

City of Thomasville Council Meeting, July 31, 2023

The Council of the City of Thomasville met in regular 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 Manager 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 media 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 6:00 PM.

INVOCATION

Councilmember Scott gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Mobley led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Scott motioned to approve the City Council Regular Meeting Minutes of June 26, 2023, as presented. Councilmember Chastain seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.

RECOGNITIONS

1. Mayor Flowers recognized Councilmember Scott Chastain, and his wife Katie, for representing effective leadership across the state of Georgia. As community servants, the Chastain’s were recently named by the Leadership Georgia Program as the recipients of the E. Dale Threadgill Community Service Award. Leadership Georgia honored Georgians who exemplify the principles of Leadership Georgia and whose impact through leadership and stewardship has helped communities and the state.
2. City Manager Carson recognized Assistant City Managers, Sheryl Sealy and Chris White, as recent graduates of the Certified Public Managers Program through the Carl Vinson Institute of Government and the University of Georgia. City Manager Carson noted UGA’s Certified Public Managers Program, with 300 hours of curriculum, helps state and local government managers enhance their skills in leadership and collaboration, while they earn the nationally recognized distinction as Certified Public Managers.
3. Executive Director–HR, Risk Management & Community Outreach, Dominic Ford, recognized the following Summer College Interns, who were present, and thanked them for their participation in the ten-week long Summer College Internship Program for the City of Thomasville:

<u>Intern Name</u>	<u>Internship/City Department</u>	<u>Education Institution</u>
Walter Reeves	Information Technology	Pensacola Christian College
Emma Humphries	Economic Development	Georgia College & State University
Claire Pope	Tourism	University of Georgia
Kelley Richardson	Human Resources	Georgia College
Ethan Fralish	Parks/Recreation & Golf	Thomas University
Joshua Glass	Thomasville Police	United States Army Reserves
Jack Atkinson	Civil Engineering	Georgia Southern University
Maddie Rome	Main Street	University of Georgia

4. Mayor Pro Tem Mobley recognized 2023 Miss Thomasville Scholarship Program Queen and her Court. He noted this year's pageant was held on June 24th, with 17 contestants. The Miss Thomasville Scholarship Program was presented in partnership with CNSNext and the newly crowned Miss Thomasville Scholarship Program Queen and her Court will reign over Thomasville for the 2023-2024 year. The following 2023 Queen and Court were present with friends, family members and Miss Thomasville Scholarship Program Board members:
- 4th Runner Up – Miss Heali Patel, TCCHS, daughter of Shilpa & Bharat Patel;
 - 3rd Runner Up – Miss Albree Norton, Thomasville Scholars Academy, daughter of Stacy & Gabe Knight;
 - 2nd Runner Up – Miss Ellie Godwin, Brookwood School, daughter of Merritt & Ronnie Godwin;
 - 1st Runner Up – Miss Macy Taylor, Thomasville Scholars Academy, daughter of Lisa & Russ Taylor; and
 - Queen – Miss Savannah Taylor, TCCHS 2023 graduate, daughter of Misty & Chad Taylor, Miss Taylor will be attending University of Georgia.

CITIZENS TO BE HEARD

Mayor Flowers acknowledged the following citizen as listed on the Citizens to be Heard Sign-In Form:

1. Keith Thomas, resident of Woods Gate Lane, Thomasville, Georgia, commended the Mayor, Councilmembers, City Manager, Assistant City Managers and City of Thomasville Employees for their efforts in changing the culture of the City of Thomasville in a positive manner. He noted that the organization is working together better and for the betterment of the community. Mr. Thomas also commended Councilmember Scott's wife, Mrs. Scott, for her assistance with the recent community informational meeting regarding the public safety program implementation of the Flock Camera Systems.

ADOPT AGENDA

Mayor Pro Tem Mobley motioned to approve 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.

OLD BUSINESS

Second reading of an ordinance to amend Chapter 11, Offenses, to create new Loitering Ordinance.

City Attorney, Tim Sanders reported there had been no changes to the ordinance to amend Chapter 11, Offenses, to create a new Loitering Ordinance since its passage on first reading. He noted, as presented during the first reading of this ordinance, the Code of the City does not address loitering or assemblages of people that obstruct the free passage of pedestrians or vehicles on public property or the parking areas of commercial business or shopping centers. In order to address congregations or assemblages of persons that obstruct pedestrian or vehicular traffic, this section includes in the definition of loitering assemblages or congregation of persons:

- (i) so as to hinder or obstruct unreasonably the free passage of pedestrians or vehicles upon any public sidewalk, street, park, public place or passage; or
- (ii) in the parking area of any commercial business or shopping center or for any purpose other than working, shopping or doing business related to the goods or services available at the commercial business or shopping center without specific license from any person authorized to grant permission to use the premises for such assembly or congregation.

Attorney Sanders further noted this section does not apply to lawful parades, marches, picketing, nor any other lawful conduct, assembly, or demonstration on a public way. Violations of this section are punishable in accordance with section 1-7 of the Code.

