

City of Thomasville Council Called Meeting, May 15, 2023

The Council of the City of Thomasville met in a called session on the above date. Mayor John H. "Jay" Flowers presided and the following Councilmembers were present: Mayor Pro Tem Todd Mobley and Councilmembers Wanda Warren, Terry Scott and Scott Chastain. Also present were the City Manager, J. Alan Carson; Assistant City Managers, Sheryl Sealy and Chris White; City Attorney, Tim Sanders; 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. 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 Flowers called the meeting to order at 5:03 PM. He noted this meeting was called for the purpose of Council's consideration of the second reading of an ordinance to rezone 115 Forrest Street, Thomasville, Georgia.

INVOCATION

Councilmember Scott gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Mobley led the Pledge of Allegiance.

CITIZENS TO BE HEARD

Mayor Flowers noted no citizens had signed in to speak on the Citizens to be Heard Form for this meeting.

ADOPT AGENDA

Mayor Pro Tem Mobley motioned to adopt the agenda as presented. Councilmember Warren seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain. Councilmember Scott stated he would abstain from discussion and vote as it relates to the item being considered by Council at this meeting due to a possible conflict of interest

OLD BUSINESS

Second reading of an ordinance to rezone 115 Forrest Street from R-1, Conditional Use, to C-1A, with conditions.

City Planner, Kenny Thompson, reported there were no changes to the ordinance since its passage on first reading. He noted that 115 Forrest Street, colloquially known as the Douglass High School Campus, sits on approximately seven acres in the Dewey City neighborhood. In 2002, the Thomasville Board of Education turned the property over to the Douglass Alumni Association, and the property was subsequently rezoned to R-1, Neighborhood Resource Center in July 2003 to allow for a limited assortment of uses, including a library, daycare, and meeting facility. The applicant is seeking to rezone the property to C-1A, with Conditions, to allow for the creation of a mixed-use development that will include a new facility for the Douglass Alumni Association and age-restricted multi-family housing. The rezoning request is in conformance with the *Thomasville: Blueprint 2028 Comprehensive Plan and Future Land Use Map* and will permit a use that is suitable in view of the use and development of adjacent and nearby property. However, conditions have been placed on the rezoning that will require greater neighborhood compatibility and sensitivity to the existing historic structure and surrounding historic neighborhood.

Councilmember Scott motioned to order the ordinance read for the second time, passed and adopted, as presented. Councilmember Warren seconded. There was no discussion. The motion passed 4-0, with the following votes recorded:

AYES: Flowers, Mobley, Warren and Scott.

NAYS: There were none recorded.
ABSTAINED: Chastain.

The ordinance 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 59 OF SECTION 22-91 CAPTIONED "R-1, CONDITIONAL USE, NEIGHBORHOOD RESOURCE CENTER", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 73 OF SECTION 22-91 CAPTIONED "C-1A, 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 59 from Section 22-91 captioned "R-1, Conditional Use, Neighborhood Resource Center" and to designate the said same tract as Parcel 73 of Section 22-91 captioned "C-1A, Commercial" with conditions: (Exhibit A)

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:

A tract of land in the City of Thomasville, Thomas County, Georgia, more particularly described as beginning at the southwest corner of the intersection of Forrest Street and Martin Luther King, Jr. Drive, and from said point of beginning run in a westerly direction along the south margin of Forrest Street 1265 feet, more or less, to an unnamed street; run thence in a southerly direction along the east margin of said unnamed street 289 feet to a point on the north margin of Alexander Street; run thence in an easterly direction along the north margin of Alexander Street 1265 feet, more or less, to the northwest corner of the intersection of Alexander Street and Martin Luther King, Jr. Drive; run thence along the west margin of Martin Luther King, Jr. Drive 280 feet, more or less to the point of place of beginning. Said tract is bounded on the north by Forrest Street, on the east by Martin Luther King, Jr. Drive, on the west by an unnamed street, and on the south by Alexander Street, and is shown as Tracts 20 and 34-9 on Thomas County Tax Map 1-3.

SECTION II

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

SECTION III

BE IT FURTHER ORDAINED that all ordinances or part of ordinances in conflict herewith are hereby expressly repealed.

SECTION IV

BE IT FURTHER ORDAINED and it is hereby declared to be the intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of the Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

SECTION V

BE IT FURTHER ORDAINED and it is hereby declared by the Mayor and Council of the City of the Thomasville that (i) to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase and (ii) that to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

SECTION VI

BE IT FURTHER ORDAINED and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs or section of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

BE IT FURTHER ORDAINED this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville, but shall nevertheless be spread upon the public minutes and records of the City of Thomasville.

