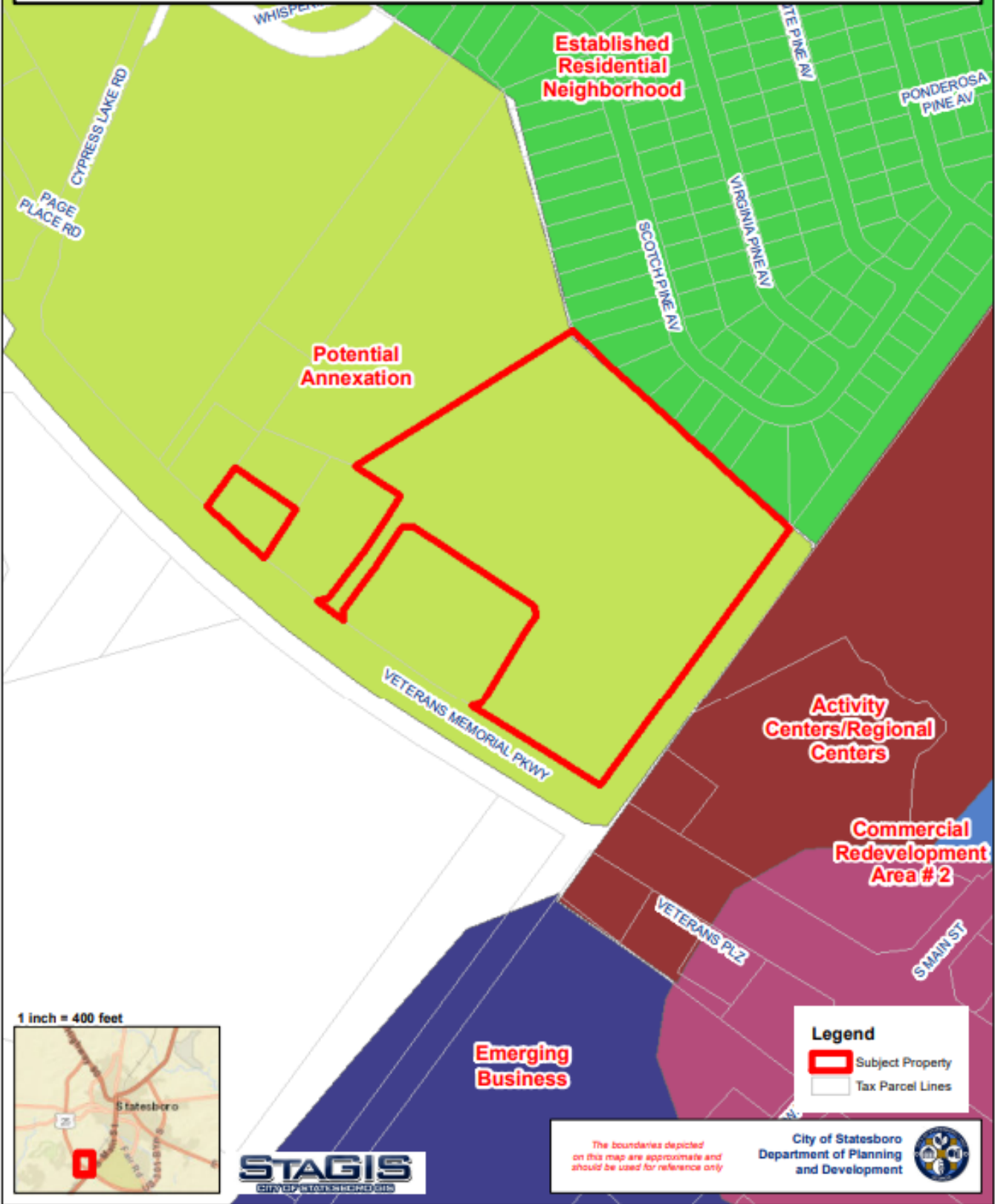
7130 Veterans Memorial Parkway  
Parcel: MS42000007 000

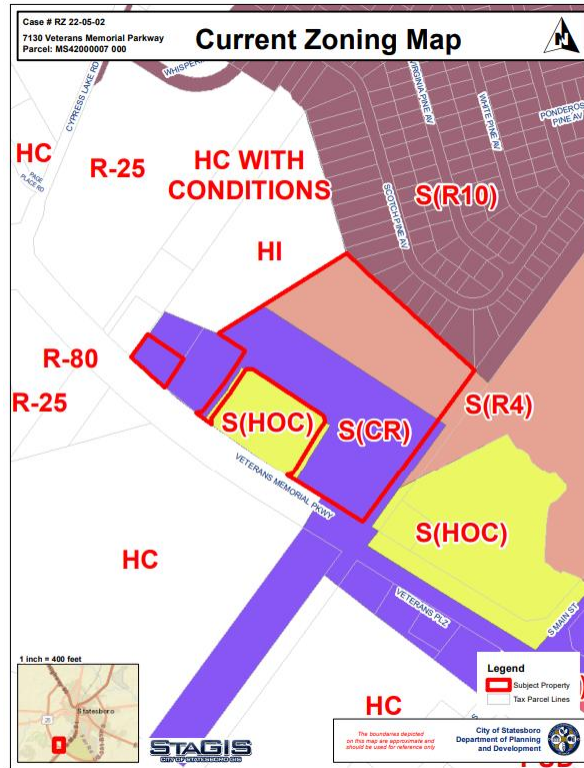
# Current Zoning Map



Case # RZ 22-05-02  
7130 Veterans Memorial Parkway  
Parcel: MS42000007 000

# Future Landuse Map





### SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	<b>Location Area #1:</b> R10 (Single Family Residential)	Single Family Dwelling
Northeast	<b>Location Area #2:</b> R4 (High Density Residential)	Apartment Complex
Northwest	<b>Location Area #3:</b> R10 (Single Family Residential)	Single Family Dwelling
East	<b>Location Area #4:</b> HOC (Highway Oriented Commercial)	Car Dealership
West	<b>Location Area #5:</b> HI (Heavy Industrial)	Undeveloped Lot
Southwest	<b>Location Area #6:</b> CR (Commercial Retail)	Undeveloped Lot
Southeast	<b>Location Area #7:</b> CR (Commercial Retail)	Retail Store
South	<b>Location Area #8:</b> HOC (Highway Oriented Commercial)	Undeveloped Lot

## **SUBJECT SITE**

The subject site is undeveloped on a 17.78 acre site, on Continental Road (as a connector to Veterans Memorial Parkway). The intent of the applicant is to allow for development of 172 single family attached homes. The property is currently split between zoning designations, in part to allow for the previously proposed High-Density Residential Development at 12 units per acre. The existing plan for the project has been designed to confirm to the standards of the R-2 zoning district which allows for the requested density and associated building setbacks.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “Potential Annexation” area, which is characterized as areas not yet annexed into the city limits. The location was annexed into the city by the approval of AN 19-04-02 and rezoned to the current zoning with the approval of RZ 19-04-03.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property does contain wetlands to the north, and borders a single-family neighborhood with a significant border of trees.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is serviceable by City Sewer and Water. Access to the site is provided by Continental Road, and will lead onto Veterans Memorial Parkway at the Continental Road Intersections. Although the existing roads in the Dodge dealership project were proposed to be public roads and were inspected by the city during construction, they have never been dedicated or accepted by the city. The associated lots do contain sufficient parking without the proposed inclusion of on-street parking.