Councilmember Chastain motioned to order the ordinance to amend Chapter 11, Offenses, to create a new loitering Ordinance as read for the second time, passed, and adopted. Councilmember Warren seconded. There was no 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 CODE OF THOMASVILLE, GEORGIA, BY (1) AMENDING CHAPTER 11, CAPTIONED "OFFENSES," TO CREATE A NEW SECTION 11- 21, CAPTIONED "LOITERING AND PROWLING"; (2) REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; (3) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

SECTION I

BE IT ORDAINED by the Council for the City of Thomasville, Georgia, and it is hereby ordained by the authority of the same, that Chapter 11, captioned "Offenses" of the Code of Thomasville, Georgia is hereby amended by creating a new Section 11-21, captioned "Loitering or Prowling," which shall provide as follows:

"Sec. 11-21. Loitering or Prowling.

(a) A person commits the offense of loitering or prowling when he is in a place at a time or in a manner not usual for law-abiding individuals under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity.

(b) Among the circumstances which may be considered in determining whether alarm is warranted is the fact that the person takes flight upon the appearance of a law enforcement officer, refuses to identify himself, or manifestly endeavors to conceal himself or any object. Unless flight by the person or other circumstances make it impracticable, a law enforcement officer shall, prior to any arrest for an offense under this section, afford the person an opportunity to dispel any alarm or immediate concern which would otherwise be warranted by requesting the person to identify himself and explain his presence and conduct. No person shall be convicted of an offense under this section if the law enforcement officer fails to comply with the foregoing procedure or if it appears at trial that the explanation given by the person was true and would have dispelled the alarm or immediate concern.

(c) A person shall also commit the offense of loitering when he assembles or congregates with others (i) so as to hinder or obstruct unreasonably the free passage of pedestrians or vehicles upon any public sidewalk, street, park, public place or passage or (ii) in the parking area of any commercial business or shopping center or for any purpose other than working, shopping or doing business related to the goods or services available at the commercial business or shopping center without specific license from any person authorized to grant permission to use the premises for such assembly or congregation. Provided however, this section shall not apply to lawful parades, marches, picketing, nor any other lawful conduct, assembly, or demonstration on a public way.

(d) A person committing the offense of loitering or prowling shall be guilty of a misdemeanor and upon conviction thereof shall be punished in accordance with section 1-7 of this Code."

SECTION II

This ordinance shall be effective on the date of its final reading and passage.

SECTION III

BE IT FURTHER ORDAINED all ordinances or parts 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 this 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 the Council of the City of 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 of this Ordinance and (ii) that to the greatest extent allowed by law, no section paragraph, sentence, clause or phrase of his ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of his 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 sections of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held June 26, 2023, and read the second time, passed and adopted in like meeting held on July 31, 2023.

Second reading of an ordinance to rezone 549 West Calhoun Street from R-1 to C-1, Limited Use, with Conditions.

City Planner, Kenny Thompson reported there had been no changes to the ordinance to rezone 549 West Calhoun Street since its passage on first reading. He further reported historically, this property was known as the Calhoun Street Grocery. The original grocery was built in 1941, and the wooden structure was replaced in the 1950's with the current cinderblock building. The property was well established as a neighborhood grocery market when the Thomasville Zoning Ordinance was adopted in 1958; however, the property was zoned to R-1, allowing the grocery to operate in its existing form as an existing, non-conforming use. This "grandfathering" of the parcel became void once the property sat vacant for over one year, and as currently zoned the property can only have a single-family house. The applicant is seeking to rezone the property to C-1, Limited Use, with Conditions, to reopen the grocery store and restaurant. 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. The proposed rezoning of *C-1, Limited Use, With Conditions* meets the criteria for rezoning found in §22-178 Policies and Procedures for Citizen/Property Owner initiated rezoning activities of the *Thomasville Municipal Code*. The conditions placed on this property are in accordance with the proposed reuse of the existing building and a sensitivity to the surrounding residential neighborhood. It was noted that the Planning and Zoning Commission unanimously recommends that Council approve the rezoning request as presented.

Councilmember Warren motioned to order the ordinance to rezone 549 West Calhoun Street from R-1 to C-1, Limited Use, with Conditions as read for the second time, passed and adopted. Councilmember Scott seconded. There was no 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 4 OF SECTION 22-91 CAPTIONED "R-1, RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 96 OF SECTION 22-91 CAPTIONED "C-1 LU, COMMERCIAL LIMITED USE WITH CONDITIONS (EXHIBIT A)". 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 4 from Section 22-91 captioned "R-1, Residential" and to designate the said same tract as Parcel 96 of Section 22-91 captioned "C-1 LU, Commercial Limited Use 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:

Begin at an iron pin placed at the intersection of the southerly right of way of West Calhoun Street with the easterly right of way of Short Street and run thence north 51 degrees 08 minutes 49 seconds east along said right of way of West Calhoun Street a distance of 147.16 feet to an iron pin placed; run thence south 37 degrees 46 minutes 17 seconds east a distance of 116.30 feet to an iron pin placed; run thence south 51 degrees 43 minutes 42 seconds west a distance of 146.44 feet to an iron pin placed on the easterly right of way of Short Street; run thence north 38 degrees 07 minutes 15 seconds west along said right of way of Short Street a distance of 114.80 feet to the point of beginning.

