

City of Thomasville Council Meeting, May 27, 2025

The Council of the City of Thomasville met in regular session on the above date. Mayor Todd Mobley presided, and the following Councilmembers were present: Mayor Pro Tem Terry Scott and Councilmembers Scott Chastain, Royal Baker and Lucinda Brown. Also present were the City Manager, Chris White; City Attorney, Timothy C. 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 unable to attend the meeting via the City of Thomasville's online live stream feed located at www.thomasville.org.

CALL TO ORDER

Mayor Todd Mobley called the meeting to order at 6:00 PM.

INVOCATION

Councilmember Lucinda Brown gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Terry Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Chastain moved to approve the Regular Council Meeting Minutes of May 12, 2025, as presented. Councilmember Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

CITIZENS TO BE HEARD

Mayor Mobley acknowledged the following citizens listed on the Citizens to be Heard Sign-In Form and informed them of the three-minute time limitation to speak:

1. Job Coleman, resident of Halcyon Way, Thomasville, Georgia, voiced concerns relating to the proposed improvements for Balfour Park. He asked who in the surrounding neighborhoods the city staff spoke to about the proposed improvements. He also asked if it was known how many people brought their dogs to the Dog Park in that area. He indicated that he had worked at the pool that was in Balfour Park before it closed and he wanted to know who agreed to the changes made for the park. City Manager White noted that he would have the City Planner reach out to Mr. Coleman to follow up. Councilmember Brown indicated that Mr. Coleman could meet with her to follow up as well.
2. Herb Williams, resident of Skyline Drive, Thomasville, Georgia, and Pickleball Association ambassador provided nationwide statistics of Pickleball, noting it was the fastest growing sport in the nation. The number of Pickleball players in Thomasville has grown substantially since the inception of the sport in this area. He noted that the local courts are always full and the Pickleball community would like to see more Pickleball courts throughout the city.
3. Greer Cox, resident of Wagon Wheel Trail, Thomasville, Georgia, spoke to Councilmembers in favor of allocating SPLOST dollars for the installation of more Pickleball courts in the community. She noted that Pickleball provides opportunities for everyone to play the sport. She further noted that most retirees are actively seeking retirement locations that have an active Pickleball community and tournaments are well attended. In her extensive travels she can always find a place to play Pickleball.
4. Robert Landrum, resident of Timber Ridge Drive, Thomasville, Georgia, noted his preferred sport is tennis; however, Pickleball is a sport that can be played anywhere. Through the sport of Pickleball, he stated he has met new friends and the sport fosters comradery and discipline. He noted the sport is considered ageless, in that players of any age can benefit from the activity. He further noted that Pickleball will be bigger than tennis as a collegiate sport and would also like to see more Pickleball courts in the community.

ADOPT AGENDA

Mayor Pro Tem Scott moved to adopt the agenda as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

OLD BUSINESS

There was no Old Business to be considered by Councilmembers at this meeting.

NEW BUSINESS

Public Hearing regarding proposed closure of that portion of Grant Street between South Broad Street and Park Avenue.

Mayor Mobley opened the Public Hearing for the purpose of receiving public comment regarding the proposed closure of that portion of Grant Street between South Broad Street and Park Avenue. There were no citizens present to provide comments in favor of the closure or in opposition of the closure. Mayor Mobley closed the Public Hearing.

Public Hearing regarding proposed closure of that unopened portion of Blackshear Street between South Broad Street and Park Avenue.

Mayor Mobley opened the Public Hearing for the purpose of receiving public comment regarding the proposed closure of that unopened portion of Blackshear Street between South Broad and Park Avenue. There were no citizens present to provide comments in favor of the closure or in opposition of the closure. Mayor Mobley closed the Public Hearing.

Consider on first reading an ordinance to close that portion of Grant Street between South Broad Street and Park Avenue.