## **ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION**

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

- 1. Existing uses and zoning or [of] property nearby.**
  - The surrounding lots consists of single-family homes, apartments, retail shops, and a car dealership.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
  - It is Staff’s opinion that the proposal will likely increase the overall value of property in the area and increase the housing stock within the city limits.
- 3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
  - Although an appraisal has not been completed at this time, the proposed zoning would create significant development in the area, and continue the already proposed plans for the general area.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- The property is currently undeveloped, with the intention of creating new housing in the area. However, significant public services will be required due to density.

**5. The suitability of the subject property for the zoned purposes.**

- The requested zoning is similar in nature to the original annexation request, but does change the density of commercial development in the area.

**6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**

- The property has historically been vacant, but is located in an area with some new construction.

**7. The extent the proposed change would impact the following:**

- Population density in the area.
  - Population density would significantly increase, as this development would add 172 dwelling units with approximately 3 bedrooms each.
- Community facilities.
  - There will be a significant impact in the use of City Sewer and Water. Services are available for both water and sewer on the site.
- Living conditions in the area.
  - The additional residential units should increase the living conditions in the area, as it is currently empty.
- Traffic patterns and congestion.
  - There is likely to be a significant increase in traffic with the number of housing units proposed with the likelihood of 3 bedrooms per unit. Minimum requirements for the R-2 Zoning District require 2 cars per unit with an additional space for each 10 units in the development. This plan exceeds the minimum requirements.
- Environmental aspects.
  - There are wetlands at the rear of the property, but these wetlands are not projected to be disturbed.
- Existing and future land use patterns.
  - Generally the area is surrounded by a mix of single-family residential (Whispering Pines Subdivision) and commercial centers.
- Property values in the adjacent areas.
  - There would likely be an increase in the surrounding property values as a residential development is added.

**8. Consistency with other governmental land use, transportation, and development plans for the community.**

- The proposed residential use of the property is consistent with the *City of Statesboro 2019 – 2029 Comprehensive Master Plan* in the “Proposed Annexation Area.” This development is partially in alignment with the original annexation plan for this property.



**Subject Property**



**Southeastern Property**



## Southern Property



## Western Property









## STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 22-05-02**. 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 the right to develop on the property. All construction must be reviewed and approved by the City.
2. All roads shall be considered private streets and must show proposed names as laid out in City Ordinance.
3. An access/egress agreement from the owner of Continental Road must be provided by the applicant to ensure adequate access to the site. If Continental Road is to be made public as originally proposed it must be subject to the following:
  - a. The road dedication request must be submitted to the Engineering Department.
  - b. A deed description and plat are required with title transfer to the City.
  - c. Sidewalks must be added per city ordinance for street construction.
  - d. An additional section of roadway to the east needs to be constructed as shown in the original plans for development.
4. The applicant must provide a traffic study to better show how traffic may be impacted on Veterans Memorial Parkway and any available options to mitigate traffic issues created by the development.
5. Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision regulations.
6. As per Article I, Sec. 66-2-4 of the Solid Waste Ordinance, a Sanitation Plan must be submitted and approved by the Public Works Director.
7. As Per Article XXIII, Sec. 2301, a landscape buffer strip must be planted adjacent to "Proposed Road D" in order to separate the commercial uses located to the South of the proposed development;

At the regularly scheduled meeting of the Planning Commission on August 2, 2022, the Commission recommended approval of the Zoning Map Amendment and enumerated conditions with a 4-0 vote.

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Justin Williams, Planning & Housing Administrator

**Date:** August 8, 2022

**RE:** August 16, 2022 City Council Agenda Items

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

**Recommendation:** Planning Commission Recommends Approval of the Zoning Map Amendment Requested by RZ 22-05-04.

**Background:** W&L Developers, LLC request a zoning map amendment from the R10(Single-Family Residential) zoning district to the R-2 (Townhouse Residential) zoning district in order to construct a 48 unit townhome development on 14.05 acres at S&S Railroad Bed Road

**Budget Impact:** None

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

**Attachments:** Development Services Report (RZ 22-05-04)



# ZONING SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

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

**RZ 22-05-04  
ZONING MAP AMENDMENT REQUEST  
S&S Railroad Bed Road**

<b>LOCATION:</b>	S&S Railroad Bed Road
<b>EXISTING ZONING:</b>	R10 (Single-Family Residential)
<b>ACRES:</b>	14.05 acres
<b>PARCEL TAX MAP #:</b>	107000007000 & 107000006A000
<b>COUNCIL DISTRICT:</b>	District 5 (Barr)
<b>EXISTING USE:</b>	Vacant Land
<b>PROPOSED USE:</b>	Townhome Subdivision



**PETITIONER**                    W&L Developers, LLC  
**ADDRESS**                      1803 Wadley Coleman Lake Road, Midville, GA 30458

**REPRESENTATIVE**        Marcus Sack  
**ADDRESS**                      P.O. Box 649, Hinesville, GA 31310

**PROPOSAL**

The applicant is requesting a Zoning Map Amendment from the R10 (Single-Family Residential) zoning District to the R-2 (Townhouse Residential) zoning district on 14.05 acres of vacant land on S&S Railroad Bed Road, for the purposes of constructing 48 townhome units. The property was annexed into the city in 2020 with the R10 (Single-Family Residential) zoning classification.

**PLANNING COMMISSION RECOMMENDATION**

**RZ 22-05-04 CONDITIONAL APPROVAL**



Case # RZ 22-05-04  
S & S Railroad Bed Rd  
Parcel: 107 000006A000 &  
107 000007 000

