

MINUTES
REGULAR MEETING OF THE VALDOSTA CITY COUNCIL
5:30 P.M., THURSDAY, MAY 6, 2021
301 EAST CENTRAL AVENUE

OPENING CEREMONIES

Mayor Scott James Matheson called the regular meeting of the Valdosta City Council to order at 5:30 p.m. Council members present were: Joseph “Sonny” Vickers, Sandra Tooley, Tim Carroll, Eric Howard, Andy Gibbs, and Vivian Miller-Cody. Councilman Ben Norton was absent. The invocation was given by Pastor Curtis Jenkins, New Life Bible Church, followed by the Pledge of Allegiance to the American Flag.

APPROVAL OF MINUTES

The minutes of the April 22, 2021 Regular Meeting were approved by unanimous consent (6-0) of the Council.

PUBLIC HEARINGS

ORDINANCE NO. 2021-5, AN ORDINANCE TO REZONE 0.34 ACRES LOCATED AT 1807 GREEN CIRCLE FROM SINGLE-FAMILY RESIDENTIAL (R-10) TO OFFICE-PROFESSIONAL (O-P) ZONING

Consideration of Ordinance to rezone 0.34 acres from Single-Family Residential (R-10) to Office-Professional (O-P) Zoning as requested by Ron Borders (File No. VA-2021-02). The property is located at 1807 Green Circle at the northern end of the circular loop and approximately 250’ north of Baytree Road. The Greater Lowndes Planning Commission reviewed this request at their April Regular Meeting and recommended approval (10-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Ron Borders is requesting to rezone 0.34 acres from Single-Family Residential (R-10) to Office-Professional (O-P) Zoning. The property is located at 1807 Green Circle, which is located at the northern end of the circular loop of Green Circle, and approximately 250 feet north of Baytree Road. It currently contains a single-family residence (1,320 square feet). The applicant acquired this property in January, 2021 and is proposing to convert it to a professional office similar to the adjacent properties along Green Circle. This includes the installation of a small parking area of approximately five spaces in the front yard. The property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of O-P Zoning. Green Circle is a small enclave area consisting of seven parcels along the north side of the Baytree Road corridor which were all former residences. Over the past 20+ years, all of these other properties have already been rezoned to O-P Zoning and have converted to professional office usage. Due to Green Circle’s small isolated nature with its only means of access coming from Baytree Road, continued use of these properties for residential purposes is no longer appropriate. These properties were purposefully designated “Neighborhood Activity Center” in the Comprehensive Plan, in the same manner as the rest of the nearby Baytree corridor. This was done so that they could be redeveloped in a manner consistent with the other properties along this section of the corridor which are professional offices with light commercial uses along portions of the Baytree frontage. O-P Zoning is appropriate for this property, just as it was deemed appropriate for the other Green Circle properties in the past. The applicant is proposing minor renovations as well as the installation of a five-space parking lot in the front yard. Although these five parking spaces alone would meet the minimum parking requirements for a professional office of this size, there are still some additional on-street parking within the Green Circle right-of-way which are currently shared by all the Green Circle properties. As part of the redevelopment, a buffer yard (10’ wide with opaque fence) will be required along the northern property line adjacent to the R-10 Zoning facing Alden Avenue. It does not appear that the proposed small parking area will be large enough to trigger stormwater detention requirements. Staff found the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommended approval. The Planning Commission reviewed this at their April 26, 2021 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (10-0 vote).

No one spoke in favor of the request.

No one spoke in opposition to the request.

A **MOTION** by Councilman Gibbs, seconded by Councilman Howard, was unanimously adopted (6-0) to enact Ordinance No. 2021-5, an Ordinance to rezone 0.34 acres located at 1807 Green Circle from Single-Family Residential (R-10) to Office-Professional (O-P) Zoning as requested by Ron Borders, the complete text of which will be found in Ordinance Book XIV.

AN ORDINANCE TO REZONE 1.81 ACRES LOCATED AT 2584-2587 MARATHON DRIVE FROM SINGLE-FAMILY RESIDENTIAL (R-6) AND PLANNED RESIDENTIAL DEVELOPMENT (PRD-6) TO MULTI-FAMILY RESIDENTIAL (R-M) ZONING DENIED

Consideration of an Ordinance to rezone 1.81 acres from Single-Family Residential (R-6) and Planned Residential Development (PRD-6) to Multi-Family Residential (R-M) Zoning as requested by Four Bee Development, LLC (File No. VA-2021-03). The property is located at 2584–2587 Marathon Drive along both sides of the road and immediately south of Northside Drive. The Greater Lowndes Planning Commission reviewed this request at their April Regular Meeting and recommended approval (10-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Four Bee Development, LLC is requesting to rezone a total of 1.81 acres from Single-Family Residential (R-6) and Planned Residential Development (PRD-6) to all Multi-Family Residential (R-M). The property is located at 2584-2587 Marathon Drive, which is along both sides of the road immediately south of Northside Drive. The properties are currently vacant, and the applicant is proposing to develop them all as two-story Multi-Family Residential apartments with a total of approximately 28 dwelling units. The applicant is proposing to develop each side of Marathon Drive separately and each with its own architectural style. The property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M Zoning. The surrounding development pattern is mostly dominated by high-density Residential development in the form of apartments, duplexes, and Single-Family development on relatively small lots. There are also institutional uses (such as a church) as well as light commercial uses nearby along Northside Drive. This mixed development pattern is also reflected in the surrounding mixed Zoning patterns which include, R-10, R-6, PRD-6, R-M, and also C-C. Therefore, the applicant's proposal fits in well with these mixed patterns, and its magnitude is not large enough to trigger any concerns regarding impacts to traffic or infrastructure (i.e., 28 units compared to the more than 300 units at nearby Lakeside Apartments). The property has been vacant for more than 25 years and this proposed development will be the first new development in the area in a long time. Staff found the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommended approval. The Planning Commission reviewed this at their April 26, 2021 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (10-0 vote).

