

City of Thomasville Council Meeting, June 23, 2025

The Council of the City of Thomasville met in regular session on the above date. Mayor Pro Tem, Terry Scott presided, and the following Councilmembers were present: Councilmembers Scott Chastain, Royal Baker and Lucinda Brown. Also present were the City Manager, Chris White; City Attorney, Timothy C. Sanders; Assistant City Manager, Sheryl Sealy; other city staff; citizens and members of the media. It shall be noted that Mayor Todd Mobley was absent from this meeting. 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 Pro Tem Terry Scott called the meeting to order at 6:00 PM.

INVOCATION

Mayor Pro Tem Scott gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Scott led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Scott Chastain moved to approve the Regular Council Meeting Minutes of June 9, 2025, as presented. Councilmember Royal Baker seconded the motion. There was no discussion. The motion passed 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

PROCLAMATION

Councilmember Lucinda Brown noted that Parks and Recreation are an integral part of the Thomasville community, which aids in promoting health and wellness, and improving the physical and mental health of Thomasville residents. She recognized Mike Owens, Director of Parks & Recreation; and Stephen Stewart, Director of Public Works, and presented to them a proclamation recognizing the month of July 2025 as Park and Recreation Month.

RECOGNITION

Thomasville Masonic Lodge No. 369, Michael Dukes, honored Assistant Fire Chief, Craig Dukes, as the recipient of the *First Responder of the Year Award*. Asst. Fire Chief Dukes was recognized for his lifetime of contributions to Thomasville Fire Rescue and his continued commitment to helping raise safety standards for current and future firefighters. Michael Dukes, Asst. Fire Chief Dukes' son, presented Asst. Fire Chief Dukes with the award, noting that Asst. Fire Chief Dukes was also the best Father and Pops.

CITIZENS TO BE HEARD

Mayor Pro Tem Scott 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. Jennifer Dyson, resident of Calhoun Street, Thomasville, Georgia, voiced concerns with the actions of Police Officers at a recent incident at her home. She reported that her house had been set on fire by teenagers recently who shot fireworks under the air conditioning unit after claiming they were going to do it on social media. She further reported that the first Police Officers that came to the home were helpful; however, the second set of Police Officers were not respectful. Mayor Pro Tem Scott noted he would have the City Manager follow up with Ms. Dyson regarding the incident.
2. Kari Neal, resident of Landover Park, Thomas County, Georgia, spoke to Councilmembers of the benefits of Pickleball and noted that the City does not have anything that promotes mental health, agility and socialization of its senior population. She encouraged Councilmembers to seek ways to increase the number of Pickleball courts in Thomasville.

3. Robin Roberson, resident of Breezy Pine Lane, Thomas County, Georgia, also addressed Councilmembers regarding the lack of Pickleball courts in Thomasville. She noted that Pickleball is the one sport that can be played and enjoyed by any age individual. She further noted that there are courts in Thomas County; however, there are only six and they are used by players every day.

ADOPT AGENDA

Councilmember Baker moved to adopt the agenda as presented. Councilmember Chastain seconded the motion. There was no discussion. The motion passed 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

OLD BUSINESS

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

NEW BUSINESS

Public Hearing: FY2025 Community Development Block Grant (FY2025 CDBG) – Innovative Grant.

Mayor Pro Tem Scott opened the Public Hearing for the purpose of the Southwest Georgia Regional Commission (SWGRC) to hear public comment relating to the FY2025 Community Development Block Grant (FY2025 CDBG) – Innovative Grant. Deputy & Planning Director, Barbara Reddick, reported this mandated public hearing was to obtain public comment and to educate the community about the project prior to the submission of the Grant Application. She noted that the Southwest Georgia Regional Commission is working with Halcyon Home and the City of Thomasville to submit a pre-application to the FY 2025 CDBG – Innovative Grant for the purposes of building a new family violence shelter. The new shelter will include transitional housing and daycare. This is being done to provide a pathway to transform the lives of victims of family violence. Director Reddick noted that while the City of Thomasville is the grant applicant, it is Halcyon Home who will provide the matching funding requirement of the grant and the SWGRC will be the grant administrator. Director Reddick reported the current family violence shelter facility is severely antiquated and not compliant with the American with Disabilities Act (Ada). She further reported that the current facility is not large enough to ensure the safety and privacy of those individuals and families in domestic violence situations; therefore, a new facility is needed. The new facility will also assist adjacent communities. It was noted that the role of SWGRC in this process was to be the grant administrator, grant writer, and to make certain that all is compliant, quarterly reporting is completed, and to ensure the Halcyon Home and the City of Thomasville have all documents turned in and in compliance until the Grant is closed out. Director Reddick inquired if there were any citizens that would like to comment in favor, or in opposition, of this Grant application and project. There were no citizens who provided any comments. Mayor Pro Tem Scott closed the Public Hearing and presided over the remainder of the meeting.

