

City of Thomasville Council Meeting, April 11, 2022

The Council of the City of Thomasville met in regular session with Mayor Jay Flowers presiding and the following Councilmembers present: Mayor Pro Tem Todd Mobley and Councilmembers Wanda Warren, Terry Scott and Scott Chastain. Also present were the City Manager, J. Alan Carson; City Attorney, Tim Sanders; Assistant City Managers Sheryl Sealy and Chris White; other city staff; citizens and members of the media. The meeting was held in Council Chambers at City Hall, located at 144 East Jackson Street, Thomasville, Georgia.

This meeting was held in a manner that observed active Executive Orders and Health Advisories provided by Georgia Governor Kemp, Centers for Disease Control, Department of Health, and local health officials in response to the coronavirus pandemic. Seating was limited and additional safety measures were required such as, but not limited to, social distancing, to ensure the health and safety of meeting participants and the citizens of Thomasville. Simultaneous access to the meeting was provided to those members of the press and citizens not present via the City of Thomasville's online live stream feed located at www.thomasville.org.

CALL TO ORDER

Mayor Jay Flowers called the meeting to order at 6:00 PM.

INVOCATION

Councilmember Terry Scott gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Todd Mobley led the Pledge of Allegiance.

APPROVAL OF MINUTES

Mayor Pro Tem Mobley motioned to approve the March 28, 2022 City Council Called Meeting minutes as presented. Councilmember Scott seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

PROCLAMATIONS / RECOGNITIONS

Storm Recovery Recognition

City Manager Carson reviewed the recovery efforts resulting from a recent tornado that touched down on Thomasville's south side. Significant damage was reported at Varnedoe Stadium, Balfour Park/Dog Park and adjacent areas. A video review of cleanup efforts by Thomasville Utility, Public Works, CNS Next, Police and Fire Departments was viewed. Assistant City Managers Sealy and White commended the crews for their efforts thanked those responsible for the creation of recovery efforts video. As representatives from each of the Departments filled the room, Mayor Flowers noted customers don't judge the City on its every day delivery, they judge the City on how they deliver in the face of adversity. Once again, team Thomasville shines through the storm clouds! This is a great group effort and a reason for all of us to be proud. We don't encourage adversity, but the way we face adversity can encourage others. City Manager and Councilmembers collectively recognized the hard work and dedication of the crews during the recovery and the crews were given a standing ovation by those present at the meeting.

Fair Housing Month 2022

Mayor Flowers acknowledged the City of Thomasville recognizes the month of April as Fair Housing Month to celebrate the anniversary of the passage of the Fair Housing Act in April 1968. Mayor Flowers presented a Proclamation recognizing Fair Housing Month to Sharon Edwards, Executive Director of the Community Outreach Training Center (COTC). Director Edwards is charged with assisting community members with housing needs and opportunities.

CITIZENS TO BE HEARD

Mayor Flowers noted there were numerous people who sign in to speak regarding Golf Cart traffic laws. Ross Glass and Fort Mason agreed to speak on behalf of some of the attendees for this matter. Mayor Flowers acknowledged the following citizens to be heard as listed on the Citizens to be Heard sign-in sheet:

1. Ross Glass noted that citizens were seeking clarification of the laws governing golf cart traffic in downtown. He further noted that the last rules and regulations were posted in 2019, which were clear and concise. However, recently cart drivers have been pulled over by Police Officers (TPD) regarding where they can and cannot be driven legally. Glass acknowledged that if new rules were being drafted, he understood but was not in favor of the rules being enforced without prior knowledge to the public.
2. Fort Mason echoed Glass's comments and further noted he was pulled over Sunday prior to this meeting and told by TPD the golf cart would have to be towed home. Mason also noted there has been no new notices posted regarding any new laws. Many of the cart owners live downtown or the adjacent to downtown and really enjoy the freedom of travel by golf cart.
 - a. Mayor Flowers reported the City is in the process of reviewing the current state statutes and encouraged Mason and Glass to stay in touch with him and the City Manager during the process.
3. Pam Wright voiced concerns regarding the new laws and was not in favor the changes. It was her understanding that the carts were previously allowed on streets with posted speed limits of 35mph; however, TPD is now saying it is 25mph. Wright noted that most of the streets adjacent to downtown have a posted limit of 35mph, while the downtown is posted at 25mph. She noted she was in favor of reducing the City speed limits to 25mph as it would make the roads safer for the community.
4. Antoine Mitchell addressed Councilmembers regarding an event that was held recently and organized by him. He reported the event had many more attendees than anticipated result in unavoidable unrest after the event. He also voiced concerns regarding the change in policy for event permitting and noted the new policy requires a permit fee, payment of services provided by the city and the requirement of the event to make provisions for liability coverage in a million dollar insurance policy.
 - a. Councilmember Warren reported Councilmembers had been made aware of concerns following Mr. Mitchell's recent event. She further noted that the city is working through all of the policies that are currently in place and that additional guidance from the City should be made available to the community.
5. Candee Henderson encouraged Councilmembers to move forward with steps that would enable the City and the County to be participants in 100% renewable energy by the 2035. She reviewed statistics found on drawdowngerogia.com and encouraged Councilmembers to visit the website for their own research on how to reduce Georgia's carbon impact.