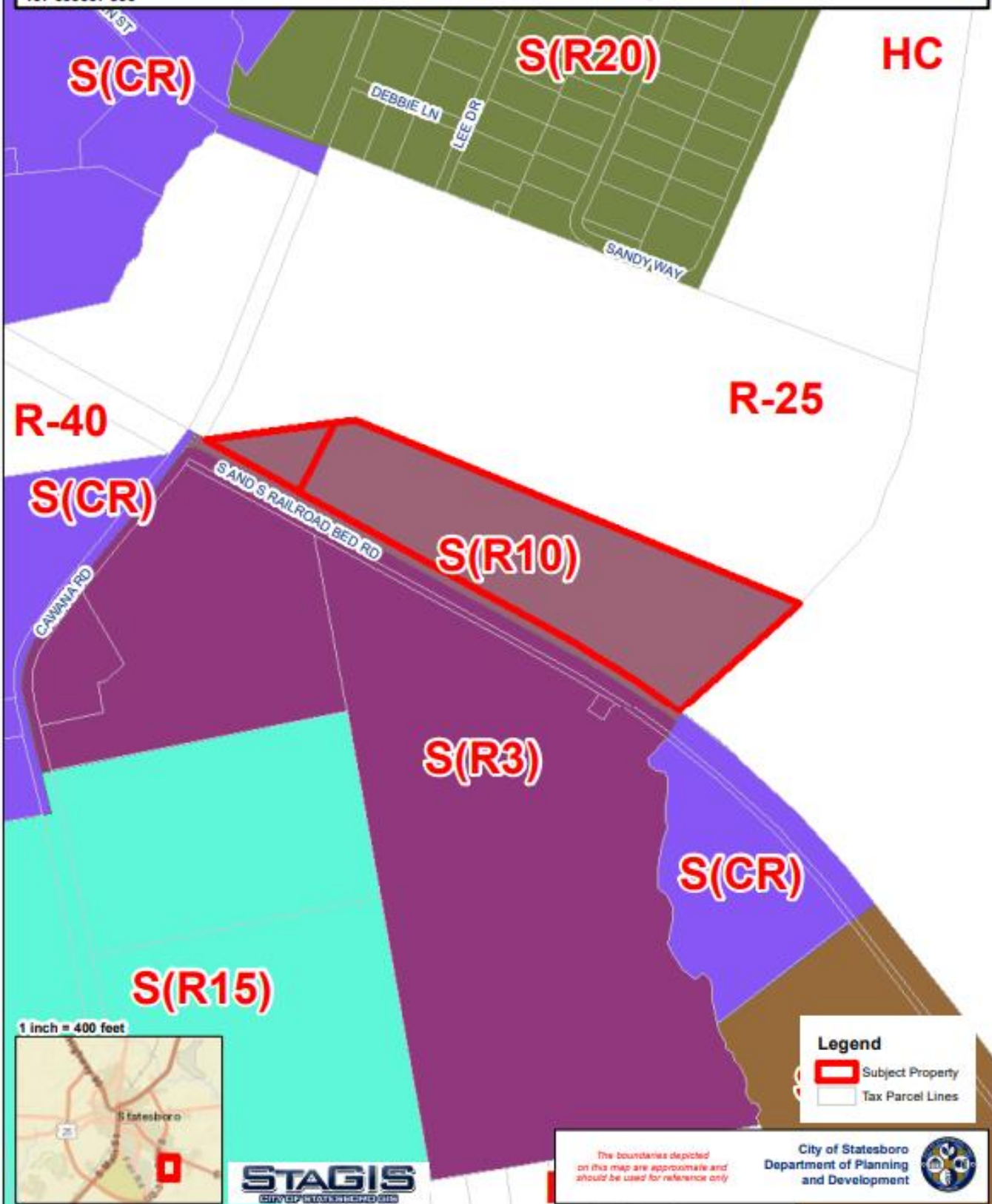
# Location Map





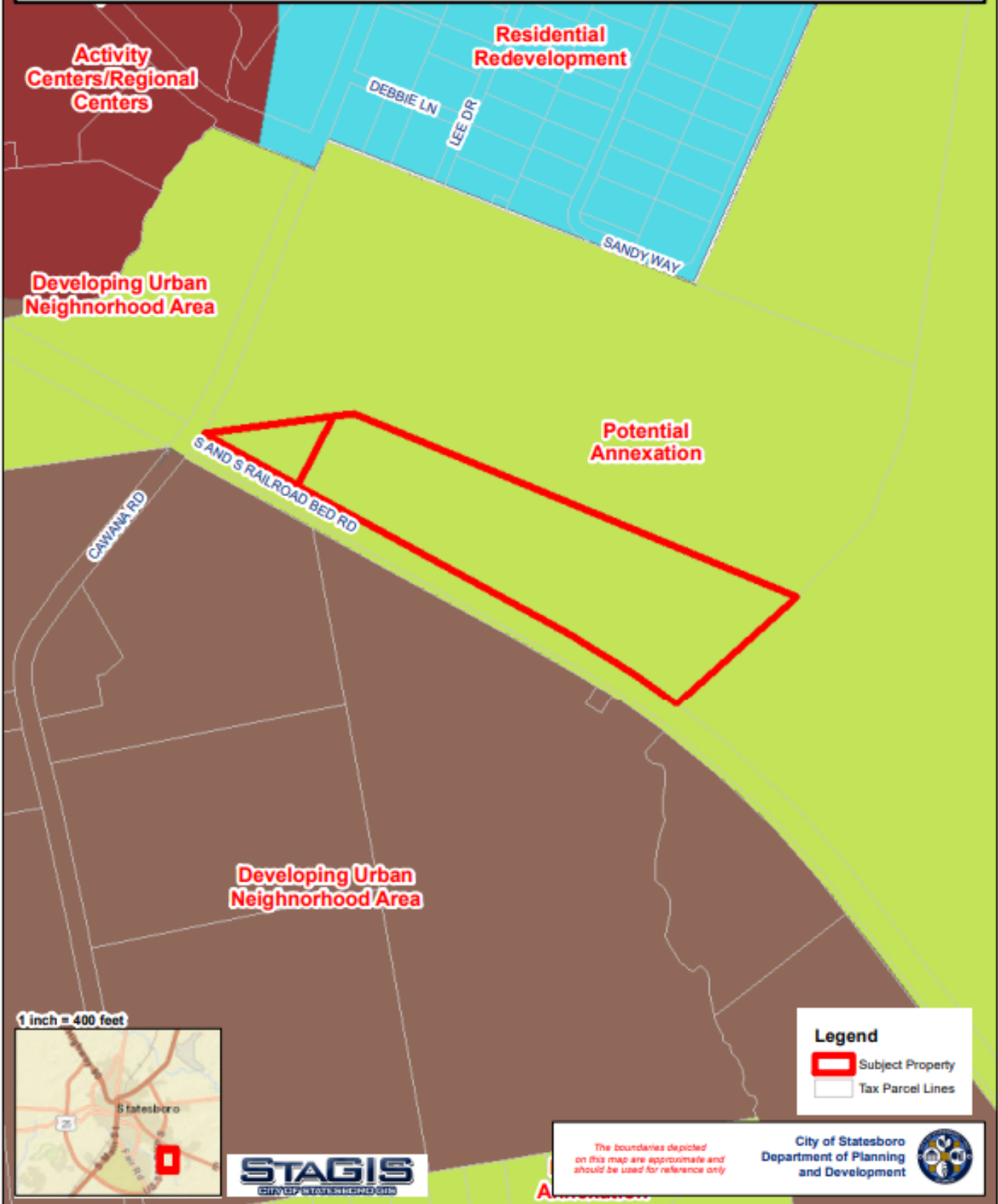
Case # RZ 22-05-04  
S & S Railroad Bed Rd  
Parcel: 107 000006A000 &  
107 000007 000

# Current Zoning Map

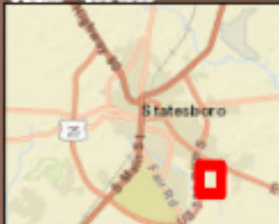


Case # RZ 22-05-04  
S & S Railroad Bed Rd  
Parcel: 107 000006A000 &  
107 000007 000