Resolution to submit application; to approve required documents and authorize the Mayor or Mayor Pro Tem to sign all necessary and related documents; and, to accept the commitment of matching funds for the FY2025 Community Development Block Grant (FY2025 CDBG) Innovative Grant for construction of new family violence shelter by Halcyon Home.

Grant Administrator, Pam Schalk, reported that the City Council had previously approved the submission of the Community Block Development Grant for this project; however, it was determined that the FY2025 CDBG - Innovative Grant would be a better fit for this type of project for the community. She reported this application request will be for \$5,000,000 toward the construction of a new family violence shelter and related facilities; and that a Memorandum of Agreement between the City of Thomasville and the Southwest Georgia Regional Commission and the Memorandum of Understanding between the City and Halcyon Home outlines each parties' responsibilities (which is no change from previous presentation):

- SWGRC will assist with the application and administration of the FY2025 CDBG application.
- Halcyon Home will be responsible for all costs related to this project over the grant amount to include all administrative costs such as public notices and grant management assistance.
- Halcyon Home will be responsible for all costs related to this project over the grant amount to include all administrative costs such as public notices and grant management assistance.
- Staff will assist with the application and the financial management related to the future award.

Administrator Schalk further reported that it is requested that the City Council approve the submission of a grant application to the Department of Community Affairs on behalf of Halcyon Home for the construction of a new family violence shelter and related facilities, and to certify the Mayor or Mayor Pro Tem to sign all necessary and related documents. Administrator Schalk noted the documents include, but are not limited to, Service Delivery Strategy assurance, Title VI Plan and Policy, and Language Access Plan updates. It was noted that the City of Thomasville will provide staff time for administrative duties preparing the grant application and the amounts of matching funds needed from Halcyon Home will be determined following the architectural reports. Administrator Schalk reported that while the current application is a Pre Application, staff is preparing for the full application in advance as a matter of efficiency.

Councilmember Chastain moved to adopt the resolution to approve the submittal of application; to approve required documents and authorize the Mayor or Mayor Pro Tem to sign all necessary and related documents; and, to accept the commitment of matching funds for the FY2025 Community Development Block Grant (FY2025 CDBG) Innovative Grant for construction of new family violence shelter by Halcyon Home. Councilmember Brown seconded the motion. There was no further discussion. The motion passed 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The adopted Resolution follows.

RESOLUTION

WHEREAS, the Council of the City of Thomasville, Georgia, desires to assist with providing safe shelter for victims of family violence in this region; and,

WHEREAS, the City of Thomasville desires to serve as the grant's applicant/recipient for the FY 2025 CDBG Innovative application to build a new family violence shelter and related facilities located at Garden Center Drive and Halcyon Home will serve as the subrecipient, and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires that an application be submitted to the Department of Community Affairs (DCA) for funding under the FY 2025 Community Development Block Grant (CDBG) Innovative Grant; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to accept and adopt the Service Deliver Strategy, Language Access Plan, and Title IV Civil Rights Plan and Policy as related to the FY2025 CDBG Innovative application.