SECTION VIII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held on May 8, 2023, and read the second time, passed and adopted in like meeting held on May 15, 2023.

Exhibit "A", as referenced in the preceding ordinance, follows.

I. Intent.

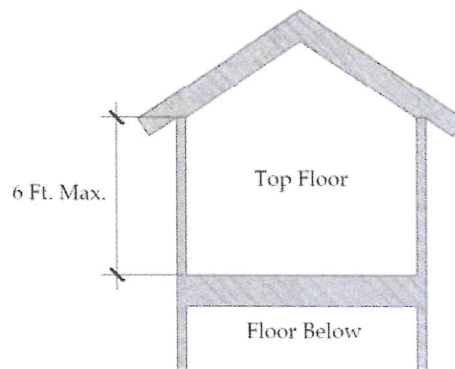
The city seeks to promote preservation, infill development, and revitalization throughout the city, in its traditional communities, and upon individual blocks and lots. As such, it is the intent of these conditions is to enable, encourage, and qualify the following policies:

- (1) In general and throughout the city:
 - a. Implement the comprehensive plan;
 - b. Enhance the viability of local businesses and reduce travel demand by focusing growth in existing neighborhoods with infrastructure, services, employment centers, and schools;
 - c. Locate workforce housing near job opportunities while avoiding concentrations of poverty;
 - d. Establish Thomasville as a city of compact, walkable, mixed-use neighborhoods in which ordinary activities of daily living occur within walking distance of most homes, allowing independence to those who do not drive; and
 - e. Create an interconnected network of streets and pathways that are safe and secure for vehicles, bicycles, and pedestrians; and reduce automobile traffic.
- (2) Within the city's neighborhoods:
 - a. Preserve and extend the historic neighborhood character through the design and placement of building types and public spaces; and
 - b. Enable mixed-use neighborhood centers to remain or return as vibrant social and commercial centers.
- (3) At the scale of the block and building:
 - a. Use buildings to frame streets and public spaces, resulting in a high-quality, interesting, and human-scaled environment;
 - b. Ensure that landmark buildings are sited at important locations, and that they promote a form that reflects their civic stature;
 - c. Provide a measure of predictability to property owners and occupants about what may be built on their land or that of their neighbors;
 - d. Promote sustainability by encouraging a range of building types and sizes that can readily adapt to changes in the economy, the surrounding community, or the needs of their owner; and
 - e. Ensure that architecture and landscape grow from local climate, history, and building practice.

II. General to all development.

- (a) *State and local codes.*
 - (1) Except where specifically addressed herein, the standards of the zoning district shall apply. In the case of conflict, these conditions shall take precedent.
 - (2) In the case of conflict between these conditions and those contained elsewhere in the Municipal Code, the conditions shall always prevail.
 - (3) Development must comply with all state and local building codes.
- (b) *Creating streets.:*
 - (1) New or improved public or private vehicular rights-of-way, easements, access-ways, and driveways that are necessary to maintain or establish an uninterrupted and interconnected network of blocks and streets shall, to the maximum extent practicable, be designed as complete (multi-modal) thoroughfares that incorporate on-street parking, sidewalks, lighting, plantings, streetscape elements (furniture, wayfinding signage, etc.), terminated vistas, and where appropriate, bicycle lanes.
- (c) *Dead-end streets and cul-de-sacs.* Dead-end streets and cul-de-sacs shall not be permitted.