Councilman Gibbs inquired as to whether the road could handle the extra traffic. Matt Martin stated that if there is a concern about traffic as part of the development process, they would have to do a traffic study. He did not think that 28 apartments are large enough to cross that threshold. In terms of driveway spacing and site visibility, all of those standard requirements would have to be met. Councilwoman Miller-Cody inquired as to why the Developer would not consider putting homes there instead of apartments. Matt Martin stated that would be a good question for the Developer.

Bill Kent, Innovate Engineering, 2214 North Patterson Street, spoke in favor of the request. Mr. Kent stated that he is the Project Engineer and as far as traffic and parking, the site plan meets all of the Land Development Regulations. They will also comply with any of the other Regulations.

James Miller, Representative of the Church that is adjacent to the proposed property, spoke in opposition to the request. Mr. Miller asked those who represented the Marathon community who were against the request to please stand. He has 87 signatures represented by individuals from the community who are against this request. They believe the current R-6 and PD-6 Zoning, which supports single-family housing and duplexes, reflects the

highest and best use of the property for the City and the community. Mr. Miller stated that having been in the community for over 30 years, he can assure you that the maps used for the rezoning request do not provide a good sense of scale or relationship of the site to the community. He wanted to focus on the area between North Forrest Street and Marathon Drive. This is less than a quarter of a mile. Imagine the distance of a person walking one lap around the track at Valdosta Middle School. It is his intent to convince Council to vote no to the rezoning request for the parcels located at 2587 and 2586 Marathon Drive. The residents of this community are highly concerned about the negative impact that another infield Multi-Family Development will have on the people who live in this community. Why is a Multi-Family Development a bad choice for this undeveloped space within the community? The ultimate value of land is proportionate to its density. The local community is extremely concerned about the magnitude and the added density which will further reduce their property values. The site is in an ultra-dense and over developed area. According to the U. S. Census data, the section from Northside Drive between North Forrest Street and Marathon Drive is conservatively two to three times higher than the population density for the City of Valdosta. Four points related to density are the fiscal impact, the safety impact, the traffic impact, and the impact on the infrastructure. The additional burden of a Multi-Family Project in this specific area will add an additional burden to the City's water supply, stormwater, sanitary sewer, solid waste system, and this will not be covered by the additional tax revenue even with the millage rate increase that was approved last year. Safety is an issue connected to the density of this community. In this area, there is Lakeside Apartments which is a 192-unit apartment complex and one of the largest in the City of Valdosta. Across the street from Lakeside Apartments and adjacent to the western part of this proposed site is a 24-unit Multi-Family Development. All around the site are several ultra-dense Single-Family and duplex neighborhood lots. This is not a City of high-rise buildings and it is especially not the case for this community. A conservative count results in approximately 391 households and at least 997 people already living in a space that is less than the distance of walking one lap around the track at Valdosta Middle School. The street geometry and the intersection design influence vehicular and pedestrian safety. In 2018, the Georgia Department of Transportation (GDOT) performed a traffic study in the area. The station on Northside Drive recorded an average traffic count of 7,270 vehicles per day. GDOT has projected that number to rise to 9,230 vehicles per day. If the Zoning Committee was to look at the guidelines established by Valdosta's Municipal Codes and Ordinances, they will find that there is not enough road frontage on this site to facilitate the proposed design. Looking at the aerial maps, you will see that there are already several dangerous overlapping ingress and egress points from North Forrest Street to Marathon Drive that often create traffic backups in this area. In visiting this community when families are at home during the evening and on weekends, you will see that there are a high number of pedestrians, elderly people, disabled people, mothers, and children who have to choose between walking in muddy ditches and dodging snakes or walking on a busy road dodging cars just to get to the nearby neighborhood gas stations or the Dollar General on the corner to get the staple items they need for survival. When we look at the infrastructure impact which is the stormwater, wastewater, and solid waste, we see another reason why the Multi-Family designation is a bad choice. There is a natural creek that flows under Marathon Drive that is less than 100 feet from the south edge of this proposed Multi-Family site. According to the FEMA Flood Map, the neighboring 24-unit Multi-Family Development on the west and the Single-Family home currently under construction on the south are both fully engulfed by the regulatory floodway. The fence that surrounds the head walls at the creek's culvert is only 46 feet from the property line on the east side of Marathon Drive and 86 feet from the property line on the west side of Marathon Drive. In other words, it is too close to the property line. A Multi-Family designation also allows up to 65% of the site to be impervious. This is a concern because less than half of the site will need to be dirt to allow stormwater and any other surface water. They occasionally deal with creek flooding on their property and another Multi-Family neighbor will have a significant impact on their community. The Georgia Wastewater Report prepared by the American Society of Civil Engineers in 2017 found that 45% of the local government Water and Wastewater Agencies in Georgia did not generate enough revenue to cover their operations and maintenance costs and they could not account for future capital costs. They also explained that as Georgia's infrastructure continues to age, Wastewater Agencies struggle to upgrade wastewater treatment systems to meet the changing water quality standards. In this same Report, the ASC explained that there are certain strains on our solid waste system and the problems center around an increasing population, the rising life cycle cost of materials, the citizens resistance to opening new landfills, and the impact of the rising costs of transporting these increased volumes of solid waste on our public roads. Mr. Miller stated that he hoped that they have steered the positions away from the political and socially sensitive discussions related to bias or unfair Zoning practices that are found to be common in certain working-class communities. They have discussed some of the fiscal attributes of the site, the parcel size, surrounding land use, density, safety, traffic access, and they touched on

the impact of the safety, environmental, and other constraints. The community is asking that Council votes no on this request, not as an emotional outcry, but for this community based on the structural data that shows the danger of a Multi-Family Development at this site.