ADOPT AGENDA

Councilmember Scott motioned to adopt the agenda as presented. Councilmember Chastain seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

OLD BUSINESS

Second reading of an ordinance to rezone Parcel #014 033 001 from R-1 Residential to Planned Unit Development (PUD – Hendon Park).

City Planner, Kenny Thompson reported there have been no changes to the ordinance since its passage on first reading. It was noted the rezoning is proposed on approximately 29 acres of undeveloped land that was previously used as a pecan orchard. A majority of the property (approximately 1,000 linear feet) fronts directly onto Cassidy Road directly across from Cassidy Park, while a small portion of the property (approximately 200 linear feet) has frontage on Old Albany Road. During the Planning and Zoning Commission Meeting, the development was reviewed for the following:

- The application has been reviewed for consistency with the Comprehensive Plan. The development is consistent with the City's goals to Encourage Infill Development, Expand Housing Options, and Expand Neighborhood Walkability.
- The application has been reviewed for conformance with the PUD requirements, including the Community Benefit Statement, Performance Standards Comparison, and Improvements Required Comparison.

- The Concept Plan has been reviewed for the character, location, and appropriateness of the development in relation to surrounding land uses.
- The Concept Plan has been reviewed for architectural appropriateness, landscaping, streetscape, and opens space features within the development.

In addition to the elements reviewed, the Planning and Zoning Commission requested the following conditions be placed on the rezoning as well:

- 40% or more of the Multi-family units must be a minimum 2-bedroom dwelling unit.
- Vinyl materials shall: only be used on multi-family units; have a minimum 30-year warranty; not be installed below 4 feet (measured from the top of the building foundation).

Finding the PUD Application in conformance with the above criteria, the Planning and Zoning Commission and staff recommend for Council to take the appropriate action and approve the PUD rezoning with the conditions requested by the Planning and Zoning Commission.

Councilmember Chastain motioned to order the ordinance read for the second time, passed and adopted as presented. Councilmember Warren seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

The ordinance ordered as read for the second time, passed and adopted follows.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 5 OF SECTION 22-81 CAPTIONED "R-1, RESIDENTIAL", , TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 2 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) WITH CONDITIONS". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 5 from Section 22-81 captioned "R-1, Residential" and to designate the said same tract as Parcel 2 of Section 22-81 captioned "Planned Unit Development (PUD) with the following conditions:"

- 40% or more of the total Multi-family units must be a minimum 2-bedroom dwelling unit.
- Vinyl material shall:
 - Only be used on multi-family units
 - Have a minimum 30-year warranty
 - Not be installed below 4' (measured from the top of the building foundation)

and more particularly described as follows:

All that tract or parcel of land located on Cassidy Road and Albany Road, City of Thomasville, Thomas County, Georgia, consisting of 29.184 acres and being identified as Parcel No. 1 on a plat of survey prepared for Byron W. Howell and Frances D. Howell by Frank E. Carlton, Georgia Registered Land Surveyor, dated August 30, 1996, and recorded in Plat Cabinet 3, Page 13-D, Thomas County, GA Deed Records. Reference is made to said plat of said plat of survey for a more particular description by metes and bounds, courses and distances.