SECTION II

This ordinance shall be effective on the date of its final reading and passage.

SECTION III

BE IT FURTHER ORDAINED 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

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 June 26, 2023, and read the second time, passed and adopted in like meeting held on July 31, 2023.

Exhibit "A" follows as images on the following six (6) pages.

EXHIBIT "A"

Conditions of Approval

Allowable Uses for C-1-LU

Allowable uses (as defined under §22-121. – Schedule of permitted uses) are limited to the following:

- 5. Dwelling, single-family.
- 6. Dwelling, multifamily, including condominiums and cottage court development
- 54. Grocery, fruit, or vegetable market.
- 85. Restaurants and food catering service.
- 1. Accessory buildings or uses.
- 137. Temporary structures, but not including tents for religious meetings.
- 138. Temporary buildings and storage of materials (in conjunction with construction of a building)

General Requirements

- Existing buildings may be repaired, updated, altered, and have additions in accordance with applicable codes as adopted at the time of permitting.
- Renovation or building additions should be compatible with the architectural character, design, and façade treatment of other sound structures in good condition within the area of influence¹.
- New construction should be designed with careful consideration given to the surrounding properties. New development shall defend the area of influence which will be affected by the new development.
- New construction or redevelopment (as defined in §22-6. –Definitions) shall comply with all applicable requirements found in the Thomasville Municipal Code and additional design standards as required and described in this document.
- Where demolition is requested by the applicant, the applicant must demonstrate that no adverse impact will result or that all reasonable alternatives to demolition have been explored and are not practical or feasible.

Requirements for Compatibility of New Construction, Renovation of and/or Addition to an Existing Building:

- Construction on new and/or existing structures, including principal structures, accessory structures, and building additions, shall be designed to be no greater than the average setbacks, heights, and building bulk of buildings with similar principal uses on the same block face and the facing block face to the maximum degree practicable.
- Building characteristics such as roof pitches, gables, and the inclusion (or not) of porches, shutters, and other exterior elements shall conform to the buildings with similar principal uses on the same block face and the facing block face to the maximum degree practicable, in order to preserve the character of the block face.
- When a project involves the renovation of an existing building the following standards apply:
 - If the building is eligible to the National Register of Historic Places and Federal money is involved, restoration or renovation shall follow the Secretary of the Interior's standards for historic preservation.
 - Inoperable and unused projecting air conditioning units shall be removed from each street facing façade; and
 - Rooftop mechanical equipment and housings, including satellite dishes, shall be screened from view from adjacent properties or public rights of way through the use of a screening wall at least as tall as the equipment and constructed of one of the primary materials used on the façade of the building, or by painting the equipment or housings black.

¹ The area of influence includes the area that will be visually influenced by the development. Neighboring buildings should be examined to determine the consistent patterns of design concepts and architectural elements that are present.

EXHIBIT "A"

Design Guidelines for Renovations of Existing Buildings

All renovation and redevelopment projects are encouraged – but not required – to comply with the following standards:

Architectural Character and Design.

- Renovation projects should incorporate features consistent with the historic character of the area and should preserve any distinctive architectural features.
- Where an historic storefront or facade is present underneath more recent alterations, applicants should remove those alterations to expose the historic storefronts.
- Renovation plans that do not preserve or restore historic features of existing buildings should be consistent with the architectural features on adjacent buildings, including cornice lines and window opening patterns.
- Side and rear walls that are visible from public streets or open spaces should be architecturally compatible with the materials and levels of articulation on the front façade.
- Façades should generally align with those on adjacent properties in order to provide continuity of street frontage.

Façade Treatments.

- When an existing structure's original facade is architecturally or historically significant, it should be restored as such; when full restoration is not possible, necessary alterations should be similar in texture, material, articulation and the shape and spacing of door and window openings as the original.
- Original storefronts should be preserved and repaired with little or no alteration to the architectural or historic integrity of the building as a whole; false facades or other attempts at modernization should be removed. The texture, materials, articulation, and shape and spacing of door and window openings on the ground floor should not be dramatically different than those on the upper floors.
- Existing windows should be retained and restored wherever possible, rather than removed or blocked. To conserve energy or provide security, insulating glass or curtains or internal shutters should be used inside existing windows rather than removing or blocking the window.
- The size style, proportion and placement of signage should be consistent with the architectural and historic significance of the building, and should generally be placed no higher than the second floor of the structure.
- External alterations should use materials used during the period of initial building construction. Vinyl, aluminum siding, anodized aluminum, mirrored and tinted glass, artificial stone or brick veneer should not be used as primary façade materials, and mansard overhangs, wood shakes, and nonfunctioning shutters should not be used.