Gail Boyles, 2543 Forrestwood Drive, spoke in opposition to the request. Ms. Boyles stated that she lives off of Northside Drive and her concern is about safety issues. She has been a homeowner in the neighborhood for less than two years and she lives right next door to the apartments on Forrestwood Drive. There have been three drug raids in less than two years, there have been gunshots, and there have been children nearly run over in the street by people who zip up and down the road. She fears that putting in another small apartment complex, when the ones that they do have are not being kept up, will make matters worse. She said they are constantly calling the Police Department and they have been a blessing. They are trying to keep the scooters and motor bikes down and also the fighting. She looks at it more as a safety issue and she is proud that someone did the homework for everything on the technical end.

A **MOTION** was made by Councilwoman Miller-Cody to deny the request to rezone 1.81 acres from Single-Family Residential (R-6) and Planned Residential Development (PRD-6) to Multi-Family Residential (R-M) Zoning as requested by Four Bee Development, LLC. Councilman Howard seconded the motion. Councilman Gibbs stated that he was curious about other options they may have as far as putting in smaller homes such as duplexes or Single-Family homes. He would hate to see something not rezoned because we need growth and nice things in neighborhoods. He was curious if the Developer would be willing to listen. Councilwoman Miller-Cody stated that she does not object to the Developer being here, but she does object about apartments being brought in here. They do need to grow the area, but there should be other avenues instead of putting apartments on top of apartments in certain areas. That is creating problems in the low-income areas and in the residential areas. We have enough crime and children walking up and down the streets. They have to walk in the ditch because there is no sidewalk and it is not safe. Councilman Gibbs stated that they were voting on the rezoning and not to double the apartments. The motion was adopted (4-2) with Councilman Carroll and Councilman Gibbs voting in opposition.

ORDINANCE NO. 2021-6, AN ORDINANCE TO REZONE 8.76 ACRES LOCATED AT 2604 BEMISS ROAD FROM SINGLE-FAMILY RESIDENTIAL (R-15), RESIDENTIAL-PROFESSIONAL (R-P), AND HIGHWAY-COMMERCIAL (C-H) TO COMMUNITY-COMMERCIAL (C-C) ZONING

Consideration of an Ordinance to rezone 8.76 acres from Single-Family Residential (R-15), Residential-Professional (R-P), and Highway-Commercial (C-H) to Community-Commercial (C-C) Zoning as requested by Morningside Baptist Church (File No. VA-2021-04). The property is located at 2604 Bemiss Road along the west side of the road between Northside Drive and Connell Road. The Greater Lowndes Planning Commission reviewed this request at their April Regular Meeting and recommended approval (10-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Morningside Baptist Church is requesting to rezone a total of 8.76 acres from Single-Family Residential (R-15), Residential-Professional (R-P), and Highway-Commercial (C-H) to all Community-Commercial (C-C). The property is located at 2604 Bemiss Road which is along the west side of the road between Northside Drive and Connell Road. The property consists of four parcels of land with a large Church and associated parking. The applicant is proposing to construct a large building addition (15,274 square feet) near the northeast corner of the existing Church. This proposed addition traverses three parcels of land and is mostly on the R-15 portion of Church property which does not have any prior Conditional Use Permit (CUP) approval for Church use. Therefore, this proposal is triggering the need to combine parcels together as well as rezone all or part of the Church property. The applicant is proposing to combine all of the main Church properties together as one, and rezone all of them to C-C so that they match the Zoning of other Church-owned properties immediately to the west. The property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-C Zoning. The surrounding development pattern is dominated by commercial development and Commercial Zoning. The existing Church has been in this location and prospering/growing here for many years. The Church use of the property (excluding its overall size) is actually less intensive than many of the surrounding uses; however, the primary concern with this request is the rationalization of existing Zoning patterns of the area, to

which the proposed C-C Zoning is the most consistent and appropriate. Churches are a Permitted Use in C-C Zoning and rezoning the Church properties accordingly will allow the City's approval of their proposed latest development plans without any special considerations. Staff found the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommended approval. The Planning Commission reviewed this at their April 26, 2021 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (10-0 vote).

Bill Kent, 2214 North Patterson Street, spoke in favor of the request. Mr. Kent stated that he is the Project Engineer for this Project. The Church is adding a multi-purpose building on the Bemiss Road side of the property and the location of it split the property line so instead of chasing down the Conditional Use Permit, the Church agreed that all of the property should be combined into a single parcel and zoned properly for the use. They did submit the combination plat earlier today.

No one spoke in opposition to the request.

A MOTION by Councilman Howard, seconded by Councilman Gibbs, was unanimously adopted (6-0) to enact Ordinance No. 2021-6, an Ordinance to rezone 8.76 acres located at 2604 Bemiss Road from Single-Family Residential (R-15), Residential-Professional (R-P), and Highway-Commercial (C-H) to Community-Commercial (C-C) Zoning, the complete text of which will be found in Ordinance Book XIV.

Mayor Matheson left the Council Meeting at 6:00 p.m. to attend the National Day of Prayer Event and turned the Council Meeting over to Mayor Pro Tem Carroll to proceed.