SECTION II

BE IT ORDAINED that all ordinances of the City of Thomasville in conflict herewith be the same are hereby repealed for purposes of this ordinance only.

SECTION III

BE IT FURTHER ORDAINED that the provisions of this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville.

SECTION IV

BE IT FURTHER ORDAINED that if any part of this ordinance is declared void it is the intent and the purpose hereof that all other provisions not declared void shall remain in full force and effect.

SECTION V

BE IT FURTHER ORDAINED that this ordinance shall be effective as of the date of its second reading and final passage.

SECTION VI

This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on March 28, 2022 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on April 11, 2022.

Second reading of an ordinance to rezone Parcel #017 003 003A, property between West Jackson Street and Sunset Drive, from M (Manufacturing) to C-2 (Suburban Corridor).

City Planner, Kenny Thompson reported there have been no changes to the ordinance since its passage on first reading. It was noted the owner/applicant is seeking to rezone an undeveloped parcel of land located between Sunset Drive and West Jackson Street for the purpose of constructing a multifamily residential development. The property is currently zoned M (Manufacturing), which does not allow multifamily residential as a permitted use; therefore, the property must be rezoned in order to accommodate the desired development. The applicant has requested the property be rezoned to C-2 (Suburban Commercial Corridor), which allows for multifamily development as a permitted use by right. City Staff and the Planning and Zoning Commission, request Council approval of the request to rezone this parcel from M Manufacturing to C-2 Commercial with the following conditions:

- The rezoning will include a minimum 15' landscape buffer separating the property from the adjacent manufacturing zoned parcel(s) as specified in the attached "Landscape Buffer Requirements".
- Additionally, the future land use map should be modified to show this parcel as "Suburban Neighborhood".

Mayor Pro Tem Mobley motioned to order the ordinance read for the second time, passed and adopted as presented. Councilmember Chastain seconded. It was noted the developers were present to answer any questions. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

The ordinance ordered as read for the second time, passed and adopted follows.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 3 OF SECTION 22-81 CAPTIONED "M. MANUFACTURING", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 63 OF SECTION 22-81 CAPTIONED "C-2. COMMERCIAL WITH CONDITIONS". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 3 from Section 22-81 captioned "M, Manufacturing" and to designate the said same tract as Parcel 63 of Section 22-81 captioned "C-2, Commercial" with the following condition:

- A minimum 15' landscape buffer (appendix A) separating the property from the adjacent manufacturing zoned parcel(s).

and more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia and being more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Thomasville, in Land Lot 6 of the 13th Land District of Thomas County, Georgia, more particularly described as Parcel 1, consisting of 6.00 acres, on a plat of survey prepared by Southeastern Surveying, Inc., Georgia Registered Land Surveyor No. 2785, for RCA, LLC, dated August 18, 2020, Revised December 21, 2021, recorded January 7, 2022, in Plat Book 10, Page 138, among the Public Records of Thomas County, Georgia, more particularly described according to metes and bounds as follows:

To find the point of beginning, commence at a point located on the southerly margin of Sunset Drive (60' Right of Way), 1205.05 feet from the intersection of the northeast right of way of West Thomasville Bypass and the Southeast right of way of Sunset Drive, per a plat of survey recorded in Plat Cabinet 2, Folio 137G, among the Deed Records of Thomas County, Georgia. From this point of beginning, run North 43 degrees, 56 minutes, 05 seconds East 408.67 feet to a point located on the Southeasterly margin of Sunset Drive. From this point, run South 46 degrees 01 minutes 32 seconds East 264.32 feet to an iron pin set. From this point, run North 43 degrees 58 minutes 28 seconds East 260.24 feet to an iron pin set; thence run South 50 degrees 19 minutes 44 seconds East 89.48 feet to a point; thence run North 43 degrees 59 minutes 01 second East 221.15 feet to a point located on the West margin of Steam Mill Branch; thence running along Steam Mill Branch South 33 degrees 41 minutes 09 seconds East 4.34 feet to a point; thence run South 03 degrees 00 minutes 48 seconds East 19.94 feet to a point; thence run south 25 degrees 50 minutes 25 seconds West 28.30 feet to a point; thence run South 34 degrees 44 minutes 01 second West 19.53 feet to a point; thence run South 30 degrees 49 minutes 36 seconds West 11.76 feet; thence continuing along Steam Mill Branch South 32 degrees 44 minutes 57 seconds West 18.34 feet to a point; thence run South 37 degrees 23 minutes 45 seconds West 30.55 feet to a point; thence run South 10 degrees 39 minutes 49 seconds West 11.70 feet to a point; thence run South 08 degrees 30 minutes 08 seconds East 250.94 feet to an iron pin set on the Northwesterly right of way margin of West Jackson Street - US 319 Highway (84' Right of Way); thence run along West Jackson Street - U.S. 319 Highway South 43 degrees 58 minutes 34 seconds West 202.85 feet to an iron pin set; thence run North 46 degrees 01 minute 32 seconds West 246.03 feet to an iron pin set: thence run South 43 degrees 59 minutes 01 second West 340.73 feet to an iron pin set; thence run South 45 degrees 01 minutes 32 seconds East 245.07 feet to an iron pin set on the Northwesterly right of way margin of West Jackson Street - U.S. 319 Highway; thence run South 43 degrees 58 minutes 34 seconds West 70.00 feet to concrete marker found; thence run North 46 degrees 01 minute 32 seconds West 246.08 feet to a concrete marker found; thence run North 46 degrees 02 minutes 23 seconds West 353.16 feet to a concrete marker found on the Southeasterly right of way margin of Sunset Drive and the Point and Place of beginning of the property herein conveyed.

Reference to said plat of survey is made to incorporate the plat herein and make it a part of this description for a more particular description of the property.

This conveyance is made subject to all restrictions, covenants, right of ways, and easements of record applicable thereto.

SECTION II

BE IT ORDAINED that all ordinances of the City of Thomasville in conflict herewith be the same are hereby repealed for purposes of this ordinance only.

SECTION III

BE IT FUTHER ORDAINED that the provisions of this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville.

SECTION IV

BE IT FURTHER ORDAINED that if any part of this ordinance is declared void it is the intent and the purpose hereof that all other provisions not declared void shall remain in full force and effect.

SECTION V

BE IT FURTHER ORDAINED that this ordinance shall be effective as of the date of its second reading and final passage.

SECTION VI

This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on March 28, 2022 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on April 11, 2022.

Second reading of an ordinance to rezone 227 and 229 West Jackson Street from C-2, Commercial to C-2 CU, Commercial Conditional Use; applicant Hubs & Hops Properties, LLC.

City Planner, Kenny Thompson reported there had been no changes to the ordinance since its passage on first reading. It was noted the applicant, Roger Hawkes (owner agent) for Hubs & Hops Properties, LLC (owner), is seeking a conditional use permit to operate a micro-brewery/taproom at the property. The applicant's intended use for the property falls under the category "Manufacturing, Processing, and Packaging – Light (less than 12,000 SF)," which is allowable only as a "Conditional Use" in the C-2 zoning district. City Council passed an ordinance in 2017 updating the schedule of permitted uses [Section 22-106] to include "Manufacturing, Processing, and Packaging – Light (less than 12,000 SF)" [Subparagraph 126], which allows for lower intensity, shopfront-like manufacturing activities as conditional uses at properties located in the C-1 and C-2 commercial districts. In zoning districts where specific use categories are only allowed as a "Conditional Use" (CU), additional standards, above and beyond those included as part of the "by right definition," may apply to the applicant. Pursuant to §22-382 of the Thomasville Municipal Code, the proposal shall only be permitted after special review and approval by the Planning and Zoning Commission and City Council. This additional layer of oversight ensures that the impact to neighbors in these districts is negligible. The applicant is requesting that the underlying zoning district remain C-2, Commercial; however, a rezoning to C-2 CU (Commercial Conditional Use) is required to accommodate the applicant's proposed use. Therefore, Council must review the proposal for potential impacts, and if necessary, attach mitigating stipulations to the rezoning. The surrounding properties and uses (a combination of retail, open space, and vacant commercial) are similar in character and intensity to the proposed function. Finding that the proposed conditional use (brewery) would have no negative impact on the surrounding properties, the Planning and Zoning Commission and staff recommended approval of the request without any additional conditions.