- (d) *Terminated vistas.* In order to improve spatial definition and orientation on each street, terminated vistas shall be encouraged using buildings, civic spaces, statues, ornamentation, or natural features.
- (e) *Traffic calming.* To the maximum extent practicable, on-street parking shall be encouraged as a means of calming traffic.
- (f) *Lot frontage.* The primary frontage of a lot shall be along one of the following:
 - (1) A thoroughfare right-of-way;
 - (2) A thoroughfare with development on one side and a civic space on the other; or
 - (3) Directly upon a civic space in which there is no thoroughfare located between the primary frontage and the civic space.
- (g) *Reverse frontage lots.* Reverse frontage lots shall be prohibited. Arterials, collectors, and local streets shall be incorporated into the structure of all future blocks, with access to the first tier of lots provided directly from the thoroughfare, a perpendicular street, or a rear alley/lane.
- (h) *Rear alleys and lanes.* Rear alleys and lanes shall be provided along the rear property lines of lots intended for new development when the lots are part of a block face with an average lot width of 55 feet or less at the building setback line.
- (i) *Exceptions from build-to lines.* The zoning administrator may grant an exception to the build-to line requirement in order to avoid one or more trees with a caliper greater than eight inches.
- (j) *Building height.*
 - (1) *Determining overall building height.* Building height shall be measured in number of stories from the natural grade or finished grade adjacent to the building exterior to the highest point of coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.
 - (2) *Number of stories permitted.* The maximum number of stories (floors) shall be 2 ½
 - (3) *Ground floor finish level.* Minimum and maximum ground floor finish level (measured from adjacent finished grade) are established by building type. Where maximum ground floor finish level exceeds the permitted height, the undercroft (basement, crawl space, or storage area) shall count as a story.
 - (4) *Half story.* A half story is the top floor of a building that has a maximum exterior wall height not to exceed six feet, creating a sloped ceiling on the top level of the structure. Dormers may be used to provide egress windows as required by the adopted building code.



Half Story Depicted

- (k) *Utilities.* To the maximum extent practicable, all utility connections including, but not limited to, electric, phone, cable, etc., shall be placed underground.
- (l) *Light impact materials.* Where appropriate, the city engineer may approve energy efficient and sustainable materials when utilized as an alternative means of stormwater compliance if they are contextual (see Light Imprint Handbook—Integrating Sustainability and Community Design, v-1.3. DPZ-Charlotte, New Urban Press, 2008) and meet or exceed baseline requirements in the Georgia Stormwater Management Manual.

III. Neighborhood Compatibility

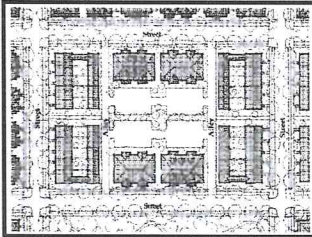
New construction shall be designed to be compatible with its surrounding by borrowing design characteristics and materials from adjacent buildings and integrating (not copying) these into a modern expression. New development should complement the property and area.

1. To the maximum extent practicable, contributing historic structures on the site shall be preserved.
2. New construction should be designed with careful consideration given to the surrounding properties. New development shall define the area of influence which will be affected by the new development.
3. New construction should recognize the prevailing character of existing development (building orientation, setbacks, shape, proportion, scale/height, direction emphasis, rhythm and architectural & site elements).

IV. Multi-building and Campus Development

The following standards apply to all multi-building developments, regardless of function, except:

1. Single and Two-Family Residential development.



EXAMPLE: Apartment and Townhouse Buildings

Site Planning

To the maximum extent practicable a campus or site with multiple buildings shall:

1. Maintain or establish an uninterrupted and interconnected network of blocks, streets, and alleys as conveyed in *II General to All Development*;
2. Configure and locate buildings to define street edges, development entry points, and spaces for gathering between buildings.
3. Frame and enclose parking areas, public spaces, and site amenities on at least three sides; and
4. Locate public gathering spaces at prominent corners.

Building Orientation

The building façade containing the primary entrance shall be considered as the principal façade. To the maximum extent practicable:

1. Perimeter and interior buildings shall be oriented so that the principal facade faces a public street or public space (street or space may be privately owned); and
2. Tenant buildings or outparcel buildings shall "wrap" the overall site, establishing a walkable street frontage. Generally, and where applicable, buildings shall be sited at prominent corners first.

Parking

There shall be no parking between a building and the street it fronts, except:

- On-street parallel or angled parking.

Street Trees

All internal/external streets, whether public or private, shall contain regularly spaced canopy trees planted a min. of 30 ft. o.c. avg.

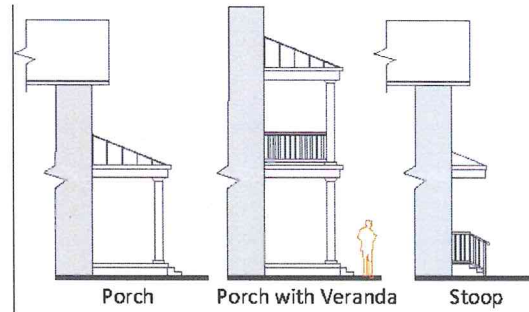
Pedestrian Walkways

Pedestrian walkways internal to a multi-building site shall:

1. Connect the site and all buildings with the larger pedestrian network that surrounds;
2. Be provided along the full length of building facades with an entryway or facing off-street parking areas; and
3. Provide crosswalks at all intersections and other street crossings (both internal and external to the site) where a high-level of pedestrian movement is anticipated.