AN ORDINANCE TO REZONE 2.69 ACRES LOCATED AT 3350 COUNTRY CLUB ROAD FROM OFFICE-PROFESSIONAL (O-P) TO COMMUNITY-COMMERCIAL ZONING FAILS

Consideration of an Ordinance to rezone 2.69 acres from Office-Professional (O-P) to Community-Commercial (C-C) Zoning as requested by John Sineath (File No. VA-2021-05). The property is located at 3350 Country Club Road at the northeast corner of the intersection of Country Club Road and Noble Way. The Greater Lowndes Planning Commission reviewed this request at their April Regular Meeting and recommended approval (10-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that these next two items are the same applicant for the same property with the first one being a Rezoning request and the second one being a Planned Development Approval request. The Planning Commission elected to hear both Public Hearings at one time and then voted on them separately. Sometimes that is less confusing for the audience and perhaps we can proceed that way. Mayor Pro Tem Carroll stated that without objection please do so. Matt Martin stated the first part is to rezone 2.69 acres from Office-Professional (O-P) to Community-Commercial (C-C) Zoning. The map shows the existing O-P Zoning as well as for the two small office type uses, one of which is a Ballet Studio that is immediately to the north. The darker red on the map is Highway-Commercial Zoning which is indicative of commercial uses. The blue on the map is PPD Zoning, which is Planned Professional Development, and in this case, is a Master Plan from about 20 years ago that is a mixture of offices and residential with is most of it built out. There is still one large piece of it which has not been built out, and that is directly to the west. Character Area of the Future Development Map is all Community Activity Center (CAC) which supports the commercial and more intensive Zonings. The subject property is a big open field and Summit Pointe Development is immediately to the east of the property. There is a vacant parcel in front of the PPD to the west. The subject rectangular property is approximately 2.7 acres. They are proposing a Mixed-Use Development of commercial and residential. It would be two-story buildings up to approximately 25,000 square feet of commercial space on the first floor and maybe offices and then residential upstairs. They are initially proposing 16 dwelling units with two bedrooms each for a total of 32 bedrooms all arranged on a mixed pattern. A larger copy of the site plan was distributed at the Work Session and it helps put things perspective. He had asked that the applicant take their proposed layout design and super impose it on the aerial imagery. You can then see how this part relates to Summit Pointe and all of the surrounding development both in terms of location and also in terms of scale. Again, the Master Plan is three buildings and they very intentionally broke the parking into smaller bays to make it more of a commercial village. Truly the intent is to tie in with the Summit Pointe Development, which is a commercial village but without residential uses, and share

parking and access in terms of pedestrian paths, etc. In the Agenda Packet, there are some examples of the Architect's rendition of the building façade showing the architecture of upstairs and downstairs and perhaps an outdoor seating area for one building. There is a very intricate pattern of related architecture and it is very much an urban village. There is a two-story building along Noble Way and one of the conditions is to have this side of the building retain a residential appearance. The Planning Commission reviewed this at their April 26, 2021 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (10-0 vote) subject to seven conditions. In other Planned Development requests, conditions of approval are pretty common and, in some cases, necessary. Also, some Planned Developments have deviations from the Standard Development Code. Planned Developments are designed to be non-conventional development where you exercise creativity and also flexibility in the design. Part of the review process is to list those items that do not meet the letter of the Code. In this case, it is a very clean one. The only deviations are to Multi-Family standards for apartments and nothing else. The main one is that in Commercial Zoning, Multi-Family is normally required to be on its own parcel of land separate from Commercial development. The applicant is proposing the opposite. Not only is it on the same property, but it is also in the same building. Other things have to do with the pitch roof which and the style of architecture. This is not planned to be a very residential-looking development, but it looks like an urban village so the buildings would mimic more of an office or retail store than an apartment building. For the record, the seven conditions are as follows: (1) Approval shall be granted for a Mixed-Use Development consisting of Multi-Family Residential, office, and commercial uses in general accordance with the submitted layout plan. Buildings shall be limited to two story, developed on individual building pad parcels, and surrounded by a pedestrian-oriented common area that is maintained by a Property Owner's Association and governed by protective covenants. (2) Commercial uses shall be limited to only the first floor areas of buildings. Offices or residential uses may be on either the first or second floor. All non-residential uses shall not exceed the maximum cumulative total of 26,000 square feet of indoor space for the entire development. Commercial uses shall be limited to all those permitted in C-C Zoning, but excluding the following: animal clinic or boarding, automotive uses (such as gas station, repair shop, and taxi), child daycare center, telecommunications tower, and utilities substation. There shall be no outdoor storage. Outdoor seating areas and temporary outdoor display of merchandise is allowed. Residential uses shall be limited to live-work units, loft dwellings, or multi-family dwellings with no more than four bedrooms per unit. Overall residential development shall not exceed 32 bedrooms and unit floor areas shall comply with C-C Zoning requirements. (3) Exterior building designs shall be consistent with the submitted schematic drawings. The northerly façade of the larger building facing Noble Way shall have a residential appearance. (4) Internal walkways with crosswalks connecting to the Summit Pointe Development shall be provided in at least two locations. (5) Permanent freestanding signage shall be monument-style only, with entrance signs as shown on the submitted Master Plan but adhering to all applicable setback and intersection visibility standards. Other signage (including wall signs and temporary signage) shall be in accordance with multi-tenant facility standards of C-C Zoning. (6) All other development standards and general building requirements shall be followed as applicable. (7) From the date of final approval, the Development shall commence within three years (request for permits). Otherwise, Planned Development approval shall automatically expire.

John Sineath, Applicant, 4480 Val North Drive, Suite C, spoke in favor of the request. Mr. Sineath stated that he would be glad to answer any questions or concerns. Councilman Gibbs stated that one of the concerns that has been brought to his attention is the traffic backing up around the Chick-Fil-A area. Mr. Sineath stated that they have a few more details that Tom Call will speak on; however, if you notice on the site plan, they are currently proposing to remove the entrance at Summit Pointe onto Country Club and move it over to combine those to make one entrance which is shown as lined up across from the Chick-Fil-A entrance. When you line those up, from the Georgia Department of Transportation specs, it shows that it is a safer entrance at that point. He has worked with Pat Collins, City Engineer, and they have been in constant contact discussing that area. The City Engineer is diligently working on a resolution. Councilman Gibbs stated that the proposed entrance will line up with the Chick-Fil-A entrance. Mr. Sineath stated that was correct and they are going to eliminate Summit Pointe's current entrance so you will not have two entrances within 60 or 70 feet of each other. Councilman Gibbs inquired as to whether that would be the exit on the right-hand corner. Mr. Sineath stated that was an entrance/exit off of Noble Way which leads into ingress and egress for emergency vehicles so that they do not create dead end turns and hammerheads where fire trucks cannot get into the area and get back out. That is why they have a pass through there. Councilwoman Miller-Cody inquired as to whether Chick-Fil-A has an entrance on Country Club Road. Mr.