# Future Landuse Map



1 inch = 400 feet

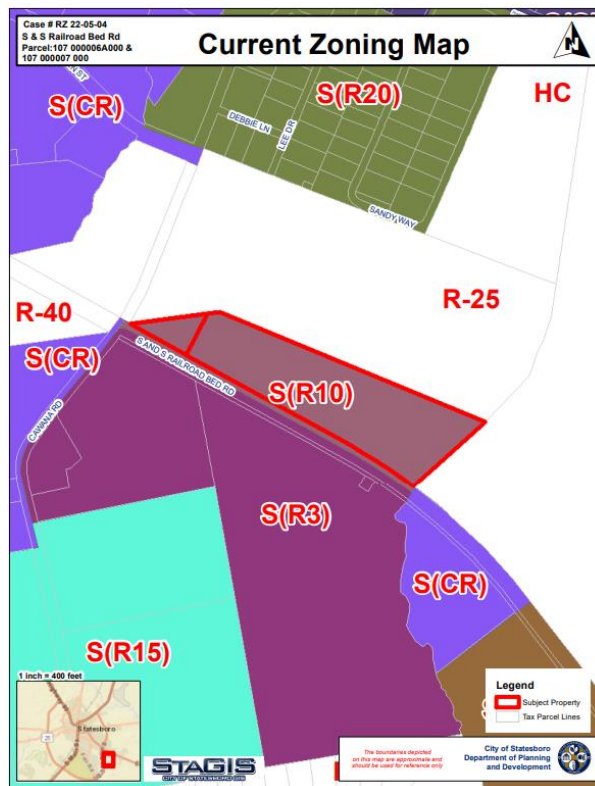


**Legend**

- Subject Property
- Tax Parcel Lines

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	<b>Location Area #1:</b> R25 (Single Family Residential) County Zoning Designation	Vacant Land
Northeast	<b>Location Area #2:</b> R25 (Single Family Residential) County Zoning Designation	Vacant Land
Northwest	<b>Location Area #3:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
East	<b>Location Area #4:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling & Farmland
West	<b>Location Area #5:</b> R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
Southwest	<b>Location Area #6:</b> R3 (Medium Density Residential)	Connection Church & Vacant Land
Southeast	<b>Location Area #7:</b> R3 (Medium-Density Residential)	Beacon Place
South	<b>Location Area #8:</b> R3 (Medium-Density Residential)	Beacon Place

## **SUBJECT SITE**

The subject site is a vacant wooded 14.05 acre lot, adjacent to the already established Beacon Place multifamily subdivision. The property historically consisted of two lots which were combined for the purpose of redevelopment. The original proposal for this site was for a single-family detached development. However, due to the significant wetlands that were found on the property during preliminary land development, the plan was changed to the proposed townhomes.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Potential Annexation” area, which currently seeks to have a mixed-use developmental pattern if possible, specifically high-density housing types such as multi-family, townhomes, and apartments.

## **ENVIRONMENTAL SITE ANALYSIS**

The subject property contains significant wetlands on the northeastern edge of the property. Any potential issues will be brought forth and discussed during standard permitting and review procedures. Approval through the Corps of Engineers would be mandatory for the development of this property for any wetland disturbances.

## **COMMUNITY FACILITIES AND TRANSPORTATION**

The subject property is not currently served by City water or Sewer. Due to the proximity of the property, there would not be significant extension required for utility services on this location.

## **ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION**

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

- 1. Existing uses and zoning or [of] property nearby.**
  - The proposed use is of a lower density than the adjacent property. **The surrounding lots are zoned R3 (Medium-Density Residential), and R25 (County Residential)**, and are currently occupied by a mix of single-family homes, vacant land, and a multi-family subdivision.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
  - Although an appraisal has not been conducted on the property, it is Staff’s opinion that the proposal will not likely reduce the overall value of property in the area.
- 3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
  - The property would serve as a higher use than currently serving. Due to the lack of proposed disturbance to the wetlands, the primary impact to the property would be on land that is mostly cleared.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**



- The site has not been developed at this time, and serves no general use for the public beyond vacant land to the side of the trail. The development would serve the public by increasing the stock of housing options within the City limits.
- 5. The suitability of the subject property for the zoned purposes.**
- Initial evaluation of the property appears to make this property suitable for the requested use.
- 6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
- The property has not been developed since acquisition of the property by the applicant in 2008. Surrounding development has been primarily residential in nature after annexation into the City.
- 7. The extent the proposed change would impact the following:**
- Population density in the area.
    - Population density would increase as the development would add 48 dwelling units.
  - Community facilities.
    - The development would increase the use on utilities at a slightly higher usage than if the property were developed in a single-family manner.
  - Living conditions in the area.
    - The additional residential units should increase the living conditions in the area.
  - Traffic patterns and congestion.
    - There would be an increase in traffic commensurate with the amount of units added. This traffic increase is along the lines of the projected increase in the annexation granted to the property.
  - Environmental aspects.
    - There are significant wetlands on the northeastern side of the property. These will not be disturbed in the development of this project.
  - Existing and future land use patterns.
    - There is a general residential development pattern in the area. This would be in alignment with that development type.
  - Property values in the adjacent areas.
    - Additional development could drive the cost of surrounding property higher.
- 8. Consistency with other governmental land use, transportation, and development plans for the community.**
- The proposed residential use of the property is consistent with the overall developmental design of the potential annexation area, and does meet the community desire to increase the housing stock within the City. As there is no implementation strategy in place for these developments, care should be taken to ensure that development matches the overall development pattern of the surrounding parcels.