V. Frontages and building elements.

Porches and stoops. Porches and stoops provide outdoor living space. Often, they provide protection from the sun, while still permitting breezes to infiltrate the body of the building. They provide architectural interest and delineate the building's entrance. This type is appropriate for residential building types with small setbacks. Typically, the porch or stoop is located in the build-to zone as close to the sidewalk as possible. It is elevated to ensure privacy within the building from those passing by. Stairs may lead directly to the sidewalk or may be side loaded.



Porches and Stoops (3 as 1)

- (1) Depth:
 - a. Porch: eight-foot minimum.
 - b. Stoop four-foot minimum; eight-foot maximum.
- (2) Length:
 - a. Porch: 25 percent to 100 percent of building front; ten-foot minimum.
 - b. Stoop: five-foot minimum; eight-foot maximum.
- (3) Height, clear:
 - a. Eight-foot minimum.
 - b. Two-stories maximum.
- (4) Porches and stoops may have multi-story verandas and/or balconies above.
- (5) Finish level above grade: Two-foot minimum; five foot-maximum (no more than eight inches below the first interior finished floor level).
- (6) Porches and stoops may occur forward of the build-to line but shall not extend into the right-of-way. They may extend into the ROW upon the approval of an easement by the board of architectural review and zoning appeals.
- (7) Stairs may extend forward of the build-to line into the right-of-way, or upon a utility easement if constructed of non-masonry, breakaway materials. Full sidewalk clearance shall be maintained.

- (8) Porches and stoops are un-airconditioned. Screens on front porches are prohibited.

VI. Architecture.

(a) *Description.*

- (1) *General.* Commercial, multifamily, and residential buildings should reflect a combination of vernacular and more formal architecture. This includes residential building types that are utilized for either residential or commercial purposes, and commercial building types that are used for a mix of nonresidential purposes. Essential characteristics include:
- a. Raised or at-grade foundations.
 - b. A clearly discernable base (e.g., foundation/water table), middle, and top (e.g., roof) on each building.
 - c. The use of permanent and durable materials.
 - d. Buildings are typically simple combinations of one or more rectangular forms.
 - e. Simple, 1 to 2½ story massing, with predominantly gabled or hipped roof forms, and some parapeted roofs.
 - f. Both enclosed eaves with simplified classical detailing and exposed rafter ends.
 - g. Porches with simplified classical detailing.
 - h. Mixed architectural vocabulary, utilizing wood, stucco, and masonry.

(b) *Massing.*

- (1) *General.*
- a. Buildings shall incorporate variations in wall heights, facade articulations, and varied roof planes and pitches.
 - b. Wall planes shall be divided into visually distinct sections that provide visual order and create vertical proportions by the arrangement of windows and features such as columns, pilasters, canopies, and clearly articulated entrances.
 - c. The main entrance to a building shall be clearly identifiable and shall be oriented to face a public street or space with direct sidewalk access. Entrances shall incorporate design features such as canopies, porticos, arcades, raised cornice parapets or peaked roof forms over the doorways, arches, and display windows.
 - d. Buildings in the overlay district shall be articulated and finished on all sides. Sides of commercial or mixed-use buildings that do not face (or will not likely face) a residential building or public street or space are exempt.

(2) *Roofs.*

- a. Roofs are typically gabled, or hipped, with some flat.
- b. Half stories are typically articulated utilizing gable ends and dormers.
- c. Commercial and multifamily buildings shall have relatively steep slopes, ranging from eight in 12 to ten in 12. Larger commercial buildings may have slopes from four in 12 to eight in 12 or have flat roofs.
- d. Porch roofs may have a lower pitch with a minimum slope of three in 12.
- e. Roof penetrations and equipment (except chimneys) shall be screened by parapet, located on the rear slope, or otherwise configured to have as minimal visual impact as practicable from the public street or space.
- f. Shed (monopitch) roofs shall only be attached to the principal building walls, with a minimum slope of two in 12.
- g. Applied mansard roofs shall not be permitted.
- h. Architectural (cupolas, towers, steeples, chimneys, etc.) and mechanical (heat and air, elevator enclosure, etc.) appurtenances may exceed the allowable building height as follows:

1. Roof area (combined): 25 percent maximum; height: 18 feet maximum.
 - i. Roof-wall connections.
 - (i) Eaves may utilize exposed rafter tails with minimal fascia depth or an enclosed cornice and entablature with simplified classical detailing. Box eaves (porkchops) shall be prohibited.
 - (ii) Roof overhangs shall have a minimum eight-inch overhang at eave and rake.
- (3) *Primary walls.*
- a. Primary walls shall be clad in wood, cement fiber siding, brick, concrete masonry units with stucco (CBS), reinforced concrete with stucco, shingle, and/or vertical board and batten.
 - b. Siding may be mitered at building corners or clad with a minimum four-inch trim board. Trim board is typically six inches.
 - c. Exposed wood shall be unpainted, painted, or stained.
 - d. Brick mortar joints shall be struck.
 - e. Stucco shall be smooth and sand finish only.
 - f. Two or more wall materials may be combined on one facade only with the lighter material above the more substantial material (e.g., wood above stucco or masonry, or stucco above masonry).
 - g. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, body, and the top.
 - h. Cantilevers shall be supported by visible brackets scaled as if they're supporting the weight of the mass above.
- (4) *Base.*
- a. Exposed foundation walls (below first floor) shall be: brick, painted brick, or stucco over block or concrete.
 - b. Primary walls, when set on a raised crawlspace foundation, should rest on a drip edge and water table or sill and fascia (wood or cementitious) over foundation piers.
 - c. Foundation piers shall be no less than 12-inches square. If the foundation is taller than four feet above grade, than the foundation piers shall be no less than 16-inches square.
 - d. Crawlspace openings and the undercroft of foundations, decks, and porches shall be framed in lattice, vertical pickets, and/or hogs pen pattern (wood or similar).
- (c) *Openings.*
- (1) *Facade composition.* Simple and regular rhythm of openings, often divided into equal bays of three, five, or seven.
 - (2) *Windows and doors.*
 - a. Windows may be double or single hung, or casement; with first story windows taller than upper story windows.
 - b. When utilized with wood cladding materials, windows and doors shall be framed with a minimum 3.5-inch wood or fiber cement trim or similar composite trim. When utilized with stucco or masonry cladding materials, windows and doors shall be framed with a minimum 2.5-inch brick mould.
 - c. All windows shall have a sill. The sill should not be integrated into a "picture frame" surround.
 - d. Windows shall be vertically- or square-proportioned and multi-paned with exterior true or simulated muntins.
 - e. Window panes may be in a one-over-one, two-over-two, six-over-six, or six-over-nine divided light pattern.
 - f. All glass shall be clear and non-reflective. If glass incorporates tinting, it should be transparent enough for those outside the building to see building occupants.
 - g. Shutters, when used, shall be sized equal to one-half the width and the same height as the window; and be operable.
 - h. Panels and windows on doors should be simple and rectilinear. Transom and side panel windows are allowed.

- (d) *Frontage elements.*
 - (1) *Porches.*
 - a. Bay spacing on porches shall remain vertically proportioned or square.
 - b. Columns should utilize architecturally correct capitals and bases. Columns shall be, width: six-inch minimum; shape: round or square (may be fluted, paneled, or tapered).
 - c. Porches shall be made predominantly of wood.
 - d. Railing spindles and pickets on porches shall not exceed four inches on center, or as required by the building code, whichever is less. Standard pipe rails are prohibited.
 - (2) *Accessibility.* ADA ramps may be incorporated into the architecture of the building, ideally along the side or rear facade. Such ramps may occur forward of the build-to line but shall not extend into the right-of-way. They may encroach upon the side setback by five-foot maximum.

VII. Screening, Fences, and Walls

Screening Standards

1. Screening for Service areas and Loading Docks
 - a. Trash and recycling dumpsters or similar collection areas shall be located to the rear of building to the extent practicable and screened from view from adjacent public streets, properties, and pedestrian walkways by a fence or wall enclosure.
 - b. Screening fences/wall enclosures shall be of sufficient height to screen containers, but shall not exceed 6 feet in height unless screening a container taller than 6 feet.
 - c. Such enclosures shall be visually compatible with materials used on the primary building.
 - d. Landscaping shall be used to soften the appearance of the enclosure when such enclosure is located within a side yard or can be viewed from a public street.
2. *Screening for Mechanical Equipment*

For the purposes of these standards, mechanical equipment includes any heating, ventilation, and air conditioning (HVAC) or electrical machinery as well as air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, and similar elements.