Councilmember Scott motioned to order the ordinance as read for the second time, passed and adopted. Mayor Pro Tem Mobley Seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

The ordinance ordered read for the second time, passed and adopted follows.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 1 OF SECTION 22-81

CAPTIONED "C-2, COMMERCIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 64 OF SECTION 22-81 CAPTIONED "C-2 CU, COMMERCIAL CONDITIONAL USE". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 1 from Section 22-81 captioned "C-2, Commercial" and to designate the said same tract as Parcel 64 of Section 22-81 captioned "C-2 CU, Commercial Conditional Use"

and more particularly described as follows:

TRACT NO. 1

All that tract or parcel of land situate, lying and being in the City or Thomasville, Thomas County, Georgia, being more particularly described as follows: Commencing at a point formed by the intersection of the southwestern margin of Madison Street with the southeastern margin of West Jackson Street, run southwesterly along the southeastern margin of West Jackson Street 270 feet to a point of beginning; and from said POINT OF BEGINNING, run southwesterly along the southeastern margin of West Jackson Street 20 feet to the center of a wall between the building on the property herein conveyed and the building on the adjoining property; thence run in a southeasterly direction along the center of said wall and continuing in a straight line 150 feet to a point; thence run in a northeasterly direction a distance of 20 feet to a point; and thence run in a northwesterly direction 150 feet to a point on the southeastern margin of West Jackson Street and to the point of beginning. This property has located thereon improvements known as 227 West Jackson Street according to the present numbering system of the City of Thomasville, Thomas County, Georgia.

This is the some property as that conveyed as Tract III in a Trustees Deed dated June 13, 1975, from Rosa Thomason Reid and James W. Reid, Jr. to James W. Reid, Jr., Eleanor Kathleen Reid Allen and Jane Hamilton Reid as recorded on July 18, 1975 in Book 88, Page 719 Deeds of Record, Thomas County, Georgia.

LESS AND EXCEPT all of that tract or parcel of land previously deed to the City of Thomasville via Warranty Deed of Gift recorded in book 1970 page 332, Thomas County deed records.

TRACT NO. 2

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, being more particularly described as follows: Commencing at point formed by the intersection of the southwestern margin of Madison Street with the southeastern margin of West Jackson Street, run southwesterly along the southeastern margin of West Jackson Street 290 feet to the center of a wall between the property herein conveyed and a building on the adjoining property and to a point of beginning; and from said POINT OF BEGINNING run southwesterly along the southeastern margin of West Jackson Street 20 feet to a point; thence run southeasterly 150 feet to a point; thence run northeasterly 20 feet to a point; and thence run northwesterly 150 feet to a point on the southeastern margin of West Jackson Street and to the point of beginning. This property has located thereon improvements known as 229 West Jackson Street according to the present numbering system of the City of Thomasville, Thomas County, Georgia.

This is the some property as that conveyed as Trod IV in a Trustees Deed dated June 13, 1975, from Ron Thomason Reid and James W. Reid, Jr. to James W. Reid, Jr., Eleanor Kathleen Reid Allen and Jane Hamilton Reid as recorded on July 18, 1975 In Book 88, Page 719, Deeds of Record, Thomas County, Georgia.

LESS AND EXCEPT all of that tract or parcel of land previously deed to the City of Thomasville via Warranty Deed of Gift recorded in book 1970 page 336, Thomas County deed records.

SECTION II

BE IT ORDAINED that all ordinances of the City of Thomasville in conflict herewith be the same are hereby repealed for purposes of this ordinance only.

SECTION III

BE IT FUTHER ORDAINED that the provisions of this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville.

SECTION IV

BE IT FURTHER ORDAINED that if any part of this ordinance is declared void it is the intent and the purpose hereof that all other provisions not declared void shall remain in full force and effect.

SECTION V

BE IT FURTHER ORDAINED that this ordinance shall be effective as of the date of its second reading and final passage.

SECTION VI

This ordinance was introduced and read for the first time in a lawful meeting of the City Council held on March 28, 2022 and passed and adopted on the second reading of the ordinance at a lawful meeting of the City Council held on April 11, 2022.

NEW BUSINESS

Resolution approving modification to the boundaries of the Downtown Development District for the Downtown Development Authority.