Requirements for Fences and Fence Walls

All fences and fence walls are required to comply with the following design standards in addendum to the existing height limitations for fences and walls under §22-27.—Height limitations of wall and fences and commercial fencing height and materials restrictions under §22-211(7).—Standards for commercial buildings.

Permitted Height²

- | | | |
|---|-------------|-------------|
| • Front Yard ³ | Minimum 24" | Maximum 48" |
| • Side and Rear Yard ⁴ | | Maximum 72" |
| • Side and Rear Yard Adjacent to a ROW ⁵ | Minimum 36" | Maximum 48" |

Permitted Materials (primary)

- Treated or rot-resistant wood
- Plants and vines
- Wrought iron (aluminum w/approval)*
- Brick

² Where a fence or wall runs parallel to the front facade and adjacent to the principal street the height shall not exceed 48"

³ Area in front of the primary structure.

⁴ Side and rear yard (five feet behind the front plane of the primary facade).

⁵ Side and rear yard (five feet behind the front plane of the primary facade) that abuts a side street right-of-way.

EXHIBIT "A"

- Stone
- Concrete masonry units with stucco (CBS—if primary structure is masonry).
- Reinforced concrete with stucco (if primary structure is masonry).

Prohibited Materials

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

General Remarks

- 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.
- The more finished side of a fence or wall shall face the perimeter of the lot.
- 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.
- Major utilities and industrial or govt. facilities may submit a security plan to the zoning administrator requesting to increase the maximum fence or wall height to eight feet and/or use barbed or concertina wire.

Specific To Fences

- Fence types may be finished in various styles (e.g., "gothic" or "dog ear" picket fence).
- 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.
- A living fence consists of wood posts with hog wire infill and a board rail on top.
- Wood pickets or balusters shall be rectangular or round. Spacing shall not exceed 1½ inches.
- Vertical posts on wrought iron fences shall be a minimum of ¾-inches thick and spaced between four and six inches.

Requirements for Off-Street Parking and Service Facilities

Projects are required to comply with the following parking standards in addendum to the requirements found under Article X, Off-Street Parking and Service Requirements.

Parking Standards. The intent of the parking standards is to encourage a balance between pedestrian-oriented development and necessary vehicle storage. The goal is to construct neither more nor less parking than is needed.

- Parking Requirements
 - The reuse of existing building shall not be required to provide any additional parking, granted that the gross floor area is not expanded by more than 25 percent.
 - When the gross floor area of an existing building is expanded by more than 25 percent, parking requirements shall apply only to the expansion area (not the entire building).
 - On-street parking provided adjacent to the site may count as part of the required parking supply, provided the design is deemed appropriate by the City Planner.
 - Parking shall be located behind the Principal Façade of buildings whenever possible. In case 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. 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.
 - Shared and Reduced Parking is encouraged for more efficient parking solutions, using the factors below:

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

EXHIBIT "A"

- The ARZA Board may allow an additional reduction in the required number of parking spaces if adequate public parking is available or if the applicant submits a parking demand study substantiating the basis for granting a reduction in the number of spaces.
- Accessible Parking shall be provided for all multi-family and nonresidential uses as required by the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities, and Georgia state statutes, as amended.
- Parking Access
 - Buildings that have both rear and side access shall access parking through the rear.
 - Front driveways to rear parking areas are permitted only where rear or side street access is unavailable.
 - When access to rear parking must be directly from the Primary Frontage, driveways shall be located along the sides of the property lines and designed such that pedestrians crossing on sidewalks always have the right of way.
 - Rear Alleys/Lanes, where they exist, shall be the primary source of access to off-street parking. Parking along alleys may be perpendicular, diagonal, or parallel.
 - Alleys may be incorporated into parking lots as standard drive aisles. Access between parking lots across property lines is encouraged.
 - Corner lots that have both rear and side access shall access parking through the rear. If no rear access exists, access to on-lot parking shall be provided from the side street.
 - If no Alley or side street exists, then efforts should be made to demonstrate an attempt to gain access across neighboring properties.
- Off-street Surface Parking
 - Minimum setbacks for off-street surface parking from all property lines are:
 - Front Setback 20' minimum
 - Side Setback (mid-block) 0' minimum
 - Side Setback (corner) 10' minimum
 - Rear Setback (lot) 6' minimum
 - Rear Setback (alley) 0' minimum
 - 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.
 - The minimum effective curb radius shall be utilized.
 - Ribbon driveways with permeable center strips shall be encouraged for single- and two-family residential lots.
 - 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.).

Requirements for Screening

Projects are required to comply with the following screening standards in addendum to the requirements found under §22-21.—Screening required, §22-28.—Screening of service areas within 100 feet of public street, and §22-38.—Mechanically emptied refuse containers.