City Attorney, Timothy C. Sanders reported that John D. Memorial Hospital, Inc. owns both parcels on either side of the portion of Grant Street running between South Broad Street and Park Avenue. The Hospital is constructing a new facility on the parcel on the southeast side of Grant Street. The Hospital has requested to close this portion in order to have a consolidated campus. In accordance with Georgia law, we have performed the necessary title work to determine that there are no other interested parties of record, a notice has been published in the Times Enterprise on May 14, 2025, and another notice was published on May 21, 2025. The required Public Hearing was held at this Council meeting for public comments on the proposed closure of this portion of Grant Street; at which there were no comments recorded. This is the first reading of the ordinance, and if the ordinance passes on second reading, this portion of Grant Street will be closed and ownership will pass to the adjoining landowner, which in this case is the Hospital. City Attorney Sanders reviewed a PowerPoint presentation which included a map of the proposed street closure.

Councilmember Chastain moved to order the ordinance to close that portion of Grant Street between South Broad Street and Park Avenue as read for the first time, passed and carried over, as presented. Mayor Pro Tem Scott seconded the motion. There was no further discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO CLOSE THAT CERTAIN PORTION OF GRANT STREET FROM ITS POINT OF INTERSECTION WITH S. BROAD STREET TO THE POINT OF INTERSECTION WITH PARK AVENUE, SUCH PORTION OF GRANT STREET BORDERED ON THE NORTHWEST AND SOUTHEAST BY PROPERTIES OWNED BY JOHN D. ARCHBOLD MEMORIAL HOSPITAL, INC.; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Consider on first reading an ordinance to close that unopened portion of Blackshear Street between South Broad Street and Park Avenue.

City Attorney Sanders reported that there is a platted, but unopened portion of Blackshear Street located between South Broad Street and Park Avenue. This portion of Blackshear Street, while platted and owned by the City, has never been developed into or used as a public thoroughfare. This is in contrast to the portion of Grant Street proposed to be closed, or some of the alleys in Thomasville that were once used by the public but have ceased to be used. A similarly platted, but unopened portion of Mimosa Drive was closed in 2000. This portion is wooded, low and wet and the City does not foresee any need to use this portion of Blackshear Street as a road. In accordance with Georgia law, we have performed the necessary title work to identify the adjoining landowners and other interested parties of record. A notice has been published in the Times Enterprise on May 14, 2025, and another notice was published on May 21, 2025. Additionally, the adjoining landowners and interested parties of record were directly provided a copy of the notice and a map depicting the unopened portion proposed to be closed. The required Public Hearing was held at this Council meeting for public comments on the proposed closure of this unopened portion of Blackshear Street; at which there were no comments recorded. This is the first reading of the ordinance, and if the ordinance passes on second reading, this portion of Blackshear Street will be closed, and ownership will pass to the adjoining landowners from the center line.

Councilmember Chastain moved to order the ordinance to close the unopened portion of Blackshear Street between South Broad Street and Park Avenue as read for the first time, passed and carried over as presented. Councilmember Baker seconded the motion. There was no further discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO CLOSE THAT CERTAIN PORTION OF UNOPENED BLACKSHEAR STREET FROM ITS POINT OF INTERSECTION WITH S. BROAD STREET TO THE POINT OF INTERSECTION WITH PARK AVENUE, SUCH PORTION OF UNOPENED BLACKSHEAR BORDERED ON THE NORTHWEST PROPERTIES OWNED BY JOHN D. ARCHBOLD MEMORIAL HOSPITAL, INC. AND BORDERED TO THE SOUTHEAST BY PROPERTIES OWNED RESPECTIVELY BY JAMES PAUL BRINKLEY, JR & EMILY CHILDS BRINKLEY; ROBERT A. TAYLOR & MARJORIE M. TAYLOR; EDWARD VANN MIDDLETON & KELLY H. MIDDLETON; RYAN WALTHALL & JOSEPHINE LEE WALTHALL; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

Consider on first reading an ordinance to amend Chapter 11 of the Code of Thomasville, creating a new Article II, captioned "Noise Control".