**Subject Property**



**Subject Property**





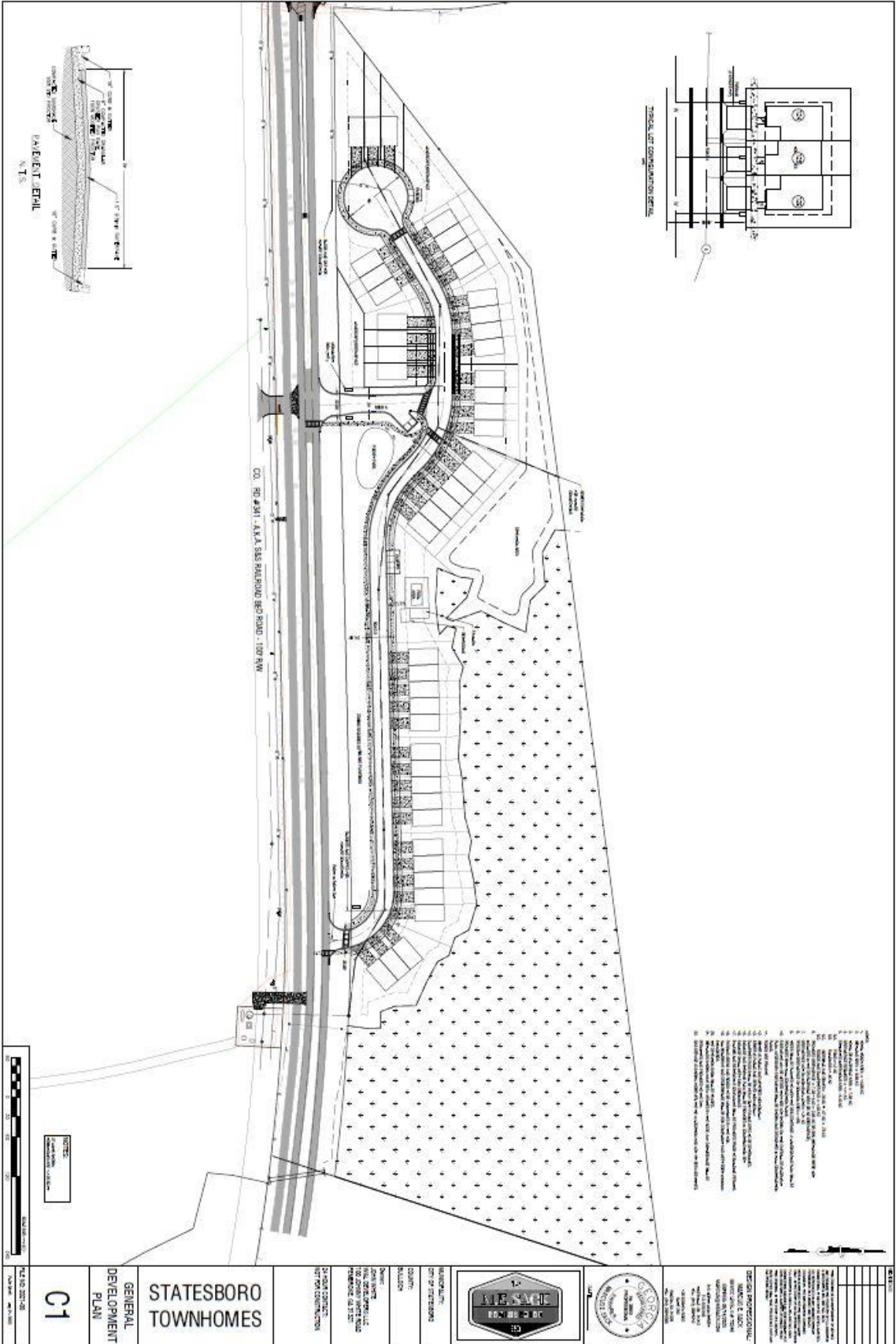
**Southern Property**



**Southern Property**



# Proposed Development



## **STAFF/PLANNING COMMISSION RECOMMENDATION**

Staff recommends **Approval of RZ 22-05-04**. 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 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) Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision Regulations.
- (3) The applicant must install a landscape buffer on S&S Railroad Bed Road of Elaeagnus pungens (Silverthorn) to complement the existing screening on the adjacent developments on the street.

At the regularly scheduled meeting of the Planning Commission on August 2, 2022, the Commission recommended approval of the Zoning Map Amendment and conditions with a 4-0 vote.

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Cain Smith, City Attorney

**Date:** August 8, 2022

**RE:** August 16, 2022 City Council Agenda Items

**Policy Issue:** *Consideration of resolution to impose a six month moratorium on processing and consideration of sign variances requested pursuant to Article XV of Appendix A of the Statesboro Code of Ordinances.*

**Recommendation:** Approve

**Background:** *Mayor and Council previously imposed six month moratoriums on consideration of variances regarding freestanding signs on November 16, 2021, and March 1, 2022 due to City's ongoing efforts to rewrite the sign ordinance. This moratorium would apply to all variances regarding all signs and would run to March 1, 2023.*

**Budget Impact:** Unknown

**Council Person and District:** All

**Attachments:** Proposed resolution



**STATE OF GEORGIA  
COUNTY OF BULLOCH**

**MAYOR AND COUNCIL OF THE CITY OF STATEBORO GEORGIA**

**RESOLUTION # 2022 - 29**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF STATEBORO GEORGIA TO PUT IN EFFECT A SIX MONTH MORATORIUM ON ISSUANCE OF VARIANCES FROM ARTICLE XV OF APPENDIX A**

WHEREAS, the number of applications made for variances from Article XV regarding Signs has increased substantially since Mayor and Council commissioned TSW consultants to conduct a review of the City's zoning and signage laws; and

WHEREAS, the Mayor and Council deem it in the best interest of the City and its residents to continue the review and revision of the zoning and signage regulations during this moratorium in order to develop the proper means of protecting the legal rights of variance applicants while preserving the integrity of the City's zoning restrictions; and

WHEREAS, Mayor and Council have legal authority to enhance the review process by declaration of a moratorium; and

WHEREAS, Mayor and Council of the City of Statesboro have the power and authority to enact regulations for valid governmental purposes that are not inconsistent with general or special law; and

WHEREAS, the public health, safety and welfare is a legitimate public purpose recognized by the courts of the State of Georgia; and

WHEREAS, based upon the above facts, Mayor and Council deem it necessary and to be in the best interests of the health, safety, and welfare of the citizens and residents of the City, to impose a moratorium on the processing and approval of any new applications for variances regarding signs from September 1, 2022 through March 1, 2023.

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

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. These clauses represent the legislative findings of the Mayor and Council. It is the purpose and intent of this Resolution to promote the health, safety and welfare of the residents and citizens of the City of Statesboro.

Section 2. Mayor and Council hereby declare a moratorium which shall run from

September 1, 2022 until March 1, 2023. During such time the City will suspend the processing or approval of any applications for variances regarding signs. The moratorium may be extended by Mayor and Council by subsequent resolution should additional time be needed by the City for the study and presentation of appropriate zoning and signage regulations.

Section 3. If any clause, section, or other part or application of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 4. All Ordinances or parts of Ordinances, Resolutions or part of Resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 5. This Resolution shall take effect on September 1 2022.

RESOLUTION APPROVED AND ADOPTED this 16<sup>st</sup> day of August, 2022.

By: \_\_\_\_\_  
Jonathan McCollar, Mayor

Attest: \_\_\_\_\_  
Leah Harden, City Clerk



# CITY OF STATESBORO

## COUNCIL

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



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

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

**To:** Charles Penny, City Manager  
Jason Boyles, Asst. City Manager

**From:** John Washington, Director of Public Works and Engineering, City Engineer

**Date:** August 8, 2022

**RE:** FY2023 Resurfacing List for GDOT Local Maintenance and Improvement Grant (LMIG) Application

**Policy Issue:** Street Resurfacing

**Recommendation:** Consideration of a motion to authorize the Mayor to execute the GDOT LMIG FY2022 application, to adopt Resolution #2022, and approve the list of streets proposed for resurfacing in FY2023.

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

**Budget Impact:** For FY2023, the GDOT formula amount is \$330,676.14 to the City of Statesboro with a local match of 30%. The City has budgeted \$1,000,000 in 2018 TSPLOST funds. The total amount of \$1,330,676.14 will be the budget for the FY2023 resurfacing project, which will be bid at a later date.

**Council Person and District:** All

**Attachment(s):** Resolution  
Street Resurfacing List

**RESOLUTION 2022-30:**

**A Resolution approving the City of Statesboro Proposed Fiscal Year 2023 Street Resurfacing Program and further authorizing the Mayor to execute the Georgia Department of Transportation Local Maintenance & Improvement Grant Application for Fiscal Year 2023.**

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

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

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

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

**Section 1.** Staff has prepared a list of roads for funding through the FY2023 LMIG program and recommends approval by the City Council.