 - a. To the maxim extent practicable, Mechanical Equipment shall be located in the rear of buildings, clear of pedestrian and vehicular circulation, and screened from view from adjacent public streets and pedestrian walkways.
 - b. If mechanical equipment is located at-grade, and is visible from an adjacent street or sidewalk, it shall be screened by a fence or wall.
 - c. Mechanical Equipment located in the rear or to the side of buildings but visible to parking lots should be screened from view from the parking area.
 - d. All mechanical equipment or penthouse screening placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening in order to minimize visibility from surrounding streets.

Design for Fences and Walls

1. Fences and walls are strongly encouraged and if built, should be constructed along all un-built rights-of-ways that abut streets and alleys, as conveyed in the above diagram and this section.
2. The more finished side of a fence or wall shall face the perimeter of the lot.
3. The name assigned to each fence or wall type is based on common industry terminology.

4. Differing fence and wall types may be integrated so long as they comply with this section (e.g., hedge wall with a picketed gate).
5. Pillars and posts may extend up to six inches above the height limitations provided such pillars and posts average no more than ten feet apart.

Specific To Fences

1. Fence types may be finished in various styles (e.g., "gothic" or "dog ear" picket fence).
2. Chain-link shall not be permitted in the front yard, or side and rear yard adjacent to a ROW. Living fences shall be encouraged in place of chain-link.
3. Wood pickets or balusters shall be rectangular or round. Spacing shall not exceed 1½ inches.
4. Vertical posts on wrought iron fences shall be a minimum of ¾-inches thick and spaced between four and six inches.

Specific To Walls

Hedge walls shall be a minimum of eight inches thick.

Fence Types

1. Living fence
2. Picket or baluster fence with corner posts
3. Wrought iron fence
4. Wrought iron fence with brick posts
5. Privacy fence

Wall Types

1. Hedge wall
2. Hedge wall with brick posts
3. Garden wall
4. Garden wall with wrought iron fence

Materials Permitted

1. Treated or rot-resistant wood
2. Plants and vines
3. Wrought iron
4. Aluminum
5. Brick
6. Stone
7. Concrete masonry units with stucco (CBS—if primary structure is masonry).
8. Reinforced concrete with stucco (if primary structure is masonry).

Prohibited

1. Plastic, sheet metal, vinyl and plywood.
2. Barbed wire and concertina wire not associated with an approved security plan.

<i>Permitted Height</i>		
<i>Front Yard¹</i>	<i>Side and Rear Yard²</i>	<i>Side and Rear Yard Adjacent to a ROW³</i>
Minimum 24" Maximum 48"	Maximum 72" (Where a fence or wall runs parallel to the front facade and	Minimum 36" Maximum 48" (where a fence or wall runs parallel to the front facade and

	adjacent to the principal street the height shall not exceed 48")	adjacent to the principal street the height shall not exceed 48").
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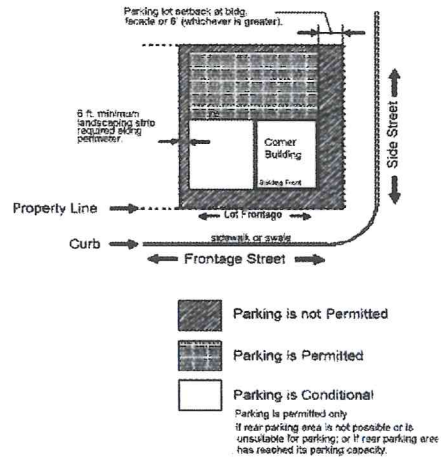
Note:

- ¹Area in front of the primary structure.
- ²Side and rear yard (five feet behind the front plane of the primary facade).
- ³Side and rear yard (five feet behind the front plane of the primary facade) that abuts a side street right-of-way.

VIII. Parking

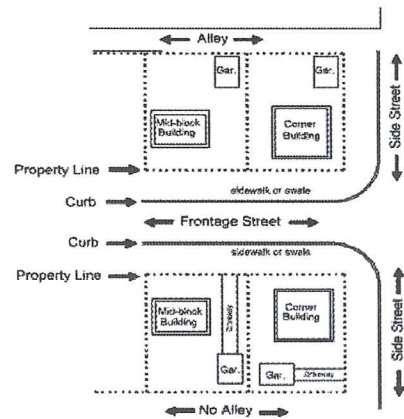
Parking Location and Design

1. Wherever possible, parking shall be placed along streets and in small, strategically located on-site lots (see diagram at right).
2. Parking lots shall be located behind buildings, such that buildings separate parking areas from the street.
3. In cases where this is not possible, and upon approval of the zoning administrator, parking may be located to the side of a building. In no case shall the side parking area be wider than 50 percent of the lot frontage.
4. In no case shall parking be located between the front facade of the building and the frontage street; or in the case of a corner lot, between the side facade of the building and a side street.
5. Parking lots shall be set back as depicted at left.
6. Single- and two-family (duplex) lots need not provide a perimeter landscape strip.
7. On-street parking shall be encouraged as a means of promoting safety by calming traffic and separating moving vehicles from pedestrians using the sidewalk.