WHEREAS, the Council of the City of Thomasville, Georgia, desires to enter into a Memorandum of Agreement with the Southwest Georgia Regional Commission for the preparation of the application and the management of the future award; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to enter a Memorandum of Understanding with the Halcyon Home Board of Directors to outline each parties' responsibilities; and,

WHEREAS, the Council of the City of Thomasville, Georgia, desires to authorize the mayor to sign all necessary and related documents as shall be necessary in relation to the FY25 CDBG Innovative Grant.

THEREFORE BE IT RESOVLED, Halcyon Home will be responsible for the cash match commitment in the amount of a minimum of four million four hundred twenty thousand (\$4,420,000). Halcyon Home has allocated these funds for the new construction of a new building as stated in the attached letter; and,

BE IT FURTHER RESOLVED by the Council of the City of Thomasville, Georgia, hereby authorizes the submittal of the FY 2025 Community Development Block Grant (CDBG) Innovative Grant application in the amount of five million (\$5,000,000) dollars to the Department of Community Affairs (DCA) to provide funding assistance to construct a new building for a family violence shelter, to construct duplexes on separate lots from the main building, and build a therapeutic childcare center for residents only on site; and

BE IT FURTHER RESOLVED, the Council of the City of Thomasville, Georgia, accepts and adopts the Service Delivery Strategy, Language Access Plan, and Title IV Civil Rights Plan and Policy as related to the FY2025 CDBG Innovative application; and,

BE IT FURTHER RESOLVED, the City of Thomasville will provide in-kind matching funds in the amount of up to one thousand (\$1,000) for annual audit fees and Halcyon Home will comply with the matching funds requirement of the CDBG Innovative grant; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the execution of both the referenced MOA and the MOU as to outline each parties' responsibilities; and,

BE IT FURTHER RESOLVED that the Council of the City of Thomasville, Georgia, further authorizes the Mayor of the City of Thomasville or Mayor Pro Tempore, as the signatory on all necessary and related documents as shall be necessary in relation to the FY 2025 CDBG Innovative application.

PASSED, APPROVED AND ADOPTED by the City of Thomasville, Georgia on this 23rd day of June 2025.

Resolution to accept the Selection Statement for Architectural Services for the FY2025 Community Development Block Grant (FY2025 CDBG) Innovative Grant for the construction of new family violence shelter and related facilities.

Grant Administrator Pam Schalk reported that the Halcyon Home family violence shelter needs expansion and updates. She further reported that the City and Halcyon Home are partnering to apply for the FY2025 CDBG – Innovative Grant for the construction of a new family violence shelter. The Architectural Services Proposals were solicited and reviewed by the scoring committee. The Halcyon Home Board of Directors has voted to accept the committee's recommendation of McCall Architect Firm's proposal and certify the Mayor or Mayor Pro Tem to sign all necessary and related documents. The City Council must also accept the recommendation as part of the application for the FY2025 CDBG Innovative grant on behalf of Halcyon Home for the construction of a new family violence shelter.

Councilmember Brown moved to accept the Selection Statement for Architectural Services for the FY2025 CDBG Innovative Grant for construction of the new family violence shelter and related facilities as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The approved resolution follows.

**Basis for Selection of Firm
to Provide Architectural Services**

The City of Thomasville, having followed HUD guidelines for procurement for Architectural Services for a Community Development Block Grant (CDBG) Innovative application, involving publishing an advertisement, and direct mail to 11 known providers, have made the following decision for their Fiscal Year 2025 CDBG Innovative application. This decision was based on scores determined on an Evaluation/Score sheet for selection of Architectural Services.

In accordance with Procurement Standards for Federally Funded Projects, the City of Thomasville have selected McCall Architects for their Architectural Services to assist in developing their Fiscal Year 2025 CDBG Innovative application project. Upon the City Council Member's vote and acceptance of this Selection Statement, a contract will be drawn up with this Architectural Firm.

Adopted the 23rd day of June 2025.

First Reading of an ordinance to amend Thomasville Municipal Code Chapter 13 to provide for New Article VII, captioned “Stormwater Utility”.