- Service Areas & Loading Docks
 - Trash and recycling dumpsters or similar collection areas shall be located in the rear or to the side of buildings and screened from view from adjacent public Right-of-Ways, properties, and pedestrian walkways (not including Alleys).
 - Enclosure and/or screened areas must have adequate storage space for landfill, compostable, and recyclable materials collection dumpsters and/or compactors.
- Mechanical Equipment⁶

⁶ 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

EXHIBIT "A"

- If mechanical equipment is located at-grade, and is visible from an adjacent street or sidewalk, it shall be screened by a fence or Streetscreen.
- Mechanical Equipment located in the rear or to the side of buildings but visible to public parking lots should be screened from view from the parking area. Screening shall allow access to maintain and repair equipment as needed.
- 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.

Standards for Landscaping

Projects are required to comply with the following landscaping standards in addendum to the requirements found under Chapter 20, Trees and Landscaping.

Interior Parking Lot Landscaping

- 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 tree for every 90 square feet of area, or portion thereof, and be covered with grass, shrubs, or living ground cover.
 - To minimize water consumption, the use of low-water vegetative ground cover other than turf is encouraged
- 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.

Standards for Lighting

Adequate and quality lighting of the sidewalk and street area is essential to creating a safe and inviting streetscape.

- General Lighting Standards
 - Lighting fixtures within the streetscape shall be provided by the City of Thomasville.
 - In order to conserve energy and reduce long-term costs, energy-efficient lamps shall be used for all Public Realm lighting.
- Light Levels
 - Lighting standards protect against glare, preserve the night sky, and reduce unnecessary energy use from over lighting. Residential zones tend to be darker.
 - Lighting should be warm in color in keeping with the historic amber glow. a color temperature of 2,700 Kelvins maximum shall be maintained.
- Street and Public Parking Lot Lighting
 - Street Lighting and Public Parking Lot Lighting shall be maintained by the City of Thomasville Utilities Department.
- Private Parking Lot Lighting
 - All new fixtures shall be full cutoff, downward facing.
 - Light fixtures located within the interior area of a parking lot shall not exceed 30 feet in height. Light fixtures located along the perimeter edge of a parking area within 50 feet of a property line shall not exceed 16 feet in height.
- Pedestrian Walkway Lighting
 - Light fixtures located along pedestrian walkways adjacent to parking lots shall not exceed 16 feet in height.
 - Light fixtures located along internal pedestrian walkways or paths not adjacent to a parking area shall not exceed 10 feet in height.
- Building and Security Lighting

and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, and similar elements.

EXHIBIT "A"

- All exterior building or security lighting must be full cutoff, shielded, and/or angled downward to focus the light only on the intended doorway or walkway as necessary.
- Security lighting is encouraged to be provided with regular pedestrian light fixtures where visible from the street or Public Realm to match others used on site.
- Building mounted architectural "accent lights" are encouraged to emphasize architectural character and signage.
- Business owners are encouraged to assist with lighting the sidewalk and to accent their business location by leaving display window and interior lighting on at night. Lighting shall be designed in such a way as to prevent the direct view of the light source to neighboring residential areas.

END - EXHIBIT "A"

Page 6 of 6

City Council Meeting Minutes resume on the following pages.

NEW BUSINESS

First reading of three separate ordinances to authorize demolition of unfit structures in Thomasville, Georgia. Executive Director of Inspections & Engineering, Mark Harmon, reported each of the structures listed have been in a deteriorating state without utilities more than two decades. The required appraisals were completed to confirm that it meets the threshold for demolition. Notices of Unfit structure status along with a scheduled hearing date were sent March 22, 2023 to known interested parties and posted at the site. The Unfit structure case was brought before the City Manager in an advertised hearing on June 6, 2023 where an order was lawfully issued to demolish this structure within 30days. This order was recorded (Lis Pendens), mailed to all parties identified, posted on site, and printed in the required intervals in the legal section of the Times Enterprise per the requirement by COT ordinances and Georgia Law. Executive Director Harmon provided additional information specific to the individual structures as listed.

1. First reading of an ordinance to authorize demolition of unfit structure located at 307 Alexander Street, Thomasville, Georgia:

According to the Tax Assessor's office, the dwelling was constructed in 1903. The dwelling is in a deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. You can see from the photographs that the house has not been maintained in many, many years. Portions of the foundation as under-structured and in a fragile state. Basic electrical, plumbing, and heating systems would require complete replacement.

Mayor Pro Tem Mobley motioned to order the ordinance to authorize demolition of unfit structure located at 307 Alexander Street as read for the first time, passed and carried over as presented. Councilmember Scott seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.

The ordinance title read for the first time, passed and carried over follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 307 ALEXANDER STREET, THOMASVILLE, GEORGIA; OWNED BY EUGENE CLAYTON AND SABRINA BRYANT (NKIA SABRINA CLAYTON) (MULTIPLE OTHERS); TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

2. First reading of an ordinance to authorize demolition of unfit structure located at 415 Simeon Street, Thomasville, Georgia:

According to the Tax Assessor's office, the dwelling was constructed in 1982. The dwelling is a lower quality building in a deteriorated state and not habitable. It is unoccupied and appears to have been unoccupied for an extended period. You can see from the photographs that portions of the structure have failed. Portions of the foundation as under-structured and in a fragile state. Basic electrical, plumbing, and heating systems would require complete replacement.