City Attorney Sanders reported that the current noise ordinance is in need of updating and is embodied in ordinance Sections 11-8, 11-9, 11-11, and 11-12. The proposed noise ordinance deletes these sections and creates a new Article II in Chapter 11, captioned "Noise Control." The proposed noise ordinance provides a comprehensive and nuanced system to regulate noise using the common, "plainly audible" method, as opposed to decibel measuring devices. Plainly Audible is defined as "any sound produced by a source, which can be heard by any Person of ordinary sensibilities using his or her unaided hearing faculties. Measurement standards shall be the auditory senses. Words or phrases need not be discernible and low frequency sound reverberations are included". The ordinance takes into account particular situations, such as noise produced in nonresidential zoning districts, noise produced in the City's Downtown Core, Downtown General and Downtown Edge zoning districts, and single-family residential zoning districts, among others. The ordinance also provides regulation and general restrictions for the instances that are not addressed in the specific restrictions. Among other features, the ordinance also provides a permitting process through which application may be made to exceed the limits and restrictions of the ordinance. City Attorney Sanders reviewed a PowerPoint presentation and the Summary of the Draft Noise Ordinance. It was noted that citizens who had expressed concerns with the proposed drafted ordinance presented in 2023 had been contacted and this new proposed ordinance addressed those concerns. It was further noted that a copy of the proposed ordinance was posted on the City of Thomasville's website for the public to view.

Councilmember Chastain moved to order the ordinance to amend Chapter 11 of the Code of Thomasville, creating a new Article II, captioned "Noise Control" as read for the first time, passed and carried over as presented. Councilmember Baker seconded the motion. There was no further discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO AMEND THE CODE OF THOMASVILLE, GEORGIA, BY (1) AMENDING CHAPTER 11, CAPTIONED "OFFENSES," TO DIVIDE AND DESIGNATE SECTIONS 11-1 THROUGH 11-21 AS ARTICLE I, CAPTIONED "MISCELLANEOUS OFFENSES;" (2) DELETING SECTION 11-8, CAPTIONED "DISTURBING RELIGIOUS WORSHIP UNLAWFUL," IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 11-8 CAPTIONED "RESERVED;" (3) DELETING SECTION 11-9 CAPTIONED "DISTURBING SCHOOL STUDENTS UNLAWFUL" IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 11-9 CAPTIONED "RESERVED;" (4) DELETING SECTION 11-11 CAPTIONED "CREATION OF LOUD OR UNNECESSARY NOISE PROHIBITED;" IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 11-11 CAPTIONED "RESERVED;" (6) DELETING SECTION 11-12 CAPTIONED "SOUND TRUCKS AND SOUND AMPLIFYING DEVICES" IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 11-12 CAPTIONED "RESERVED;" (7) BY ENACTING A NEW ARTICLE II, CAPTIONED "NOISE CONTROL," OF CHAPTER 11 TO PROVIDE FOR THE REGULATION OF NOISE WITH THE CITY OF THOMASVILLE; (8) REPEALING ALL ORDINANCES IN CONFLICT HERewith; (9) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

Consider on first reading an ordinance to rezone 911, 947, and 951 South Broad Street from R-2 to C1, LU (Medical/Treatment Facility).