Assistant Utilities Superintendent, Eric Gossett reported that currently, the City does not have a stormwater utility to address stormwater needs. All efforts are typically responsive or in preparation of a storm. Additionally, this is a need identified by the public. Also, when the City partnered with GMC to conduct a stormwater master plan, it was recommended that the City implement a stable funding source for stormwater needs. Currently, it is funded by the general fund, which is funded by the electric fund. Annually, the City spends approximately \$1.32 Million, and the City does not charge for stormwater services. The amended ordinance would provide the City Council the authority to bill for stormwater services and establish a new utility. The new utility would be limited to the city limits. The ordinance would also establish the responsibilities of the new utility. It would be limited to stormwater within possession and control of the City, within public right-of-way and within legally dedicated easements. The City shall not maintain privately owned stormwater infrastructure. The amended ordinance shall consist of three billing rate classes: single family residential, non-single family residential (commercial) and undeveloped customer class. The single-family residential class will be based upon a tier system to provide a fair and equitable rate structure based upon impervious surface. The non-single family residential class will be based upon a methodology of determining the customer’s equivalent residential unit (ERU) to determine their charge. Finally, the undeveloped customer class will be charged zero ERUs. Also, the amended ordinance shall provide additional enforcement under 13-245 (i). This section shall treat non-complaint facilities as nuisances, which the City can cause to be abated by going to court for order to abate, and if granted, authorizing the City to fix the problem (under the court order) and lien the property for the cost. Finally, the City shall pay for their impervious surface. The only exemptions shall be linear railroads, public streets and public sidewalks, for example. All private railroads, streets and sidewalks were calculated into the parcel’s impervious surface square footage. Also, there shall be a credit manual to provide discounts to customers. However, these credits must be applied for through the City. Lastly, there will be an established appeal process with the City Manager appealing any disputed decisions pertaining to the Stormwater Utility. The proposed ordinance will provide for a new Article VII “Stormwater Utility”. There was brief discussion regarding impervious surfaces, how credits will be applied, and how the ordinance will provide for a means to address the numerous Stormwater maintenance concerns.

Councilmember Chastain moved to order the ordinance to amend Thomasville Municipal Code Chapter 13 to provide for New Article VII, captioned “Stormwater Utility”, 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 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The ordinance title follows.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF THOMASVILLE AT CHAPTER 13; TO PROVIDE FOR A NEW ARTICLE VII “STORMWATER UTILITY”; TO PROVIDE FOR DEFINITIONS; TO CREATE A STORMWATER UTILITY; TO PROVIDE FOR A STORMWATER UTILITY SERVICE AREA; TO PROVIDE A STATEMENT OF PURPOSES AND FINDINGS OF FACT; TO PROVIDE FOR SCOPE OF RESPONSIBILITY FOR STORMWATER MANAGEMENT SYSTEMS AND FACILITIES; TO PROVIDE FOR THE ESTABLISHMENT OF STORMWATER USER FEE CHARGES; TO PROVIDE FOR STORMWATER UTILITY CUSTOMER CLASSES; TO PROVIDE THE METHOD FOR ESTABLISHMENT OF STORMWATER USER FEE CHARGE RATES; TO PROVIDE FOR STORMWATER USER FEE CHARGE EXEMPTIONS; TO PROVIDE FOR STORMWATER USER FEE CHARGE CREDITS; TO PROVIDE FOR INSPECTIONS AND ENFORCEMENT; TO PROVIDE FOR STORMWATER USER FEE BILLING, DELINQUENCIES, COLLECTIONS, AND ADJUSTMENTS; TO PROVIDE FOR APPEALS; TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

First readings of ordinances to demolish unfit structures in Thomasville, Georgia.

Executive Director of Inspections & Engineering, Mark Harmon, reported that the structure in each location has been in a deteriorating state without utilities for an extended period. The required appraisals were completed to confirm that each structure met the threshold for demolition. Notices of Unfit structure status along with a scheduled hearing date were sent November 27, 2024, to known interested parties and posted at the site. Each Unfit Structure case was

brought before the City Manager in an advertised hearing on December 12, 2024, where an order was lawfully issued to demolish this structure within 30 days (expired January 13, 2025). The (Lis Pendens) order was recorded 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. Director Harmon reported that there was a sixth structure located at 622 North Stevens Street for consideration discussed at the June 18, 2025, Council Workshop; however, the owner has since begun the demolition process on their own; therefore, it was eliminated from the list below.

