

The Council of the City of Thomasville met in regular session with Mayor Greg Hobbs presiding and the following Councilmembers present: Mayor Pro Tem Terry Scott, Councilmembers Flowers, Hufstetler, Mobley and Honorary Councilmember Ed Millere. Also present were the Interim City Manager, Kha McDonald; Asst. Utilities Superintendent, Chris White; Interim Utilities Superintendent Keith Bass; City Attorney, Tim Sanders; other staff; members of the press and citizens.

The City of Thomasville Council meeting was relocated to the Municipal Auditorium upstairs due to the number of attendees for the Special Recognition of Thomasville High School Basketball Team.

Mayor Hobbs called the meeting to order at 7:00 PM. Councilmember Flowers gave the invocation. Mayor Pro Tem Scott led those present in the Pledge of Allegiance.

On motion of Mayor Pro-Tem Scott, and seconded by Councilmember Flowers, the minutes of the City Council meeting held on March 26, 2018 were unanimously approved as presented.

Mayor Hobbs recognized the Thomasville High School Bulldogs and Basketball Team and Coaching Staff as the 2018 Georgia High School Association Class AA Basketball State Champions with a Proclamation from the Council of the City of Thomasville. The team and Coaching Staff were commended on their recent achievement and a team photo was taken with the City Council.

Mayor Hobbs opened the meeting to citizens to be heard on non-agenda items. Ms. Nolah Shotwell, private citizen, addressed Council with her concerns regarding recording of Council meeting minutes and apparent discrepancies of a citizen's recorded video footage and official minutes of Council meetings. She reported the minutes of the March 12, 2018 City Council meeting did not include all information presented, or the number of attendees, for the \$250,000 Housing Component of the Community Development Block Grant Public Hearing. Ms. Shotwell reported at that meeting, the City was applying for a One-Million Dollar Multi-activity grant and there were numerous people in attendance. She stated the minutes did not include this information as it should for historical significance. Ms. Shotwell also conveyed concerns regarding the West Jackson Street streetscape project. She noted that Council has not approved the project to proceed as per Council's conversation and direction during the December 11, 2017 meeting. Ms. Shotwell referred to a staff presentation during the April 4, 2018 Council Workshop which mentioned the project's potential start date, timeline, projected costs and potential funding. She voiced concerns of conflicting reports of costs for the West Jackson Street Project and the City moving ahead with the project without Council's approval; while other projects seem to be stalled. Ms. Shotwell further reported while the official minutes reflected moving forward with underground utilities, she stated that decision was not captured in the video recording.

Interim City Manager McDonald indicated recently providing to Council, by email, the information regarding Ms. Shotwell's concerns, previous minutes, project costs and status of various projects. Mayor Hobbs noted the process of the recording of official City Council meeting minutes would be reviewed.

There being no other citizens to be heard; Mayor Hobbs thanked Ms. Shotwell for voicing her concerns. Council moved on to the agenda.

Council considered on first reading an ordinance to amend the text in Chapter 22 Zoning; Sections 22-6, 22-19, 22-45, 22-81, 22-106, 22-181, 22-283, and 22-291 in order to establish the Cottage Court as a Residential Use. City Planner Herrmann reported the Planning & Zoning Commission recommends to City Council that the Cottage Court text amendment including changes to Chapter 22, captioned "Zoning", be approved. Herrmann noted Cottage Court is a permitted building type only in the Victoria Place Overlay District. Cottage Court is a type of housing that consists of a series of small, detached homes, providing

multiple units arranged to define a shared court that is typically perpendicular to the street and located on a single lot. These proposed text amendments are not site specific, but rather apply to parcels throughout the City and include specific standards which must be met prior to approval.

On motion of Councilmember Flowers, and seconded by Mayor Pro Tem Scott, the following ordinance was unanimously ordered read for the first time, passed and carried over:

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF THOMASVILLE BY AMENDING SECTION 22-6 CAPTIONED "DEFINITIONS" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD A DEFINITION FOR "COTTAGE COURT DEVELOPMENTS" AND AMEND THE DEFINITION OF "LOT"; BY AMENDING SECTION 22-19 CAPTIONED "EVERY LOT SHALL ABUT A PUBLIC STREET; EXCEPTIONS" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD AN EXCEPTION FOR "CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT"; BY REPLACING SECTION 22-45 CAPTIONED "22-45—59. RESERVED" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING"; WITH A NEW SECTION 22-45 CAPTIONED "STANDARDS FOR COTTAGE COURT DEVELOPMENT"; BY AMENDING SECTION 22-81 CAPTIONED "ESTABLISHMENT OF DISTRICTS" OF ARTICLE III CAPTIONED "DISTRICTS" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD "CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT" TO SUBSECTIONS (5) R-2A, MULTIFAMILY RESIDENTIAL AND (6) R-2, MULTIFAMILY RESIDENTIAL; BY AMENDING SECTION 22-106 CAPTIONED "SCHEDULE OF PERMITTED USES" OF ARTICLE IV CAPTIONED "PERMITTED USES" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD "CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT" TO SUBSECTION (6) DWELLING, MULTIFAMILY; BY AMENDING SECTION 22-181 CAPTIONED "SPECIFICATIONS" OF DIVISION 1 CAPTIONED "GENERALLY" OF ARTICLE VII CAPTIONED "DEVELOPMENT STANDARDS" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD "CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT" TO R-2A (CU), R-2 (CU), C-1A, C-1, C-2 ZONING DISTRICTS; AND BY ENUMERATING THE PARAGRAPH CAPTIONED "NOTE" AND ADDING A NEW NOTE; BY AMENDING SECTION 22-283 CAPTIONED "DRAINAGE, CONSTRUCTION, AND MAINTENANCE" OF ARTICLE IX CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO INSERT ADDITIONAL DESCRIPTIVE TEXT; BY DELETING IN ITS ENTIRETY SECTION 22-291 CAPTIONED "OFF-STREET PARKING STANDARDS" OF ARTICLE IX CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING" AND BY REPLACING IT WITH AN ENTIRELY NEW SECTION 22-291 CAPTIONED "OFF-STREET PARKING STANDARDS" OF ARTICLE IX CAPTIONED "OFF STREET PARKING AND SERVICE REQUIREMENTS OF CHAPTER 22 CAPTIONED "ZONING," TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

Council considered approval of application for License to Sell Beer and Wine (consumption). Mayor Hobbs recognized CFO Juarez who reported owner/applicant Anthony Brinkley, Brinkley Food Group, has applied for a license to engage in the business of selling beer and wine at Diablo's Southwest Grill located at 254 Liberty Street, Thomasville, Georgia. A background check was completed by the Thomasville Police Department which revealed a misdemeanor within the past five years with a date of June of 2013. It was noted as reference in Thomasville Municipal Code, Section 3-22, Disqualification Provisions, the misdemeanor of 2013 would not be considered an issue following June of 2018 and it is the City Council's sole discretion to direct issuance of the applied for license. City Attorney Sanders clarified that, should there be a denial Mr. Brinkley would be entitled to an appeal by means of a show cause hearing and a subsequent vote on the matter. Mayor Hobbs referred to discussion during Workshop.

Councilmember Hufstetler moved to approve Mr. Brinkley's application for the License to Engage in the Business of selling Beer and Wine (consumption) at Diablo's Southwestern Grill. Mayor Pro Tem Scott seconded. Further discussion ensued. Councilmember Flowers reiterated his concern in Workshop that while the Council has the discretion to approve the application, he would request of the applicant to delay the process until June 8th, to avoid potential future misinterpretation of the ordinance. Councilmember Hufstetler noted Council has to apply discretion for approval/disapproval for every application and there is no reason to delay this process. Mayor Hobbs noted that these applications are viewed as a case by case performances. There being no further discussion, Mayor Hobbs called for a vote on the motion. The motion passed 3-2, with the following vote recorded:

AYES: Mayor Hobbs, Mayor Pro Tem Scott and Councilmember Hufstetler.

NAYS: Councilmembers Flowers and Mobley.

Following the approval of the Mr. Brinkley's application for a license to engage in the business of selling beer and wine at Diablo's Southwest Grill located at 254 Liberty Street, Thomasville, Georgia, Mayor Hobbs reminded the owner/applicant of the strict adherence of the Code of the City of Thomasville, Chapter 3 captioned "Alcoholic Beverages", informed him of the Thomasville Police Department's "Mystery Shopper" program randomly conducted which monitors the sale of alcoholic beverages to underage person(s) and provide Mr. Brinkley with a copy of Chapter 3, Alcoholic Beverages, of the Thomasville Municipal Code.

Council considered the City of Thomasville's guarantee and renewal of a Downtown Development Authority (DDA) Loan. Mayor Hobbs recognized CFO Juarez who reported the DDA owns 403 North Broad Street and leases the building to the Department of Labor. Historically, the City of Thomasville guarantees this loan with Thomasville National Bank. She noted an increase in the payments toward principal to ensure paying the loan off quicker.

On motion of Councilmember Mobley, and seconded by Councilmember Hufstetler, Council unanimously approved authorizing the Interim City Manager to renew the DDA Loan, and the City of Thomasville's guarantee, with Thomasville National Bank for 403 North Broad Street.

Mayor Hobbs noted there was an added agenda item and requested Council to consider authorizing the Interim City Manager to obtain an appraisal of the located at the corner of Remington Avenue and Dawson Street.

On motion of Mayor Pro Tem Scott, and seconded by Councilmember Mobley, Council unanimously approved authorization of authorizing the Interim City Manager to obtain an appraisal of the former Roses property owned by City of Thomasville and located at the corner of Remington Avenue and Dawson Street.

Mayor Hobbs noted the conclusion of the printed agenda. Councilmember Flowers introduced Honorary Councilmember Ed Millere. Mr. Millere thanked Council for allowing him the opportunity to participate as an honorary member for the month of April.

There being no further business to discuss, the City of Thomasville Council Meeting adjourned at 7:30 PM.



City Clerk, Felicia Brannen



Mayor, Greg Hobbs