City Planner, Kenny Thompson, reported that John D. Archbold Memorial Hospital is seeking to construct an orthopedic surgery center and clinic on 935 S. Broad Street which is currently zoned C-1, LU, but would require land from 947 S. Broad Street which is currently zoned R-2, Multi-Family Residential. City staff recommends that the applicant combine all adjacent properties currently owned on the East side of S. Broad Street into one parcel and rezone the entire property to allow for more flexibility and to create a campus setting. Creating a campus setting is consistent with the Comprehensive Plan and compatible with the surrounding neighborhood. The property lies within the "Medical Campus Overlay" district of the Blueprint Comprehensive plan, and the proposal is consistent with the intent of the Comprehensive Plan. Specifically:

- The Blueprint Comprehensive Plan identifies the properties as being inside the Medical Campus Overlay, and the proposed use of the site is consistent with the character of this district.
- The rezoning is consistent with both the existing and proposed use for the site. A consistent zoning of this property will allow a more comprehensive approach to the development of the property.
- The proposed rezoning will not have adverse effects on the surrounding neighborhood. The property is currently being used for medical offices, and the rezoning will allow the continuation of this use.

During the Planning and Zoning meeting, members of the community raised concerns about impacts to vehicle traffic in this area and the potential of noise from mechanical units. Finding these noteworthy concerns but outside of the scope of the rezoning request, the Planning and Zoning Commission voted unanimously to recommend approval.

Councilmember Brown moved to order the ordinance to rezone 911, 947, and 951 South Broad Street from R-2 to C1, LU (Medical/Treatment Facility) as read for the first time, passed, and carried over, as presented. Mayor Pro Tem Scott seconded the motion. There was no further discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown.

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

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING",

BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 1 OF SECTION 22-91 CAPTIONED "R-2, MULTI-FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 97 OF SECTION 22-91 CAPTIONED "C-1 LU, COMMERCIAL LIMITED USE (MEDICAL/TREATMENT CENTER)". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

Resolution to approve professional design services agreement for Balfour Park Improvements Project.

City Planner Thompson reported that the City of Thomasville launched an initiative for park improvements at Balfour Park in the summer of 2024. The initiative is based on recommendations from the citywide Parks and Recreation Master Plan that was adopted in 2023. The purpose of this initiative is to create a master plan of park improvements specifically for Balfour Park that is community driven. Nearly 500 participants provided input through the Balfour Park Visioning Project steering committee, a community visioning charrette, and an online community survey. The City hired a professional design team to help bring the community's vision for Balfour Park to life. The design team provided a master plan of phased park improvements and developed a preliminary design concept for Phase 1 implementation. Phase 1 includes: a new central pavilion, a new playground area, a new misting/splash pad feature (interactive water feature), a new restroom facility, and a new formalized parking area. These improvements were consistently prioritized and supported by community participants during the above-mentioned engagement activities. The City submitted a Land and Water Conservation Fund (LWCF) grant application to support the implementation and construction of Phase 1 of the Balfour Park Master Plan. In anticipation of the LWCF grant being awarded this fall, the City desires professional support in the final design and construction of the Phase 1 design concept. In April 2025, the City solicited statements of qualifications from professional design teams to (1) complete the design development and produce construction documents for the phase 1 preliminary design concept that was created for improvements at Balfour Park and (2) provide support during the corresponding bid and construction phases of the project. The City received responses from six professional design firms. The City intends to contract with one Consultant to provide professional design services for the Balfour Park Improvement Project. An evaluation committee reviewed and scored each firm's submittal, and once final scores were tallied, the evaluation committee selected Kimley Horn as the preferred consulting firm to provide the desired professional design services for improvements at Balfour Park. City Planner Thompson reviewed a PowerPoint presentation which included Phase I Preliminary Design Concepts. The proposed cost of services is not to exceed \$171,710 and will be covered by SPLOST funds that were allocated in the FY2025 budget for the Balfour Park Improvement Project. It is requested that the Council adopt a resolution to enter into an agreement with Kimley Hord for professional design services for improvements at Balfour Park and authorize the Mayor or Mayor Pro Tem to sign all necessary and related documents.

Councilmember Baker moved to adopt the resolution to approve professional design services agreement for Balfour Park Improvements Project, as presented. Mayor Pro Tem Scott seconded the motion. Councilmember Brown asked if plans for Phase I were completed knowing that there would be a Phase II and if when Phase II was ready to begin there would be community listening sessions like there was for Phase I. City Planner Thompson acknowledged yes to both questions. There was no further discussion. The motion remained unchanged and passed unanimously 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, baker and Brown.