City Planner, Kenny Thompson reported the Downtown Development Authority (DDA) is responsible for promoting economic development in Thomasville within the boundaries of the Downtown Development District. For the past several years, the DDA has used the Downtown Business Park District as the boundary for Development Authority activities. However, several community plans, including the Creative District Plan (2014), Downtown Strategic Plan (2016), Blueprint Comprehensive Plan (2018), and Paradise Park Planning Charrette (2019) highlight potential improvements and future development that may occur – many of which fall outside of the current Downtown Business Park boundary. To encourage redevelopment of these site in a manner consistent with adopted City planning initiatives, and to allow the DDA to play a role in that redevelopment process, staff and the DDA have requested to modify the district boundaries to encompass these areas. Council approval is required to modify the district boundary. Modifying the Downtown Development District Boundary as proposed by the DDA will allow the following:

- All areas that have been highlighted as “future downtown redevelopment areas” in various community plans will be included within the boundary.
- All properties within the Downtown Development District will be able to apply for various grants and incentives, including the façade grant program, Downtown Development revolving loan funds (DDRLF), and Georgia Cities Foundation revolving loan funds (GCF RLF)
- The DDA will have the ability to purchase, lease, or sell property within the district boundary.

City Planner Thompson reviewed a map depicting the current and proposed boundaries and noted the expansion would provide more opportunities for promoting economic Development. It was also noted that this is primarily geared for businesses and does not change the zoning codes. The expansion provides for additional area the Downtown

Development Authority can legally operate within. Mayor Flowers noted a potential conflict of interest and recused himself from this vote and discussion.

Mayor Pro Tem Mobley motioned to approve the resolution to modify the boundaries of the Downtown Development District as presented. Councilmember Scott seconded. There was no further discussion. The motion passed 4-0 with the following votes recorded:

AYES: Mobley, Warren, Scott and Chastain.

ABSTAINED: Flowers.

The approved resolution follows:

RESOLUTION TO MODIFY THE BOUNDARIES OF THE DOWNTOWN DEVELOPMENT DISTRICT FOR THE THOMASVILLE DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the Downtown Development Authority of the City of Thomasville (“DDA”) was created by resolution of governing body of the City of Thomasville (“City”), dated July 13, 1981, pursuant to the Downtown Development Authorities Law (O.C.G.A. §36-42-1, et seq), which also established a “downtown development area.”

WHEREAS, O.C.G.A. §36-42-3(3) defines “downtown development area” and provides that such area may be modified by any subsequent resolution of the governing body of the municipal corporation.

WHEREAS, it has been determined by the Mayor and Council of the City of Thomasville, Georgia that there is a need to modify and expand the downtown development area of the DDA for the continued revitalization and redevelopment of areas within the City to continue to promote the public good and general welfare, trade, commerce, industry, and employment opportunities; and

WHEREAS, the Mayor and Council of the City, after thorough investigation, have determined that it is desirable and necessary that the DDA modify the boundaries of the downtown development area as shown in *Exhibit A: Downtown Development District Map*;

THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Thomasville, Georgia, that the “downtown development area” shall be, as of the date of this resolution, the geographical area described in Exhibit A, attached hereto and made a part hereof by reference, which shall be known as the Downtown Development District, but shall have the same meaning as “downtown development area” as defined by O.C.G.A. §36-42-3(3) which area, in the judgement of the Mayor and Council Members constitutes the central business district of the City as contemplated by the Downtown Development Authorities Law.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be, and the same are hereby repealed.

Adopted this 11th day of April, 2022.

THEREFORE, BE IT RESOLVED by the Mayor and the Council of the City of Thomasville that the City shall adopt the boundaries of the Downtown Development District and use the Downtown Development District for all purposes for which the City has used the Downtown Business Park District, and the City shall cease using the Downtown Business Park District.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be, and the same are hereby repealed.

Adopted this 11th day of April, 2022.

Motion to approve Landfill and Solid Waste Fee Schedule.