Councilmember Chastain motioned to order the ordinance to authorize demolition of unfit structure located at 415 Simeon Street as read for the first time, passed and carried over as presented. Mayor Pro Tem Mobley seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.

The ordinance title read for the first time, passed and carried over follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 415 SIMEON STREET, THOMASVILLE, GEORGIA; OWNED BY JIMMY R. TILLMAN)INTERESTED PARTIES, PORTFOLIO RECOVERY ASSOCIATES LLC, HSBC NANK OF NEVADA); TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

3. First reading of an ordinance to authorize demolition of unfit structure located at 505 East Webster Street, Thomasville, Georgia:

According to the Tax Assessor's office, the dwelling was constructed in 1931. The dwelling is in a deteriorated state and not habitable. It is unoccupied and has been unoccupied for an extended period. You can see from the photographs that the house has collapsed and is no longer even a shell. It is not much more than a pile of rubble. Executive Director Harmon indicated that the owner would attempt to proceed with the demolition at their own expense; it was noted that if that action did take place the lien would only reflect expenses incurred to the date of demolition.

Councilmember Scott motioned to order the ordinance to authorize demolition of unfit structure located at 505 East Webster Street as read for the first time, passed and carried over as presented. Councilmember Chastain seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.

The ordinance title read for the first time, passed and carried over follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 505 EAST WEBSTER STREET, THOMASVILLE, GEORGIA; OWNED BY STEPHANIE BARKLEY SMALL; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

First reading of an ordinance to amend text of Section 19-42, of Chapter 19, "Traffic", of the Thomasville Municipal Code.

Executive Director of Engineering and Inspections, Mark Harmon, reported there has been a growing trend of motorized vehicles traveling at higher rates of speed across the spectrum of every roadway type. The statistics are alarming, with increases in traffic fatalities and especially pedestrian and cyclist deaths. The NHTSA (National Highway Traffic Safety Administration) documented an increase of 10.5% in 2021. In Georgia, from 2012 through 2021, the fatalities per 100 million miles driven rose from 1.11 in 2012 to 1.49 in 2021. That's an increase of 34%, and the majority of those were pedestrians. While it is recognized that the majority of motorist try to adhere to posted speed limits, there seems to be a growing habit of vehicle operators driving over the limit by 5-8 mph. While this difference is technically over the limit, this rate is still low enough to avoid a traffic citation. The National Association of City Transportation Officials NACTO has also recognized this trend. NACTO has compiled research completed across the nation on posting lower speed limits at regular intervals with impressive results. Executive Director Harmon noted that even without enforcement measures, traffic studies show that speeds decreased where the speed limit signs were posted at about half the normal spacing. Results were measured over a two-year period. The speed limit was lowered from 30 to 25mph after the first 12 months. The percentage of speeders dropped 52% and the speeders over 40mph went from 4.1% to 0.8%. Lastly the 50th percentile was 28mph. Executive Harmon requested Council consider staff's proposal to lower the majority of the roads throughout the City that are currently posted at 30mph to 25mph. It was noted that that additional adjustments have been included to adjoining roadways to transition speeds gradually where possible.

Councilmember Warren motioned to order the ordinance to amend text of Section 19-42, of Chapter 19, "Traffic", of the Thomasville Municipal Code as read for the first time, passed and carried over, as presented. Councilmember Chastain seconded. Councilmember Scott inquired if this would permit personal transportation vehicles (i.e.: golf-cart-type vehicles) to travel on those city streets with the lowered miles per hour. Executive Director Harmon reported the adoption of this ordinance would begin the three-step process required by the state to permit approved PTVs on city streets in designated areas. He reviewed a visual representation of the city streets with areas indicated for the miles per hour for travel. City Manager Carson reported the City of Thomasville was not 'grandfathered in' when state laws relating to the permitting of golf-cart-type vehicles to travel within the city limits was changed several years back. It was noted the state now requires an extensive three part process to allow such vehicles safe travel on city streets. There was no further discussion, and the motion remained unchanged. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.

The ordinance read for the first time, passed and carried over follows.

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF THOMASVILLE BY DELETING IN ITS ENTIRETY SECTION 19-42 CAPTIONED "TABLE OF MAXIMUM SPEED LIMITS" OF ARTICLE II CAPTIONED "OPERATION OF VEHICLES" OF CHAPTER 19 AND ENACTING A NEW SECTION 19-42 CAPTIONED "TABLE OF MAXIMUM SPEED LIMITS" OF ARTICLE II CAPTIONED "OPERATION OF VEHICLES" OF CHAPTER 19; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE FOR THIS ORDINANCE; AND FOR OTHER PURPOSES.

Resolution to authorize acceptance of monetary contributions to the Thomasville Police Department.