1. First reading of an ordinance to demolish an unfit structure located at 111 Teddy Street, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1886. The dwelling is in a severely 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. The entire house is in a fragile state. Much of the floor system and interior are missing where the crawl space floor is visible. The electrical, plumbing, and heating systems are missing and would require complete replacement.

Councilmember Chastain moved to order the ordinance to demolish an unfit structure located at 111 Teddy Street, Thomasville, Georgia, as read for the first time, passed, and carried over, as presented. Councilmember Brown seconded the motion. there was no further discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 111 TEDDY STREET, THOMASVILLE, GEORGIA; OWNED BY ASHLEY N. THOMPSON; 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 demolish an unfit structure located at 115 Jones Street, Thomasville, Georgia.

Director Harmon reported that this structure has been destroyed by fire. The Tax Assessor's office, the dwelling was constructed in 1907 and had been unoccupied for an extended period prior to the fire.

Councilmember Brown moved to order the ordinance to demolish an unfit structure located at 115 Jones Street, Thomasville, Georgia, 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 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 115 JONES, THOMASVILLE, GEORGIA; OWNED BY MAMIE O MONROE; 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 demolish an unfit structure located at 117 Jones Street, Thomasville, Georgia.

Director Harmon reported the structure was destroyed by fire as a result of the abandoned house next door burning and the fire spreading to this structure. According to the Tax Assessor's office, the dwelling was constructed in 1907, and nothing remains as a result of the fire.

Councilmember Chastain moved to order the ordinance to demolish an unfit structure located at 117 Jones Street, Thomasville, Georgia, 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 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 117 JONES, THOMASVILLE, GEORGIA; OWNED BY CHRISTOPHER CORDY AND JACQUELINE OGLESBY; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

4. First reading of an ordinance to demolish an unfit structure located at 215 Sixth Avenue, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1917, and the title search revealed a long list of interested parties dating back many years. This structure has been on the dilapidated list since February 2016. At first glance this house may look reparable, but upon closer scrutiny, all the major components require replacement (electrical, plumbing, mechanical, major portions of the roof). There are also structural repairs required. This combined with the very clouded title, explains why it has been sitting in this state for 10-20 years. Because the owner attended the hearing by phone, they were granted the maximum time span of 120 days.

Councilmember Baker moved to order the ordinance to demolish an unfit structure located at 215 Sixth Avenue, Thomasville, Georgia, as read for the first time, passed, and carried over, as presented. Councilmember Brown seconded the motion. there was no further discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 215 SIXTH AVE., THOMASVILLE, GEORGIA; OWNED BY ESTATE OF KIRBY A EVERETT, DECEASED AND MU DEAR PROPERTIES, INC.; TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

5. First reading of an ordinance to demolish an unfit structure located at 217 West Jerger Street, Thomasville, Georgia.

Director Harmon reported that according to the Tax Assessor's office, the dwelling was constructed in 1914, and the house has been without utilities and unoccupied a minimum of 15 years. The current owner purchased the property in 2014; however, there has been no effort to renovate, repair, or demolish. It appears the house is being used as storage of other materials and the house stands in a very fragile state. This structure has been on the dilapidated list since February 2016.

Councilmember Brown moved to order the ordinance to demolish an unfit structure located at 217 West Jerger Street, Thomasville, Georgia, 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 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The ordinance title follows.

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 217 W JERGER STREET, THOMASVILLE, GEORGIA; OWNED BY CHARLIE MAE GILBERT AND JOHN CLAYTON.; 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 Thomasville Municipal Code Chapters 19 and 22 concerning parking requirements.