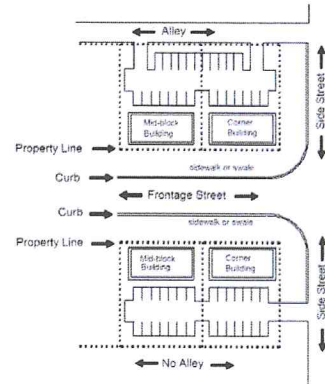
Access to Off-Street Parking

1. Buildings that have both rear and side access shall access parking through the rear (see diagram at right).
2. Front driveways to rear parking areas are permitted only where rear or side street access is unavailable (see diagram at right).
3. Curb cut or driveway width:
 - Front, 20 spaces or less: 14 feet maximum.
 - >Front, more than 20 spaces: 18 feet maximum.
 - Side or rear alley, 18 feet maximum.
4. The minimum effective curb radius shall be utilized.
5. Ribbon driveways with permeable center strips shall be encouraged for single- and two-family residential lots.
6. Circular drives shall be permitted on a case-by-case basis by the zoning administrator where necessary for drop-off and pick-up only (day care, church, etc.).



Linkages Between Off-Street Parking

1. Linkages between parking areas within the perimeter of the block (and half block) should be encouraged when a rear alley or lane is present, and shall be provided when there is no rear alley or lane present (see diagram at right).
2. In no case shall a vehicular accessway/driveway be permitted between the front facade of the building and the frontage street; or in the case of a corner lot, between the side facade of the building and the side street.



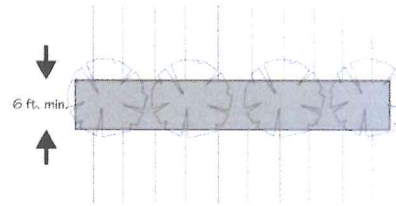
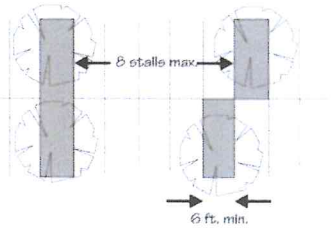
Residential Garages

1. Garage doors shall be positioned on the back half of the lot and no closer than 20 feet behind the principal plane of the building front (see diagrams at left).
2. If possible, garage doors shall face the side or rear of the lot, not the frontage street.

Interior Parking Lot Landscaping

Requirements

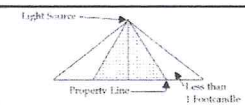
1. Landscape islands are required in parking areas at the following intervals for either head-in or diagonal parking stalls:
 - No more than eight consecutive parking stalls are permitted without a landscape break of at least six feet in width and extending the entire length of the parking stall.
 - Each landscape break shall have at least one canopy tree for every 90 square feet of area, or portion thereof, and be covered with grass, shrubs, or living ground cover.
 - In lieu of landscaped islands, landscape strips, of at least six feet in width, can be provided between parking isles. Landscape strips shall have the same landscape requirements as landscape islands.
2. A visual screen shall be placed within the perimeter of the vehicle use area and shall run the entire length of the vehicle use area. A vehicle screen shall be installed not lower than 18 inches at planting with a 30 inch height within 2 growing seasons.
 - To minimize water consumption, the use of low-water vegetative ground cover other than turf is encouraged.
