The adopted resolution follows.

**CITY OF THOMASVILLE, GEORGIA
RESOLUTION**

WHEREAS, the City of Thomasville aspires to improve the level of service and quality of facilities offered throughout the City's park system;

WHEREAS, the Comprehensive Plan directs the City of Thomasville to work with the community to create individual master plans for improving the City's community and neighborhood parks in accordance with the action plan and priorities set forth in the Parks and Recreation Master Plan; and

WHEREAS, pursuant to these goals, the City of Thomasville launched an initiative is to

create a master plan of park improvements specifically for Balfour Park that is community driven and hired a professional design team to help bring the community's vision for Balfour Park to life; and

WHEREAS, the design team provided a master plan of phased park improvements and developed a preliminary design concept for Phase 1 implementation; and

WHEREAS, the City submitted a Land and Water Conservation Fund (LWCF) grant application to support the implementation and construction of Phase 1 of the Balfour Park Master Plan; and

WHEREAS, in anticipation of receiving the LWCF grant award for said project, the City of Thomasville desires professional support in the final design and construction of the Phase 1 design concept; and

WHEREAS, the Planning Department for the City of Thomasville, Georgia solicited requests for qualifications from qualified design firms (1) to complete the design development and produce construction documents for the preliminary design concept that was created for improvements at Balfour Park and (2) to provide support during the corresponding bid and construction phases of the project; and

WHEREAS, the City Council for the City of Thomasville, Georgia desires to enter into a professional design services agreement with Kimley Horn as being most qualified to perform this work.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. Incorporation of Recitals. The Recitals set forth above are incorporated herein by this reference as if set forth fully in this Section 1.

Section 2. Approval and Authorization of Agreement. The City Council for the City of Thomasville, Georgia approves the award and authorizes the Mayor, or Mayor Pro Tempore in the Mayor's absence, to execute and deliver the Agreement to proceed contingent on formal allocation of grant funding and subject to review and approval by the City Attorney.

Section 3. General Authority. From and after the approval of this Resolution, the Mayor, Mayor Pro Tempore, City Manager, officers, and employees of the City of Thomasville, Georgia are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to comply with the provisions of the Agreement as executed and are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates, including but not limited to the Agreement, as may be necessary or desirable in connection with the execution and delivery of the Agreement and any related documents, all of the forgoing in consultation with the City Attorney.

Section 4. Actions Approved and Confirmed. All acts and doings of the City Council, Mayor, Mayor Pro Tempore, the City Manager, the officers, and employees of the City of Thomasville, Georgia that are in conformity with the purposes and intents of this Resolution and in the furtherance of the Agreement and the execution, delivery, and performance of the Agreement and related documents shall be, and the same hereby are, in all respects approved and confirmed.

Section 5. Severability of Invalid Provisions. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separable from the remaining provisions and shall in no way affect the validity of any of the other provisions hereof or of the Agreement ratified hereunder.

Section 6. Repealing Clause. All resolutions or parts thereof in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 7. Effective Date. This resolution shall be effective immediately upon its adoption.

Adopted and approved this 27th day of May, 2025.

REPORTS

There were no reports provided by Councilmembers or leadership staff at this meeting.

EXECUTIVE SESSION

Councilmember Chastain moved to close the public meeting to enter into an Executive Session for the discussion of litigation, pursuant to O.C.G.A. § 50-14-2(1)). Councilmember Brown seconded the motion. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Mobley, Scott, Chastain, Baker and Brown. The meeting was duly closed to the public at 6:23 PM.

Following the duly convened and adjourned Executive Session, the meeting reopened to the public at 6:51 PM.

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 6:52 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk

[seal] →