City Planner, Kenneth Thompson, reported that the current off-street parking requirements within the zoning code do not adequately address the needs and desires of Thomasville or the City's development goals as outlined in the Blueprint Comprehensive Plan, especially related to community centers, museums, libraries, and art schools. While these institutions are desired in our community, excessive and outdated parking mandates constrain infill development

and limit flexibility in land use. Additionally, the ability to include on-street parking (where available) to meet required parking minimums can aid infill development as well. The proposed text amendments provide modest policy changes to the City's parking requirements to support economic vitality, walkability, and adaptive reuse. The proposed text amendments aim to accomplish two goals: 1) Create new parking standards specific to community centers, museums, libraries, and art schools; and 2) Allow for on-street parking to count toward required parking minimums. Updates to the zoning codes have addressed these issues in areas within our community through efforts such as the Downtown Code and the Victoria Place overlay, but the proposed text amendments would allow these updates to apply city-wide. Specifically, the proposed text amendments will:

- Provide appropriate parking minimums for Community Centers and similar uses by adding specific standards for this use (currently they fall under "1. Assembly," which has a much higher parking requirement).
- Allow for on-street parking adjacent to a property to be counted toward the required parking minimums.
- Remove sections of Chapter 19, traffic, that prohibit and restrict on-street parking within the City.

There was brief discussion regarding how this proposed ordinance will help development in the future.

Councilmember Chastain moved to order the ordinance to amend Thomasville Municipal Code Chapters 19 and 22 concerning parking requirements 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 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The ordinance title follows.

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF THOMASVILLE BY AMENDING SECTION 19-75 CAPTIONED "PARKING PROHIBITED DURING CERTAIN HOURS IN DESIGNATED PLACES" OF ARTICLE III CAPTIONED "STOPPING, STANDING AND PARKING" OF CHAPTER 19 CAPTIONED "TRAFFIC" ; AND BY DELETING IN ITS ENTIRETY SUBPARAGRAPH (1)(E) "ASSEMBLY USE, DANCE SCHOOL" OF SECTION 22-437 CAPTIONED "OFF-STREET PARKING STANDARDS" OF ARTICLE X CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING"; SO AS TO ADD AN ENTIRELY NEW SUBPARAGRAPH (1)(E) "ASSEMBLY USE, COMMUNITY CENTER; LIBRARY, MUSEUM, OR ART GALLERY"; OF SECTION 22-437 CAPTIONED "OFF-STREET PARKING STANDARDS" OF ARTICLE X CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING"; ADD BY ADDING A NEW SECTION 22-441 CAPTIONED "REDUCTION IN PARKING REQUIREMENTS FOR ON-STREET PARKING" OF ARTICLE X CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO RENAME AS ARTICLE X CAPTIONED "RESERVED" OF CHAPTER 22 CAPTIONED "ZONING" AND RENAME SECTIONS 22-442 THROUGH 22-443 "RESERVED AND BY REPEALING ALL INCONSISTENT ORDINANCES AND PROVISIONS, ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First reading of an ordinance to rezone 325 West Jackson Street from DC, Downtown Core, to DC-CU, Downtown Core - Conditional Use (Church/Cemetery/Columbarium) with Conditions.

City Planner, Kenneth Thompson, reported that the applicant (Trinity Anglican Church) wants to construct and operate a columbarium on the grounds of an existing church campus located in the downtown core. Designating a portion of church property as a sacred space for the interment of cremated remains is only allowable as a conditional use in the downtown districts. Therefore, the subject property will need to be rezoned to allow the conditional use of "church/cemetery/columbarium." The property is currently zoned DC, Downtown Core. Religious institutions and their accessory uses are allowable by right in the district. The columbarium aligns with the property's use and supports harmonious development in the area. However, staff notes that the long-term presence of a sacred space along a commercial corridor could limit redevelopment opportunities. To address this, staff recommends including a condition that would require the columbarium to be relocated in the future if the church ceases operations at this site. Since the proposed use (Cemetery/Columbarium) is a Conditional Use, the Council must review the proposal for potential impacts, and if necessary, attach mitigating stipulations to the rezoning. The Planning and Zoning Commission and staff recommend approval with the condition that the applicant agrees to relocate the columbarium if the church ever relocates. As recommended by staff and the Planning and Zoning Commission, approval of the Conditional Use (Cemetery/Columbarium), subject to the following conditions:

- Relocation Provision: The applicant shall agree that the columbarium will be respectfully relocated if the church ceases operations or relocates to another property in the future.