		<i>Number of Parking Spaces Required</i>
Residential:		<p>1. The number of parking spaces provided shall be based on use as provided at left.</p> <p>2. On-street parking provided adjacent to the site may count as part of the required parking supply, provided the design is deemed acceptable by the zoning administrator.</p> <p>3. For two uses, shared parking shall be calculated as follows. The sum of the required parking for the two uses shall be divided by the factor listed in the table at left. The required number of parking spaces shall be rounded up to the closest whole number.</p> <p>5. When three or more uses share parking or a use is not listed, the amount of required parking may be reduced if the zoning administrator determines that the uses:</p> <ul style="list-style-type: none"> • Seek to share parking with distinct and differing peak parking usage periods (e.g., bank and theater); or • The special nature of a certain development (e.g., housing inhabited by persons with low or no automobile ownership) does not require the amount of parking listed. <p>The reduction shall be based on a parking demand study.</p>
1,000 square feet or less:	1 per unit minimum	
> 1,000 square feet to 1,500 square feet:	1.5 per unit minimum.	
> 1,500 square feet:	2 per unit minimum	
Accessory dwelling unit:	1 per unit minimum	
Lodging:	1.5 per unit minimum	
B&B:	1 per room minimum	
All other lodging:	1 per 2 rooms minimum	
Retail, restaurant, office, and service:	2 per 1,000 square feet minimum. 1 per 300 square feet maximum	
Industrial, manufacturing:	1 per 1,000 square feet minimum	
Civic building, meeting facility, place of worship:	1 per 5 seats (fixed) or 1 per 400 gs. (no fixed seats) minimum	
Parks and recreation:	As determined by the zoning administrator	

Shared Parking Factor for Two Uses				
	Residential	Lodging	Office	Retail and Service
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail and Service	1.2	1.3	1.2	1.0

IX. Lighting.

 <p style="text-align: center;"><i>Permitted Illumination Types</i></p>	<p><i>Residential Garages</i></p> <p>1. <i>Fully shielded.</i> All exterior illuminating devices shall be fully shielded. The term "fully shielded" shall mean that those</p>
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Incandescent		<p>fixtures so designated shall be shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point of the fixture where light is emitted.</p>  <p>2. Continuous light spillage onto neighboring properties shall not exceed 1 footcandle as measured at the lot line (see diagram at top left).</p> <p>3. <i>Illumination types.</i> Only those types of lighting listed at left shall be allowed. The same type of lighting must be utilized for all fixtures and light sources on the site.</p> <p>4. Natural gas lamps are permitted and do not require any type of shielding.</p> <p>5. Other sources of illumination that minimize undesirable light into the night sky, demonstrate architectural merit, or are energy efficient may be approved by the zoning administrator.</p>												
Color Corrected High Pressure Sodium														
Metal Halide														
Fluorescent														
LED														
Quartz														
Noble Gas Tube														
<p style="text-align: center;">LIGHTING FOR STREETS, PATHS, and PARKING LOTS</p> <table border="1"> <thead> <tr> <th>Fixture</th> <th>Pipe</th> <th>Post</th> <th>Column</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Illustration</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Fixture	Pipe	Post	Column					Illustration				<p>1. <i>Streets, paths, and parking lots.</i> New lighting for streets, paths, and off-street parking lots shall be of a general type illustrated at left. New light poles shall range from ten to 16 feet in height and be spaced a maximum of 75 feet on center.</p> <p>2. <i>Cobra head fixtures.</i> Except where required for industrial uses, new cobra head light fixtures shall be prohibited.</p> <p>3. Light poles should be placed two feet from the back of the curb or street surface and may include brackets for decorative or graphic attachments.</p> <p>4. <i>Wall packs.</i> Wall packs shall be prohibited as a means of general building and site lighting and may only be used at auxiliary entrances to a building if fully shielded with limited to no visibility from the street.</p>
Fixture	Pipe	Post	Column											
														
Illustration														

X. Uses Prohibited

In order to further protect the character of the existing neighborhood, the following uses shall be prohibited that would otherwise be allowed in the C-1A zoning District:

- 1) Personal Care Homes that provide medical or nursing care;
- 2) Group Personal Care Homes that provide medical or nursing care;
- 3) Institutional Care Homes that provide medical or nursing care;
- 4) Ambulance Service or Rescue Squad;
- 5) Hospitals, Nursing, and Senior Citizen Homes;
- 6) Retail Establishments that exceed 2,500 square foot building footprint.

~ End Exhibit "A" ~

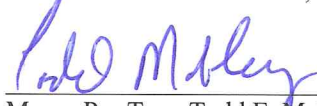
REPORTS

There were no reports given by Councilmembers, City Manager or City Attorney at this meeting.

ADJOURNMENT

Having no further business for consideration at this meeting, the Thomasville City Council Meeting was adjourned at 5:06 p.m.

CITY OF THOMASVILLE, GEORGIA



Mayor Pro Tem, Todd E. Mobley



ATTEST: City Clerk