Solid Waste & Landfill Superintendent, Jimmy Smith, Jr. reported a number of fees are charged by the Solid Waste & Landfill Department in order to provide a multitude of services, including but not limited to curbside collection, roll-off hauling, front load collection and disposal tipping fees. These fees are generally charged to residential and commercial customers for the purpose of recouping cost to provide the service. Some fees haven't been updated since 2013. In order to accurately adjust fees assessed by the City of Thomasville to cover the cost of providing our services, staff has reviewed the existing fees as the various costs that are involved in the delivery of the service to customers. In addition, staff has also conducted a survey of other municipalities and private sectors as additional information to consider in the final recommended fee schedule that is presented to City Council for approval. In an effort to update the existing fee schedule for the Landfill and Solid Waste Departments, staff has reviewed all current fees, associated costs (such as labor and materials) to deliver services and final survey comparisons. After analyzing all data, the following fee schedule is offered as a final recommendation to City Council for approval. It was noted that the fees, if approved would have an effective date of July 1, 2022.

Councilmember Scott motioned to approve the recommended 2022 Solid Waste and Landfill Operational Fee schedule as presented. Mayor Pro Tem Mobley seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

The approved fee schedule follows.

EXHIBIT A – 2022 OPERATIONAL FEES – LANDFILL & SOLID WASTE

| Landfill | Current | Recommended |
|---|----------------|--------------------|
| C & D In-County | \$25.00 | \$28.00 |
| C & D Out of County | \$35.00 | \$35.00 |
| MSW In-County | \$28.00 | \$28.00 |
| MSW Out of County | \$35.00 | \$35.00 |
| Inert | \$8.00 | \$8.00 |
| Non-Compactable | \$36.00 | \$36.00 |
| Tires | \$200.00 | \$200.00 |
| Asbestos | \$100.00 | \$100.00 |
| Soil | \$20.00 | \$20.00 |
| Solid Waste | Current | Recommended |
| Roll off Haul Only – City Limits | \$112.27 | \$150.00 |
| Roll off Haul Only – Out of City Limits | \$118.18 | \$175.00 |

| | | |
|---|----------|---|
| Roll off Haul Only – Out of Thomas Co. | Varies | \$225.00 |
| Roll off Designated Driver(add-on) | \$100.00 | \$100.00 |
| Roll off Overloaded Bin | \$100.00 | \$100.00 |
| Roll off Two Day Special | \$177.27 | \$225.00 |
| Event Containers -City Limits | \$12.02 | \$25.00 initial \$12.50 each additional |
| Event Containers – Out of City Limits | \$12.02 | \$35.00 initial \$12.50 each additional |
| Return Trip – City Limits (96 gal. carts) | \$0.00 | \$18.00 |
| Return Trip – County (5) miles or less | \$0.00 | \$25.00 |
| Return Trip – County (5) miles or greater | \$0.00 | \$30.00 |
| Damaged/Lost container (96 gal.) | \$50.00 | \$55.00 |

| Solid Waste | Current | Recommended |
|--------------------------------|----------------|---------------------------------|
| Housing Authority | \$13.25 | \$13.91 |
| Dumpster contamination | \$0.00 | \$30.00 |
| Commercial Dumpsters | \$3.45 C/Y | \$4.00 C/Y |
| Commercial Verti-Packs | \$6.67 C/Y | \$7.00 C/Y |
| Dumpster locking bar install | \$0.00 | \$220.00 (per dumpster) |
| Special Pick-up (Knuckle Boom) | \$37.84 | \$50.00 (City limits) |
| Special Pick-up (Knuckle Boom) | \$63.05 | \$75.00 (County -5 mile radius) |
| Special Pick-up (Knuckle Boom) | \$63.10 | \$75.00 |

Effective Date: July 1, 2022

End Exhibit A

Motion to approve Electric Fee Schedule.

Director of Electrical Engineering and Operations, Jeremy Carter reported a number of fees are charged by the Electric Department to provide its multitude of services, including several different types of electric service meters and security lighting. These fees are generally charged to residential, commercial, and industrial customers to aid in covering the costs associated with building and maintaining a reliable electric distribution system. Many of these fees have not been updated in years, with many being most recently adjusted in 2013. To accurately adjust fees assessed by the City of Thomasville to cover the cost of providing our services, staff has reviewed the existing fees as well as the various costs that are involved in the delivery of these services to customers. In addition, staff has also conducted a survey of other electric service providers as additional information to consider in the final recommended fee schedule that is presented to City Council for approval. To update the existing fee schedule for the Electric Department, staff has reviewed all current fees, associated costs (such as labor and materials) to deliver services. After analyzing all data, the following fee schedule is offered as a final recommendation to City Council for approval. It was noted that, if approved, the fees would have an effective date of July 1, 2022.