Sineath stated that Chick-Fil-A has an entrance on Country Club Road, and it is a right-in and left-in currently and a right-out only. They also have an entrance in that is off of Inner Perimeter. Councilwoman Miller-Cody stated that she has been in the area between 12:00 p.m. and 1:00 p.m. and it is so congested that even with the traffic light, traffic is back-to-back. You have to drive very slowly because people are trying to turn in and turn out and you are almost bumper-to-bumper coming from Country Club going to Perimeter Road. If you come in off of North 41 onto Country Club, going to the light it is still bumper-to-bumper. Mr. Sineath stated that as a private Developer, he could not solve the City's traffic routes; however, he could work with the City Engineer to remediate this particular site. Councilwoman Miller-Cody stated that Chick-Fil-A is a location that everybody goes to at least five days a week.

Tom Call, 1108 Gornto Road, spoke in favor of the request. Mr. Call stated that he is a partner in the Project, and he has had the property listed for nearly two years. During the two years he has had it listed, it has been zoned O-P which would allow for intensive medical uses and other office uses. At one point, a Doctor's Office had planned to go in there. Through the years, people have come to them to try and make it work; however, it has just not proven to be economically feasible for those uses. They took a look at the Community-Commercial Zoning by itself without the residential component and it is still not economically feasible given the cost of land and the scarcity of it in this area. It turned into a Mixed-Use Development which includes the condominiums above and the retail office on the bottom. They could still have offices in there and they still have plans to have some of this be offices in the Commercial Zoning. It is not going to be all retail or at least the contracts they have received or proposed to receive are not intensive commercial uses. Throughout the whole time it has been zoned O-P, the same exact parking requirements would be on O-P as it would be for this. They could build the same exact square footage, two or three stories high, without any Council involvement. They can go to the City and get a permit to do exactly what is here. Those buildings could be medical, and it would not change anything. It would be the same amount of parking that is required in retail as it is in medical uses which is four and one-half spots per thousand feet. This should not be a referendum on traffic. Certainly, you have to consider it and the impact of it, but the Engineer is here, and they have been communicating with him. Mr. Call stated that he lives on Country Club near the Clubhouse at the Valdosta Country Club. He comes in that area a lot and he knows exactly the concern that is there. The traffic issue is a Chick-Fil-A issue and it is being resolved with Chick-Fil-A, the City Engineer, and their cooperation as well in agreeing to move the Summit Pointe entrance to align possibly with Chick-Fil-A or even further down. They are negotiating that right now. They do not want to create more traffic. They have clients, customers, and residents who are going to live here, and if it is a traffic nightmare, that impacts their ability to market the property. Certainly, that is not what any good Developer would do. Mr. Call asked Council to keep in mind that this is not a referendum on traffic because all things are equal. It could be that today without a Zoning change. The traffic does need to be addressed and it is being addressed, but that does not change with a Zoning change. There have been some complaints about the two-story buildings; however, a medical use could have a two-story building or even three stories if they put an elevator in and comply with the fire standards. They are actually less than what could be proposed there under current Zoning. He knows that they will hear a lot of opposition tonight and there are neighbors that live in the Greystone area that he has talked to who are not opposed to the Project. You will hear from some who are not in favor, but everybody has an opinion and it may not all be the same.

Councilwoman Tooley inquired as to how many units they will have for residential use. Mr. Call stated that there will be 16 units. Councilwoman Tooley inquired as to whether they would have four bedrooms for each unit. Mr. Call stated that there would be no more than four per unit. That comes back to parking as well and they plan to have 16 units with 2 bedrooms versus 8 units with 4 bedrooms so it will be 32 bedrooms total. Mayor Pro Tem Carroll stated it is fairly common practice with this type of proposed Development that you have obviously marketed it out to our community with businesses and professionals that may be interested in locating or relocating their current location to this property. He inquired as to whether Mr. Call was at liberty to say if they had one, two, or five interested parties. Mr. Call stated that because of the pending Zoning change, they have not been able to fully market the product and it has just been word of mouth. They have been contacted by more than enough people to fill the property and more than half of the condominiums which would be sold. It would not just be regular apartment units that are leased out, but it would presumably be owners that would live in there. They have gotten retail clothing, a gift shop, a potential restaurant site, and medical inquiries. A Doctor is interested in going in there and they hope the other office spaces would compliment what is at Summit Pointe now as well as the

residents. It would be nice to walk downstairs and get a donut and a cup of coffee in the morning or go to Friends and have dinner at night or whatever the case may be. You could even go downstairs and see your Doctor. They have reduced the footprint of the building to accommodate more pedestrian movement in the area because it does have a residential component to it. They want it to be inviting and safe and that is what they think they have. They are excited about the Project. Mayor Pro Tem Carroll inquired as to why some of the businesses and professionals who have approached them would be interested. Mr. Call stated that it was the location and the quality of the product that they are hoping to build there.