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

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

Adopted this 21st day of September, 2021.

CITY OF STATESBORO, GEORGIA

By: \_\_\_\_\_  
Jonathan McCollar, Mayor

Attest: \_\_\_\_\_  
Leah Harden, City Clerk



**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

June 29, 2022

Jonathan McCollar, Mayor  
City of Statesboro  
P.O. Box 348  
Statesboro, Georgia 30459

**RE: Fiscal Year 2023 Local Maintenance & Improvement Grant (LMIG) Program**

Dear Mayor McCollar:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2023 LMIG Program in July 2022. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2023 LMIG Application, please visit the Department's website at [www.dot.ga.gov/PS/Local/LMIG](http://www.dot.ga.gov/PS/Local/LMIG). This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Jeremy Barwick**, at **912-530-4396** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2020 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2020, 2021, and 2022. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

**All electronic LMIG applications must be received no later than February 1, 2023.** Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2023 Program is **\$330,676.14** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to [LocalGrantsProgram@dot.ga.gov](mailto:LocalGrantsProgram@dot.ga.gov).

Sincerely,

A handwritten signature in blue ink that reads "Bill Wright".

Bill Wright

Local Grants Administrator

cc: The Honorable Billy Hickman, Georgia State Senate  
The Honorable Butch Parrish, Georgia House of Representatives; The Honorable Jon G. Burns, Georgia House of Representatives; The Honorable Jan Tankersley, Georgia House of Representatives  
The Honorable Greg Morris, State Transportation Board  
Troy Pittman, P.E., District Engineer



**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

Jeremy Barwick, District State Aid Coordinator

### FY 2023 RESURFACING

District	Street Name	Beginning	End	Estimated Cost	Miles
1	Kingswood Avenue	Marsham Drive	Harwood Street	\$60,526	0.264
1	Friar Tuck Trail	Zetterower Road	Terminus	\$16,691	0.046
1	Rosemary Court	Northlake Drive	Terminus	\$9,956	0.035
2	Loretha Street	Stockyard Road	Donnie Simmons Way	\$32,911	0.144
2	Morris Street	Donnie Simmons Way	Proctor Street	\$66,414	0.328
2	Len Tenner Court	Morris Street	Terminus	\$23,021	0.056
3 & 5	Gentilly Road	East Grady Street	Savannah Avenue	\$118,657	0.091
4	Harvey Drive	Chandler Road	Lanier Drive	\$66,763	0.251
4	Mike Ann Drive	Georgia Avenue	West Gentilly Road	\$27,701	0.116
5	Arch Way	Fair Road	Surcheros Entrance	\$17,748	0.060
<b>Totals</b>				<b>\$440,386</b>	<b>1.391</b>

<b>District 1 mileage:</b>	<b>0.35</b>
<b>District 2 mileage:</b>	<b>0.53</b>
<b>District 3 mileage:</b>	<b>0.09</b>
<b>District 4 mileage:</b>	<b>0.37</b>
<b>District 5 mileage:</b>	<b>0.06</b>
<b>Totals</b>	<b>1.39</b>

<b>LMIG Funds</b>	<b>\$330,676.14</b>
<b>TSPLOST Funds</b>	<b>\$1,000,000.00</b>
<b>Total</b>	<b>\$1,330,676.14</b>

<b>LMIG Funds + Match</b>	<b>\$429,878.98</b>
---------------------------	---------------------

<b>District 1 total:</b>	<b>\$87,172</b>
<b>District 2 total:</b>	<b>\$122,346</b>
<b>District 3 total:</b>	<b>\$118,657</b>
<b>District 4 total:</b>	<b>\$94,463</b>
<b>District 5 total:</b>	<b>\$17,748</b>
<b>Totals</b>	<b>\$440,386</b>



# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** John Washington, City Engineer

**Date:** July 22, 2019

**RE:** GDOT Local Administered Project (LAP) Recertification

**Policy Issue:** Approval of Development Agreement between City and Georgia Department of Transportation (GDOT). The City remains qualified to obtain and administer federal-aid (Grants) projects for transportation.

**Recommendation:** Consideration of a motion for Council to authorize the Mayor to execute the GDOT Local Administered Projects (LAP) recertification application.

**Background:** The City currently has a Local Administered Projects (LAP) certification and GDOT requires a recertification of the policies and personnel on record for this program. The LAP recertification application will be used to determine if Local Public Agencies will remain qualified to obtain and administer state and federal-aid (Grants) projects. Each Local Agency is required to recertify after a period of three years.

**Budget Impact:** Allows the City the ability to offset costs and expenditures that would normally be assigned to tax based budgets for transportation projects.

**Council Person and District:** All

**Attachment(s):** LAP Compliance letter



# City of Statesboro

## Public Works and Engineering Department

July 29, 2022

Ms. Katie Procter  
GDOT District Planning and Programming Liaison - District 5  
204 North Highway 301  
PO Box 610  
Jesup, Ga 31598

RE: LAP Compliance Plan

Dear Ms. Procter:

The City of Statesboro would like to remain within compliance with the approved LAP Certification by notifying GDOT of a change within personnel.

GDOT District: 5

GDOT DPPL Rep.: Katie Procter

LPA Fulltime Responsible Charge: (John Washington/Director – Public Works and Engineering, City Engineer

LPA Alternate Responsible Charge Rep: (David Moyer/Assistant City Engineer

Employee leaving/departed: (William Cone/November 1, 2019

Employee joining/added: (John Washington/September 23, 2020 LAP course completed/attending

- PDP: September 2, 2020 date of class participation
- LAP: September 23, 2020 date completed of class participation
- Title VI: September 15, 2020 date completed of class participation
- ROW: June 2, 2020 date completed of class participation
- Procurement: September 10, 2020 date completed class participation

List active project(s) impacted (P.I. Nos.) and their current phase status, next milestone and Project Manager:

<u>P.I. No.s</u>	<u>Current Phase</u>	<u>Milestone</u>	<u>Project Manager</u>
0016464	Design	Concept Approval	Randy Blair
S015419	Under Construction	Completion	Bill Wright, Jr.
0017189	Design	Letting	Samuel Williams
S015420	Complete	Final Acceptance	Bill Wright, Jr.

Sincerely,

John Washington, PE, R.L.S  
Director – Public Works and Engineering

Attachment:  
Revised Organizational Chart (with names and titles)

P.O. Box 348  
Statesboro, GA 30459

Phone: 912.764.0655/912.764.0681  
Fax: 912.764.0664

[engineering@statesboroga.gov](mailto:engineering@statesboroga.gov)



**MEMORANDUM**

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

**From:** John Washington, Director – Public Works and Engineering, City Engineer

**Re:** GDOT Local Administered Project (LAP) Recertification  
Title VI Self Survey, Assurances and Nondiscrimination Agreement  
Adoption of GDOT Procurement Policy for The Procurement, Management and Administration of  
Engineering and Design Related Consultant Services

**Date:** July 22, 2022

The City currently has a Local Administered Projects (LAP) certification with the Georgia Department of Transportation (GDOT) that requires a recertification of the policies and personnel on record for this program. The LAP Re-certification application will be used to determine if Local Public Agencies will remain qualified to obtain and administer state and federal-aid (Grants) projects. Each Local Agency is required to recertify after a period of three years. Each local Agency is also required to take the following training and submit a certificate of completion: Local Administered Projects Training, Right-of-Way Acquisition Training for LAPs, Title VI Training and Project Development Process Training. At this time, engineering staff is in the process of performing and completing the required training to submit to GDOT.