Councilmember Baker moved to order the ordinance to rezone 325 West Jackson Street from DC, Downtown Core, to DC-CU, Downtown Core - Conditional Use (Church/Cemetery/Columbarium) with Conditions, as read for the first time, passed, and carried over, as presented. Councilmember Chastain seconded the motion. There was no further discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

The ordinance title 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 "DC-DOWNTOWN CORE", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 13 OF SECTION 22-91 CAPTIONED "DC-CU, DOWNTOWN CORE CONDITIONAL USE (141, CEMETERIES/COLUMBARIUM) SUBJECT TO THE FOLLOWING CONDITION: RELOCATION PROVISION: THE APPLICANT SHALL AGREE THAT THE COLUMBARIUM WILL BE RESPECTFULLY RELOCATED IF THE CHURCH CEASES OPERATIONS OR RELOCATES TO ANOTHER PROPERTY IN THE FUTURE WITH ADDITIONAL CONDITIONS."; TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Motion to confirm and award grant to Thomasville Community Development Corporation (TCDC) in the amount of \$50,000 for TCDC's Neighborhood Improvement Grant Program and to authorize the Mayor to execute a Grant Agreement between the City of Thomasville and the TCDC.

City Manager, Chris White reported the Thomasville Community Development Corporation (TCDC) had submitted a letter of request for TCDC's annual Neighborhood Improvement Grant Fund. The Neighborhood Grant Fund is administered by the TCDC, and all city funding will be used as direct assistance for neighborhood improvement projects. It was noted that the 2025 grant program TCDC replace three roofs, upgraded one plumbing system, and complete a handicap bathroom renovation within the boundaries of the Traditional Neighborhoods URA (TN-URA). The 2025 funding also assisted with a Back-To-School bash and thanksgiving meal delivery throughout the Neighborhood Activities Grant. It was further noted that with the guidance of the neighborhood grant committee, the TCDC requests to use city funding for the following uses:

- Home improvement Grants
- Neighborhood Activities Grants
- Commercial Façade Grants
- Heirs' Property Assistance Funding
- Contractor Training Funding

TCDC Executive Director, Earl Williams was present at this meeting and noted that the applications for the above requested services will not be distributed until after Council approves the funding and the funding is received by TCDC.

Councilmember Baker moved to confirm and award grant to Thomasville Community Development Corporation (TCDC) in the amount of \$50,000 for TCDC's Neighborhood Improvement Grant Program and to authorize the Mayor to execute a Grant Agreement between the City of Thomasville and the TCDC, as presented. Councilmember Chastain seconded the motion. There was no further discussion. The motion passed unanimously 4-0, with the following votes recorded: AYES: Scott, Chastain, Baker and Brown.

REPORTS

City Manager White reported Field Representative Mr. Paul Fryer, was present on behalf of Congressman Sanford Bishop to provide a brief update regarding the recent termination of the EPA Grant. Mr. Fryer reported that Congressman Bishop has been working to resolve the situation surrounding the recent termination of the EPA Grant. The staff in Washington DC is communicating with the EPA and a letter was sent from mayor Mobley to the EPA and


will be visiting Washington DC soon. Mr. Fryer also noted there were steps being taken to address this in the appropriations process; however, it would take time and partisan cooperation. He further reported Congressman Bishop is well aware of the severity of the blow to Thomasville to lose a \$19.8million grant; of which \$8.8million was directed to the sanitary sewer system.

Councilmembers collectively thanked those who came to the meeting to speak to Council. They also acknowledged the severity of the loss of the EPA Grant for the community and its infrastructure. Councilmembers also acknowledged that the city is looking at multiple other concerns with aging infrastructure; parks and recreation services; grant and private funding for various community needs; and discussions of potential funding sources to help to cover some of the needed infrastructure costs and requested services. It was noted that the city could benefit from a Transportation Special Local Option Sales Tax (T-SPLOST) that would assist with road paving needs for the city and county.

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 7:06 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Todd Mobley



ATTEST: City Clerk