Debbie Nijem, 3421 Drayton Circle, spoke in favor of the request. Ms. Nijem stated that she lives in Greystone and is a newer neighbor to the area, but she has lived in that area for 14 years now. In speaking with the Project Managers and looking at the Master Plan on her own, she was obviously worried about the traffic also. She works and is constantly coming and going during the day. She is a Teacher and she leaves early in the morning and sees the Chick-Fil-A traffic. She comes home at least once during the day, and then returns home later. With the traffic issue, she felt confident in regard to moving the entrances so that they would coincide. That will alleviate when people are trying to cut into Summit Pointe and then over to Chick-Fil-A. That will be very helpful. The parking was also an issue so she asked about that too along Noble Way which is her little street that brings you into the neighborhood. That will not be an issue because of the courtyard surrounding it. This will help their property values and with the proposed residential look of it, this will help also. They have commercial properties over to the side of their neighborhood too. She has never been impacted, coming or going, because of the four way stop. They also have an exit out to Country Club and to Inner Perimeter. Ms. Nijem stated that she thought this was a great idea and it will bring more jobs.

Hoot Gibson, 3257 Jordan Way, spoke in opposition to the request. Mr. Gibson stated that he lives on the corner of Noble Way and Jordan Way. He would like to speak very much in favor of this proposal because he felt it was a great thing they are doing for the City; however, not in this location. They keep talking about traffic and it is a huge problem. Sometimes things look good on paper but in reality, they do not work out that way. This is one of those kinds of Projects. As far as the traffic, he will talk about that later because it involves Chick-Fil-A. Mr. Gibson asked those people who live in the subdivision and who were in opposition to the request, and anyone who eats at Chick-Fil-A or does business at Summit Pointe and who has been there during heavy traffic times to please stand. Mr. Gibson stated that he wanted to tell them about something that happened approximately 55 years ago in the mid-1960's. He was stationed at Moody Air Force Base and he had a friend named Albert Gray. He was Master Sargent and he was getting ready to retire. He was all excited because he was going to buy a little parcel of land near Five Points. He wanted to put in a Gulf Oil Service Station there. What was so great about that little parcel of land is that it was right where Ashley Street came through and on the other side was Patterson Street. At that time, they had not reworked Five Points the way it is now. These two streets crisscrossed and there was a traffic light there. Patterson Street came in and it was a dead end there. He could put an entrance on both streets, and he would have the façade on each street like he had two separate businesses there. He did retire and bought the property, but he was not in it more than a week before he realized he had made one of the biggest mistakes of his life. Even back in those days, the streets were not four-laned, but because so much traffic was coming to that one traffic light, it would back up past his entrances. Cars could not turn into his station on either street and then they could not get out unless they wanted to go in the opposite direction of where they really wanted to go. Mr. Gibson stated that this Project is one of those Projects that look good on paper, but it is going to be disastrous for that area. He thinks that it will not only hurt the Developer, but it will hurt the merchants that are already there. It does not have to be built there. He would like for it to be built in that vicinity. He drove around and there are a lot of good places that they could put it. They could put it down Perimeter Road towards the Merchants Bank and Dairy Queen and Lake Laurie Road or all the way down the road to Bemiss and Forrest Street. There are a lot of big open spaces that would not cause problems. He would love to see it built and he would support it being built but not in that location. Also, right behind Five Points, there is a little street that goes back off of Oak Street Extension and behind Wal-Mart which has a big area there. They could also look at Five Points itself. The City owns Five Points and it might be something the City would welcome to be developed within Five Points. When he first came here back in the 60's, they had Zoning but they did not have Planning Boards, so it was kind of the "good ole boy" system. If you bought a piece of property in an area, you did not know what would be next to you within a year or two because if someone wanted to put a business there and it was right in the middle of residential, if you had a buddy on the Council or anyone like that, you could influence them and get the Zoning changed. That is why we

ended up with the Planning Commission. The old Planning Commission that planned that area out there did a fantastic job; however, they could not have known that a company called Chick-Fil-A was going to put a business right there on the corner of Perimeter Road and Country Club Road. He has been told that it is the busiest Chick-Fil-A in the nation. He does not know if that is true or not, but he knows one thing, that if it is not, it is close to it. The traffic backs up unbelievably at certain times of the day and traffic is horrendous on Noble Way at certain times. There are 73 houses in Greystone Subdivision and Noble Way comes all the way down and ends where Greystone Way comes in. There is only one way into Greystone and that is Greystone Way; however, you can come out and turn down Noble Way and go down to Country Club Road. So you could say there are two ways to go in and out. The problem they have in their Subdivision is that certain times of the day, for instance, if you wanted to have a heart attack you better not have one at 5:00 p.m. and you better not have it at certain times around lunch time. It is just about impossible to get out of there. There was a Council Work Session on Tuesday and he attended it. He knew how bad the traffic was so he thought it would take him about 12 minutes to get to City Hall and if the lights were bad, it might take 15 minutes. He decided to leave at 5:00 p.m. to make sure he got here in time. He left his house and went down Greystone Way toward Daylight Donuts. When he got there, he saw 10-12 cars backed up from Daylight Donuts. There is no light there so he realized it would take 10-15 minutes before he could get out, so he turned around and went back to Noble Way. Low and behold, the traffic from Chick-Fil-A was backed up past Noble Way all the way to the woods. If you get down there and you want to turn right, then you can; however, if someone in front of you wants to turn left then you are not going anywhere until two or three lights change. He had to pass about 10-12 cars and he could see up ahead that there were no cars coming, so he pulled out around them just like passing in traffic. He got up to the Stop sign and was able to turn right and away from Chick-Fil-A. He got to City Hall at 5:30 p.m. right as the Mayor was hitting the gavel to start the Meeting. He can tell you from experience that the traffic in that area is horrendous. Another thing that Council may want to take into consideration is that in that entire area, there are no two-story buildings. They are all one story and it will affect the esthetics of that area if they put three, large, two-story buildings there. While he was trying to get through all that traffic to get to City Hall, he was thinking what if he was trying to get his wife to the hospital because she was having a heart attack. He was thinking about all his other neighbors out there. They will have emergencies from time to time and their neighborhood is made up of mostly retirees, widows, widowers, and elderly people. They make their plans as to where they live based on what the Zoning is and what is around them. It is important that when you get their age to make sure that you can get to the hospital if there is an emergency or the EMTs can get to them. As good a job as the Planning Commission did back in the day, they did not know about Chick-Fil-A coming in there and causing such a horrendous traffic problem. They did a great job, but we have a Planning Commission so they can plan and not go back to the "good ole boy" days where Zoning can just change. That Zoning Board was 100% for planning that area the way they planned it and it has worked great. He hopes it will continue to stay that way because they do not want the traffic to get any more horrendous than it is right now. One thing to think about is why do we even have a Planning Commission if they plan something and then someone comes along and totally disrupts the area. Mr. Gibson stated that the last thing he wants to talk about is fairness. They are retirees and they make their decisions based on what is around them and what the Zoning. He did not think it was fair to come in and arbitrarily make these kinds of changes when in fact, there are better locations that this could go to. If they put this Project in there, he feels it will hurt the Developers and the merchants in Summit Pointe. It just does not make sense. As a matter of fact, he cannot believe that if the Developers had just gone over there and walked around in that area during the rush hours, he did not think they would be in favor of putting the Project there. Mr. Gibson asked Council's consideration in turning this Project down.