The application to be submitted, procurement policy, requires the Mayor's signature, witness and notary. I have attached the document for your review and concurrence to forward to the Mayor for execution. If you have any questions or need clarification, please contact me.

Attachment(s): Procurement Policy letter

# CITY OF STATESBORO



## COUNCIL

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

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

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

Tuesday, August 09, 2022

Department of Transportation  
600 West Peachtree Street, NW, 7<sup>th</sup> Floor  
Atlanta, GA 30308

Attn: Maria L. Roux  
QA Compliance Manager  
Office of Procurement

### **RE: Adoption of GDOT Procurement Policy for The Procurement, Management and Administration of Engineering and Design Related Consultant Services**

The City of Statesboro will adopt the Georgia Department of Transportation Procurement Policy For The Procurement, Management and Administration of Engineering and Design Related Consultant Services. The City has read the policy and will abide by the policy for all state and federally funded transportation projects as it pertains to local governments. The City agrees to and acknowledges the following:

1. City agrees to and acknowledges that all personnel involved in the procurement, management and administration of engineering and design related consultant services must attend GDOT Manual training and pass the test administered.
2. City has read and understands the Federal Laws and Regulations (23 CFR Part 172) along with any State of Georgia laws (O.C.G.A. 50-22-1 through 50-22-9) that pertain to these services where FAHP funds will be utilized must be followed and adhered to.
3. City is familiar with the requirements and understands 40 U.S.C. 1101-1104 Selection of Architects and Engineers commonly referred to as "The Brooks Act" or Qualification Based Selection (QBS) to include:
  - a. Solicitation process
  - b. Evaluation Factors
  - c. Non Qualification Evaluation Factors
  - d. Evaluation, Ranking and Selection
  - e. Negotiation
4. City understands other procurement methodology to include:
  - a. Small Purchases
  - b. Non-competitive
5. City acknowledges and agrees to adhere to the below additional procurement requirements:
  - a. Common Grant Rule 49 CFR Part 18
  - b. Georgia DOT's Disadvantaged Business Enterprise (DBE) program
  - c. Suspension and Debarment
  - d. Compliance with Title VI
  - e. Compliance with E-Verify (this is not necessary if state funds are not utilized)

City of Statesboro agrees to the above acknowledgements agreeing to follow GDOT's Procurement Policy for engineering and design related services when using FAHP funds, as it applies to local governments certified through GDOT's LAP program.

Sincerely,

Jonathan McCollar  
Mayor, City of Statesboro





# 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

DATE: August 16, 2022

RE: Patrol Car Purchases

POLICY ISSUE: Purchase of Patrol Cars

RECOMMENDATION: That Council approve the purchase of eleven new patrol cars including “up-fitting” with required equipment, as well as a detective vehicle for a new position.

BACKGROUND: Each year the police department needs to purchase patrol cars to keep the fleet healthy. The current SPLOST revenues designated for Police Vehicles has been coming in higher than originally anticipated. Additionally, two new positions (one patrol officer and one detective) were approved by City Council in the current budget, and funds were appropriated in the Capital Improvement Plan (CIP) to outfit vehicles for those new positions. The PD requests that Council approve the purchase of eleven new patrol vehicles including all required equipment and up-fitting, as well as a detective vehicle, also with some up-fitting expenses. The purpose of this memorandum is to confirm the expenditure of no more than \$650,000 from SPLOST and \$136,000 from CIP to purchase and outfit eleven patrol cars and one detective vehicle. The cars and related equipment will be purchased following the city’s purchasing policy, and include prices obtained from the state bid process, a sole source contract (Patrol PC), and by “piggy-backing” an existing government contracts for patrol car outfitting.

BUDGET IMPACT: Police vehicles were approved as part of the SPLOST expenditures, as well as two vehicles budgeted under the Capital Improvement Plan.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Paulett Chavers  
Venus Mack  
John Riggs  
Shari Barr



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

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

**To:** Jason Boyles  
Assistant City Manager

**From:** Steve Hotchkiss  
Public Utilities Director

**Date:** 8-8-2022

**RE:** Utility Tractor for Water Sewer Department

**Policy Issue:** Purchasing

**Recommendation:** Consideration of a motion to award a contract to Deere & Company for the purchase of a John Deere 5075E Utility Tractor per Sourcewell (formerly NJPA) cooperative purchasing contract in the amount of \$51,146.16. This item to be purchased with funds approved in the 2023 CIP Budget, item #WWD-195, funded by system revenues.

**Background:** As part of the Water Sewer Departments right of way maintenance program they Bush Hog many miles of cross county water and sewer easements and R/Ws each year. We are proposing to replace the existing 2005 mowing tractor (17 years old) with a new unit, utilizing the Sourcewell cooperative purchasing contract. The tractor will be purchased through Deere & Company but will be sold and serviced through our local distributor, Blanchard Equipment. The budget estimate was \$90,000.00 however the unit came in significate lower at \$51,146.16.

**Budget Impact:** Funds were approved in the 2023 CIP, #WWD-195, utilizing system revenues.

**Council Person and District:** All

**Attachments:** Sourcewell Quote

**Customer:**

**Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.**

**A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.**

Vendor: Deere & Company

- 2000 John Deere Run  
Cary, NC 27513
- Signature on all LOIs and POs with a signature line
- Contract name or number; or JD Quote ID
- Sold to street address (no PO box)
- Ship to street address (no PO box)
- Bill to contact name and phone number
- Bill to address
- Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)

**For any questions, please contact:**

**Levi Lott**

Blanchard Equipment Co. Inc.  
201 Stockyard Road  
Statesboro, GA 30458

Tel: 912-764-5629

Fax: 912-489-1539

Email: [llott@blanchardequipment.com](mailto:llott@blanchardequipment.com)

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

Blanchard Equipment Co. Inc.  
201 Stockyard Road  
Statesboro, GA 30458  
912-764-5629  
srogers@blanchardequipment.com

### Quote Summary

**Prepared For:**
**Delivering Dealer:**

**Blanchard Equipment Co. Inc.**  
Levi Lott  
201 Stockyard Road  
Statesboro, GA 30458  
Phone: 912-764-5629  
llott@blanchardequipment.com

**Quote ID:** 27148919  
**Created On:** 28 July 2022  
**Last Modified On:** 28 July 2022  
**Expiration Date:** 26 August 2022

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 5075E Cab 4x4 Utility Tractor	\$ 59,624.17	\$ 51,546.16 X	1 =	\$ 51,546.16
<b>Contract:</b> Sourcewell Ag Tractors 110719-JDC (PG 1P CG 70)				
<b>Price Effective Date:</b> July 27, 2022				
<b>Equipment Total</b>				<b>\$ 51,546.16</b>