TPD Major, Wade Glover reported the Thomasville Police Department receives donations from several community members throughout the year to support community events and to purchase equipment for the police department. To ensure transparency, these monetary contributions are brought before Council for approval for their intended purposes. Major Glover reviewed the donations as listed on Exhibit A.

Councilmember Scott motioned to approve the Resolution listing the contributions on Exhibit A as presented. Councilmember Chastain seconded. Councilmembers thanked the generous contributors. There was no further discussion. The motioned passed 5-0, with the following votes recorded AYES: Flowers, Mobley, Warren, Scott and Chastain.

The approved resolution, with Exhibit A follows.

**RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF THOMASVILLE**

WHEREAS, the City of Thomasville Police Department receives monetary gifts from generous citizens from time to time to help fund various community projects; and

WHEREAS, attached to this Resolution is "Exhibit A – Contributions Report" itemizing the monetary gifts received by the Thomasville Police Department between the months of February 2022 and June 2023; and

WHEREAS, the City Council desires to accept monetary contributions in a transparent manner provided for at a regular meeting duly publicized and open to the public, in which a quorum of the City Council of the City of Thomasville, Georgia is present.

NOW, THEREFORE, BE IT RESOLVED, that the monetary gifts described as received in the attached "Exhibit A – Contributions Report" between the months of February 2022 and June 2023 are hereby accepted by the City Council; to be used solely for the purposes set forth on Exhibit A.

SO ADOPTED, this the 31st day of July, 2023.

Exhibit A follows on next page.

EXHIBIT A

CONTRIBUTIONS REPORT

As Received by:
THOMASVILLE POLICE DEPARTMENT

<u>CONTRIBUTOR</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
William Howard Flowers, Jr. Foundation Shields (2022)	Police Department/Community Needs	\$ 5,000.00
William Howard Flowers, Jr. Foundation Crozer (2022)	Police Department/Community Needs	\$ 5,000.00
Thomasville Exchange Club (2022)	Annual Contribution for Car Seat Purchases	\$ 500.00
Modern Woodmen Fraternal Financial (2022)	Shop with a Cop/Wandering W/A First Responder	\$ 100.00
Flower's Food (2022)	Shop with a Cop/Wandering W/A First Responder	\$ 1,500.00
William Howard Flowers, Jr. Foundation Shields, Wood & Crozer (2023)	Police Department K-9	\$ 16,000.00
Flowers Nissan	2023 Show and Shine Car Show	\$ 1,500.00
Individual Contributions (Paul Slocum & Wade Glover)	2023 Show & Shine Car Show	\$ 326.00

- End of Exhibit A – Contributions Report -

Revised Resolution to Adopt the Thomasville Blueprint 2028 Comprehensive Plan Five-Year Update.

City Planner, Kenny Thompson reported *Thomasville Blueprint 2028* was adopted in 2018 as the City's Comprehensive Plan. The comp plan provides a long-range vision for our community and requires a major update every ten years. However, in accordance with the state's local planning requirements, certain elements of the comprehensive plan must be updated every five years in order to maintain our "Qualified Local Government" (QLG) status. According to DCA's minimum requirements and QLG recertification schedule, the five-year update for Thomasville Blueprint 2028 must be completed, reviewed by the Southwest Georgia Regional Commission (SWGRC), and approved by DCA prior to adoption by City Council. In order to meet the state's June 30th deadline for adopting the approved comprehensive plan update, a resolution was adopted by the City Council on June 26th pending DCA's approval. DCA did not issue an official approval until July 3rd. The revised resolution clarifies the date that DCA approved the 2023 updates to the Comprehensive Plan.

Councilmember Warren motioned to approve the revised resolution to adopt the Thomasville Blueprint 2028 Comprehensive Plan Five-year Update as presented. Mayor Pro Tem Mobley seconded. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.

The approved revised resolution follows.

RESOLUTION

A Resolution for the City of Thomasville, Georgia
to Adopt the Thomasville Blueprint 2028 Comprehensive Plan Five-Year Update

Be it hereby resolved by the Mayor and Council of the City of Thomasville, Georgia that:

WHEREAS, to retain its “Qualified Local Government” (QLG) status, the City of Thomasville must remain in compliance with the requirements of the State of Georgia’s Minimum Standards and Procedures for Local Comprehensive Planning pursuant to the Georgia Planning Act; and,

WHEREAS, the City of Thomasville initiated a process to prepare the five-year update of the City’s Comprehensive Plan, Thomasville Blueprint 2028, in February 2023; and

WHEREAS, on behalf of the Mayor and City Council, the City of Thomasville Planning Department facilitated the development of the five-year update in accordance with state’s local planning requirements; and

WHEREAS, required public hearings were held on February 16, 2023 and May 16, 2023 at the Thomasville Municipal Building; and

WHEREAS, additional community involvement activities were conducted while developing the five-year update, including stakeholder focus group sessions, an open house event, and an online community survey; and