Carl Hurst, 3451 Greystone Way, spoke in opposition to the request. Mr. Hurst stated that he moved into Greystone 20 years ago and he was one of the first actual residences in there. He was young and a business owner. He and his wife liked that area because it was central, but the thing they really like about it was that everything around it was zoned Office-Professional. Their little neighborhood was going to be nestled away in the back and all the Doctors' offices would be closed when he got home from work at 5:00 p.m. or on Saturdays, when he was out walking the dog, there would not be very much traffic. It has been that way for about 10 years. Then about 10 years ago, he and one of his neighbors in the back, Mr. Hall, had to go before the Zoning Board because Greystone went so well and filled up so quick that the Developers wanted to continue and put quadplexes and triplexes in there and add to the density of it. They understood that it was a great neighbor because they lived there and loved it. They wanted more Single-Family housing and that is what the Planning Commission did. It built out in record time and within six months it was filled up. There were people who live on that street who are here today. The

other two pieces of property, the one Mr. Call is referencing in this, and the other one owned by a Doctor, were bought as O-P. He purchased his property as residential. He thought when he moved there 20 years ago that he would have Doctors' offices around him as he mentioned previously. The Medical Offices at Greystone built out rapidly as well. They have gone down a little bit because of the way medical stuff works these days with everyone consolidating and being bought out and the Doctors are grouping together. There are a few vacancies on the medical side. He could see where marketing it as Office-Professional may not be the cool thing because right now there is a lot of that space available. There is also a lot of space available in commercial. With the advent of what was going on last year, there will probably be a lot more commercial property available. Mr. Hurst stated that he liked the development; however, he did not like it right here. He has been in the fire prevention business for 37 years and he deals with fire codes on a daily basis. About 15 years ago in 2006, this particular Council said that they needed to put some signs up on Greystone because it has limited access and if there was a medical emergency, emergency vehicles could not egress out of the facility. The Engineering Department came in and put signs up which are still there to this day saying "No Parking on this Side of the Street" because it was already congested and dense. Now they are going to have a Development coming in and we now have Chick-Fil-A that was not there 10 years ago, Zacadoos, and Daylight Donuts. Everybody wants their donuts and Chick-Fil-A biscuits in the morning. The Engineering Department had to put up a sign up because of people coming from North Valdosta Road and cutting across Country Club trying to get there. There are a lot of things going on there. Also, the fire hydrant in his front yard is no longer a 1,000 to 1,500 per minute hydrant. It is now a 500 to 900 gallon per minute hydrant. That tells him that the water flow in the City is going down as well and now we are going to put more Multi-Family dwellings there. He bought his property to be Residential and the people who own the property there bought it to be Office-Professional. Mr. Hurst asked Council's consideration in denying the request. Mr. Hurst thanked Mayor Pro Tem Carroll for meeting with him last week in his office. They had a good discussion. He knew that Mayor Pro Tem Carroll spoke with the Developer on behalf of a few of them, and probably 75% to 80% of the residents in the Greystone community are against the request.

Carol Harrington, 3349 Noble Way, spoke in opposition to the request. Ms. Harrington stated that when she and her husband moved there, they were retired. They checked out who their City Councilman was and the layout for the empty lots which were supposed to be one story. Now they are wanting to turn the lot into three story buildings. She bought her house on Noble Way because it is Residential. She was told the layout would be one story only. She loves her house and Greystone. She needs for Council to not make this political and make it into apartment complexes in an area that is not made for a three-story building complex. This is an underhanded way of moving an apartment complex in there. She thinks that Council needs to check it out because money talks. They live at the corner of Noble Way and Greystone.

Mayor Pro Tem Carroll stated that Council would first vote on the rezoning from O-P to C-C. That is what they are voting on first. They are not voting on the Planned Development aspect of it but rather the Zoning aspect of it.

A MOTION was made by Councilman Gibbs to approve to accept the rezoning from O-P to Community-Commercial. Mayor Pro Tem Carroll stated there is a motion and inquired as to whether there was a second. There being no second on the motion, Mayor Pro Tem Carroll stated that the motion fails for lack of a second.