\* Includes Fees and Non-contract items

**Quote Summary**

Equipment Total	\$ 51,546.16
Trade In	
SubTotal	<b>\$ 51,546.16</b>
Est. Service Agreement Tax	\$ 0.00
Total	\$ 51,546.16
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 51,546.16</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

# Selling Equipment

Quote Id: 27148919      Customer Name:

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

Blanchard Equipment Co. Inc.  
201 Stockyard Road  
Statesboro, GA 30458  
912-764-5629  
srogers@blanchardequipment.com

## JOHN DEERE 5075E Cab 4x4 Utility Tractor

**Contract:** Sourcewell Ag Tractors 110719-JDC (PG 1P CG 70)

**Suggested List \***

\$ 59,624.17

**Price Effective Date:** July 27, 2022

**Selling Price \***

\$ 51,546.16

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
08C1LV	5075E Cab Utility Tractor	1	\$ 43,675.00	14.00	\$ 6,114.50	\$ 37,560.50	\$ 37,560.50
<b>Standard Options - Per Unit</b>							
183A	JDLink™ Capable	1	\$ 0.00	14.00	\$ 0.00	\$ 0.00	\$ 0.00
0202	United States	1	\$ 0.00	14.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English Operator's Manual	1	\$ 0.00	14.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	Less Package	1	\$ 0.00	14.00	\$ 0.00	\$ 0.00	\$ 0.00
1381	PowrReverser™ 12F/12R Transmission with 540/540E PTO	1	\$ 3,288.00	14.00	\$ 460.32	\$ 2,827.68	\$ 2,827.68
1799	Less Loader Prep Package	1	\$ 0.00	14.00	\$ 0.00	\$ 0.00	\$ 0.00
2050	Standard Cab	1	\$ 0.00	14.00	\$ 0.00	\$ 0.00	\$ 0.00
3310	Single Mechanical Stackable Rear SCV	1	\$ 0.00	14.00	\$ 0.00	\$ 0.00	\$ 0.00
3420	Dual Mid Valves with Mechanical Joystick Control	1	\$ 1,427.00	14.00	\$ 199.78	\$ 1,227.22	\$ 1,227.22
5185	16.9-28 In. 6PR R1 Bias	1	\$ 0.00	14.00	\$ 0.00	\$ 0.00	\$ 0.00
6040	Mechanical Front Wheel Drive (MFWD)	1	\$ 6,502.00	14.00	\$ 910.28	\$ 5,591.72	\$ 5,591.72
6111	11.2-24 10PR R1 Bias	1	\$ 1,287.00	14.00	\$ 180.18	\$ 1,106.82	\$ 1,106.82
<b>Standard Options Total</b>			<b>\$ 12,504.00</b>		<b>\$ 1,750.56</b>	<b>\$ 10,753.44</b>	<b>\$ 10,753.44</b>
<b>Dealer Attachments/Non-Contract/Open Market</b>							
R127764	Weight, front suitcase 43 kg (95 lb) quantity of one	6	\$ 153.26	14.00	\$ 21.46	\$ 790.80	\$ 790.80
R262449	Front Weight Support, 55kg (121 lb)	1	\$ 601.53	14.00	\$ 84.21	\$ 517.32	\$ 517.32
SWJHD36 AMIC	Radio - JHD36A RADIO WITH MIC	1	\$ 374.08	0.00	\$ 0.00	\$ 374.08	\$ 374.08
<b>Dealer Attachments Total</b>			<b>\$ 1,895.17</b>		<b>\$ 212.97</b>	<b>\$ 1,682.20</b>	<b>\$ 1,682.20</b>



# Selling Equipment

**Quote Id:** 27148919      **Customer Name:**

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

Blanchard Equipment Co. Inc.  
201 Stockyard Road  
Statesboro, GA 30458  
912-764-5629  
srogers@blanchardequipment.com

<b>Value Added Services</b>		<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total</b>				
	<b>Other Charges</b>			
Freight	1	\$ 550.00	\$ 550.00	\$ 550.00
Customer Setup	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
		<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>	<b>\$ 1,550.00</b>
	<b>Suggested Price</b>			<b>\$ 51,546.14</b>
<b>Total Selling Price</b>		<b>\$ 59,624.17</b>	<b>\$ 8,078.03</b>	<b>\$ 51,546.14</b>
			<b>\$ 51,546.14</b>	<b>\$ 51,546.14</b>

## Extended Repair Plan Proposal

## PowerGard™ Protection Plan Residential

**Date :** July 28, 2022

Machine/Use Information		Plan Description	Price	
Manufacturer	<b>JOHN DEERE</b>	Plan Type:	Deductible:	
Equipment Type	5075E TRACT	Coverage:	Quoted Price	\$ 0.00
Model	5075E TRACT	Total Months:		
		Total Hours:		

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also pass fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles). "Limited" Plan coverage = Engine & Powertrain only. "Comprehensive" Plan coverage = Full Machine.

**Proposal Prepared for:**

*I have been offered this coverage and*

Customer Name - Please Print

**I ACCEPT** the Residential plan

**I DECLINE** the Residential plan

Customer Signature

*If declined, I fully understand that my equipment listed above is not covered for repair expenses due to component failures beyond the original basic warranty period provided by John Deere.*

**Note :** This is not a contract. For specific PowerGard™ Protection plan Residential coverage, please refer to the terms and conditions on John Deere's public website([www.JohnDeere.com](http://www.JohnDeere.com)) under Services & Support >Warranty > Extended Warranties > PowerGard protection plan Residential.

### PowerGard™ Protection Plan Residential (Residential plan) is:

The PowerGard™ Protection Plan Residential is an extended repair plan that provides parts and labor coverage up to four years beyond the manufacturer's warranty. It is available on all riding lawn equipment, zero-turn radius mowers, utility vehicles, utility tractors and compact utility tractors. Your John Deere equipment will be in the hands of qualified, certified technicians from John Deere dealers using Genuine John Deere Parts.

### Not covered under a Residential plan:

Residential plans do not cover routine maintenance services or items normally designed to be replaced by the purchaser due to normal wear and tear. They do not cover any product used for commercial or rental applications. They also do not cover repairs for damage from accident, misuse, fire, theft, or exposure to weather conditions such as lightning, hail, flood or water. See the actual PowerGard™ Protection Plan Residential Terms and Conditions for a complete listing of coverage, and limitations and conditions under the program.



## Benefits of a Residential plan:

- Offer the choice of adding up to 4 years of repair coverage beyond the machine's factory warranty.
- Do not require preapproval before repairs are made by the authorized John Deere dealership.
- Is transferable by the original purchaser for the balance of the original agreement period.
- Ensures higher resale value and makes equipment more marketable during sale or trade-in.
- Comprehensive Plans:
  - No deductibles and no out-of-pocket costs on covered repairs.
  - Free transportation for factory warranty and extended repair plan repairs for the term of the plan (Note: A surcharge may apply for machines located outside of the dealership's normal service area).
- Limited Powertrain Plans:
  - Low deductibles on covered repairs
  - Do not provide transportation coverage