Councilmember Scott motioned to approve the recommended 2022 Electric Utility Fee Schedule as presented. Councilmember Chastain seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

The approved fee schedule follows.

EXHIBIT A - 2022 ELECTRIC UTILITY FEES

| Service | Current | Recommended |
|---|-------------------|--------------------|
| Hang Banner Fee | \$50.00 / banner | \$100.00 / banner |
| Tampering Fee | \$125.00 | \$150.00 |
| Tampering Fee – Pole Cutout | \$125.00 | \$300.00 |
| Temporary / Seasonal Minimum Monthly Bill | \$8.50 / meter | \$12.00 / meter |
| Temporary Event Service Drop (Metered) | \$50.00 / meter | \$150.00 / service |
| Temporary Event Power Board (Unmetered) | \$50.00 / service | \$200.00 / service |
| Standard Single Phase Self-Contained Meter Testing | \$25.00 / meter | \$50.00 / meter |
| Non-Standard Meter Testing | \$25.00 / meter | \$75.00 / meter |
| General Service Non-Demand Distribution & Administrative Charge | \$16.00 | \$20.00 |
| General Service Non-Demand Minimum Monthly Bill | \$16.00 / meter | \$20.00 / meter |
| Residential Distribution & Administrative Charge | \$10.00 | \$12.00 |
| Residential Minimum Monthly Bill | \$10.00 / meter | \$12.00 / meter |
| Commercial Small Service Distribution & Administrative Charge | \$95.00 | \$100.00 |
| Commercial Small Service Minimum Monthly Bill | \$95.00 / meter | \$100.00 / meter |
| | | |
| Security Lighting | Current | Recommended |
| Backyard Sec. Light | \$8.00 / month | \$9.00 / month |
| Small Sec. Light | \$12.50 / month | \$17.00 / month |
| Medium Sec. Light | \$15.00 / month | \$19.00 / month |
| Large Sec. Light | \$20.00 / month | \$23.00 / month |
| Small Flood Light | \$18.00 / month | \$25.00 / month |
| Medium Flood Light | \$20.00 / month | \$27.00 / month |

Effective Date: July 1, 2022

End Exhibit A

Approval of Alcohol One Day Event Permit for Consumption of Beer and Wine for The Boys & Girls Club “Great Futures Campaign Celebration” event held at The Ritz Amphitheater.

Business & Tax Licensing Administrator, Melissa Creel reported the applicant, The Boys & Girls Club of Southwest Georgia, has submitted application for an alcohol one-day event permit for Beer and Wine Consumption for the event “Great Futures Campaign Celebration” to be held at The Ritz Amphitheater on May 19, 2022 from 6:00 PM until 8:30 PM. The applicant has been through the proper procedures and completed all necessary paperwork. There were no issues or concerns from Thomasville Police Department regarding the applicant or the event.

Councilmember Scott motioned to approve the permit as presented. Mayor Pro Tem Mobley seconded. There was no further discussion. The motion passed 5-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren, Scott and Chastain.

REPORTS

City Manager Carson thanked the City of Thomasville Human Resources, Community Relations, Risk Management Departments and all volunteers helping to produce the Easter Extravaganza event, the community wide event was well received. He also noted the dates of Rose Show & Festival as April 22-23, 2022 and encouraged the community to enjoy the celebration.

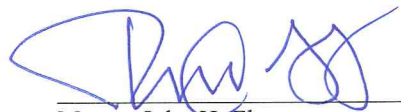
Councilmember Warren acknowledged and honored the confirmation of Ketanji Brown Jackson as the first African American woman to be appointed to the U.S. Supreme Court.

Councilmembers collectively commended all those who assisted, and are still assisting, with the storm recovery clean up and also commended the Thomasville Center for the Arts for their efforts with a successful “*Due South*” event celebrating the sights, sounds and tastes of the south.

ADJOURNMENT

Having no further business to discuss, the Thomasville City Council meeting was adjourned at 6:42 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, John H. Flowers


ATTEST: City Clerk