WHEREAS, the Thomasville Blueprint 2028 Comprehensive Plan Five-Year Update was submitted to the Southwest Georgia Regional Commission and the Georgia Department of Community Affairs for review and was approved on July 3, 2023 by the Department as being in compliance with the Minimum Standards and Procedures; and

WHEREAS, the City Council may adopt the approved Thomasville Blueprint 2028 Comprehensive Plan Five-Year Update; and

WHEREAS, in order to maintain Qualified Local Government (QLG) certification, the City Council must adopt the approved plan within one year after the plan is found to be in compliance with the Minimum Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Thomasville, Georgia, in a meeting of duly assembled, the Thomasville Blueprint 2028 Comprehensive Plan Five-Year Update, as approved by the Georgia Department of Community Affairs, is hereby adopted.

BE IT FURTHER RESOLVED, this Resolution shall become effective on the 31st day of July 2023.

PASSED, APPROVED, AND ADOPTED by the Mayor and Council of the City of Thomasville, Georgia this, the 31st of July 2023.

Motion to approve the Final Plat of Lots 1-5 located on the corner of Azalea Street, Magnolia Street and South Pinetree Boulevard.

City Planner, Kenny Thompson reported the applicant is requesting to subdivide 1403 S. Pinetree Boulevard, a 1.83 acre parcel, into 6 lots. The property is located on the corner of Azalea Street, Magnolia Street and South Pinetree Blvd. Because the proposal does not require the creation of new streets, it falls under the requirements of *Chapter 17, Article III – Alternative Methods of Approval for Subdivision on Existing Streets*. The proposal meets all the required

elements for subdivision along existing public streets. City Planner Thompson reviewed the Parcel History which is as follows: There have been no zoning changes since the parcel was originally zoned R-1. The original parcel was approximately 1.83 acres with a single-family dwelling located in the center of the lot. The structure was removed in September 2022. The applicant is proposing to subdivide the lots into 6 parcels for single family homes. It was noted the subdivided area is known as Red Bird Subdivision – Phase I. City Planner Thompson noted the request has been through the preliminary subdivision process, and the proposed revision conforms to the zoning and engineering requirements laid out in the City’s subdivision regulations. Specifically:

- All lots exceed the lot size required for an R-1 zoning (7,500 sq. ft)
- All lots exceed the dimensional width required for an R-1 zoning (60 ft)
- All easements and private covenants have been identified
- All lots are serviced by city streets and utilities

Councilmember Chastain motioned to approve the Final Plat of Lots 1-5 located on the corner of Azalea Street, Magnolia Street and South Street 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.

Bids and award for purchase of contract for Arnold’s Pond Stormwater Drainage Repair Project.

City Engineer, Todd Powell reported there is a drainage issue at Arnold’s Pond that involves 120 feet of deteriorated metal pipe. It provides drainage to a portion of Remington was once owned by GDOT, however, it was granted to the City around the 1980’s. The City has a 32 foot utility easement that is required to provide Remington Avenue drainage. Proposals were opened on June 15th for the above referenced project, which includes furnishing all labor, equipment and materials to perform the following work:

- Remove approximately 120 feet of deteriorated, existing 48” corrugated metal pipe (CMP)
- Remove and replace a portion of the existing parking lot that will be affected by the removal of the existing 48” CMP
- Install 141 feet of 48” high density polyethylene pipe (HDPE)
- Install a new manhole
- Install a centrifugally cast cementitious lining over 325 feet of existing 48” CMP

There were seven potential bidders; however, there was only one bid proposal received for the project. Utility Asset Management, with a total base bid of \$260,950.10 was found to be qualified, and the only price proposal received. The work is to be completed within sixty calendar days from the Notice to Proceed date. The following is a summary of bids:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Utility Asset Management	\$260,950.10
Green’s Backhoe	No Bid Received
Construct Connect	No Bid Received
Capital Asphalt	No Bid Received
RDJE	No Bid Received
SAK	No Bid Received
Vortex	No Bid Received

Mayor Pro Tem Mobley motioned to award the bid for the purchase of Arnold’s Pond Drainage Repair to Utility Asset Management, in the amount of \$260,950.10 and to authorize the Mayor to sign all necessary and realted documents to execute the contract, as presented. Councilmember Warren seconded. It was noted the work would be funded utilizing the 2023 SPLOST Storm Water Funds. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Flowers, Mobley, Warren, Scott and Chastain.

REPORTS


Councilmember Warren thanked those citizens and vendors who attended and provided input the mobile food unit public meeting last Thursday. She also commended staff for their efforts in coordinating the meeting.

Councilmembers collectively expressed their condolences to the Director of Solid Waste, Jimmy Smith Jr. as his wife recent passing of his wife, Jeann Smith, and requested the community remember Team Thomasville member, Mr. Smith and his family, in their prayers during this difficult period.

ADJOURNMENT

Having no further business to discuss, the Thomasville City Council Meeting was adjourned at 6:35 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, John H. Flowers

ATTEST: City Clerk