Mayor Pro Tem Carroll asked for another motion. Tim Tanner, City Attorney, stated that the motion failed. Mayor Pro Tem Carroll stated that in that case the rezoning does not go through and therefore, the Planned Development does not go through. Mayor Pro Tem Carroll inquired as to whether everyone was clear on what just happened. Some of you will be happy in here and some of you will not be happy in here. Because there was not a second on the motion to approve and the motion failed, it automatically denies the rezoning from O-P to C-C. If you do not have C-C Zoning, then you cannot do the PD so both cases fail.

AN ORDINANCE FOR PLANNED DEVELOPMENT APPROVAL OF A MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED AT 3350 COUNTRY CLUB ROAD IN COMMUNITY-COMMERCIAL (C-C) ZONING FAILS

Consideration of an Ordinance for Planned Development approval of a Mixed-Use Development in Community-Commercial (C-C) Zoning as requested by John Sineath (File No. VA-2021-06). The property is

**AN ORDINANCE FOR PLANNED DEVELOPMENT APPROVAL
OF A MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED
AT 3350 COUNTRY CLUB ROAD FAILED (CON'T)**

05/06/21 CONTINUED

located at 3350 Country Club Road at the northeast corner of the intersection of Country Club Road and Noble Way. The Greater Lowndes Planning Commission reviewed this request at their April Regular Meeting and recommended approval (10-0 Vote) with seven conditions.

As stated above by Mayor Pro Tem Carroll, the request to rezone 2.69 acres located at 3350 Country Club Road from Office-Professional (O-P) to Community-Commercial (C-C) Zoning as requested by John Sineath failed due to the lack of a second on the motion; therefore, the Planned Development Approval request of a Mixed-Use Development in Community-Commercial (C-C) Zoning also fails.

ORDINANCES AND RESOLUTIONS

**RESOLUTION NO. 2021-8, A REQUEST FOR A LETTER OF SUPPORT AND A RESOLUTION TO
SUBMIT AN APPLICATION TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA)
FOR AN AFFORDABLE HOUSING DEVELOPMENT PROJECT**

Consideration of a request for a Letter of Support and a Resolution to submit an Application to the Georgia Department of Community Affairs (DCA) for an Affordable Housing Development Project.

Vanassa Ross, Neighborhood Development and Community Protection Manager, stated that Affordable Equity Partners, Inc. (AEP, Inc.) provides a full range of investment banking services for those seeking to finance, build, purchase, or rehabilitate multi-family housing. Since 1997, AEP, Inc. has invested in nearly 21,000 homes in 500 communities. AEP, Inc. serves the growing need for affordable housing across 13 states in 215 cities. They have successfully syndicated over \$3 billion in tax credits to build or preserve homes for working class families and seniors. The Georgia Department of Community Affairs (DCA) has a competitive application-based program for Low Income Housing Tax Credit (LIHTC) Projects in Georgia. One of the requirements is to seek the support of the local government where the Project will be located. As a Georgia Initiative for Community Housing (GICH) Alumni Community, Valdosta has the ability to award a point in the LIHTC application scoring rubric for those Projects in their jurisdictions they support. In addition to seeking the support of their LIHTC application from the City, AEP, Inc. will also seek the additional points given in the application process for Community Transformation Projects. According to the current Urban Redevelopment Plan (URP) for the City of Valdosta, this Project meets the requirements for this designation to aid in creating decent, safe, sanitary, and affordable housing in our community. AEP, Inc. is proposing a 60-unit senior community to be located at 1600 Norman Drive in the City of Valdosta, which will be called Perry Ridge. Vanassa Ross, Neighborhood Development and Community Protection Manager, recommended that Council approve the request for a Letter of Support and a Resolution for submission of an Application to the Georgia Department of Community Affairs (DCA) for an Affordable Housing Development Project.

A MOTION by Councilwoman Miller-Cody, seconded by Councilman Gibbs, was unanimously adopted (5-0) to approve the request for a Letter of Support and a Resolution for submission of an Application to the Georgia Department of Community Affairs (DCA) for an Affordable Housing Development Project.

LOCAL FUNDING AND REQUESTS

Consideration of a request to approve the Community Development Block Grant (CDBG) Fiscal Year 2021 Annual Action Plan.

Vanassa Ross, Neighborhood Development and Community Protection Manager, stated that the City of Valdosta is an Entitlement Community as designated by the U. S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program. HUD requires the City to adopt an Annual Action Plan which outlines the City's proposed use of funds allocated under the CDBG Program. Funds must be utilized to meet one of the three national objectives of the Program, which are: (1) Provide a benefit to low and moderate income persons, (2) Prevent or eliminate slum and blight, or (3) Meet an urgent community need that threatens the health or welfare of the residents. The City's CDBG allocation has been increased this year by

\$24,625 over last year. HUD Staff has provided the exact amount for the FY2021 allocation to the City of Valdosta based on its award formula for Grantees. The proposed use of funds for the FY2021 CDBG allocation will be presented in a virtual Public Hearing on Wednesday, May 5, 2021 at 4:00 p.m. followed by a five-day Public Comment Period which starts on May 5, 2021 and goes to May 10, 2021 at 5:00 p.m. Funds will be utilized in the Designated Revitalization Area (DRA) which is comprised of the following census tracts: 0105.00, 0106.03-block 2, 0108.00, 0109.00, 0110.00, 0113.01, and 0113.02. The FY2021 Annual Action Plan must be submitted to HUD no later than May 15, 2021. The total projected allocation at this time for the Fiscal Year is \$683,604.00. Vanassa Ross, Neighborhood Development and Community Protection Manager, recommended that Council approve the proposed FY2021 Annual Action Plan and the proposed allocation of funding as presented.

A MOTION was made by Councilwoman Miller-Cody to approve the Community Development Block Grant (CDBG) Fiscal Year 2021 Annual Action Plan and the proposed funding allocation. Councilman Gibbs seconded the motion. The motion was adopted (4-1) with Councilwoman Tooley voting in opposition.

BOARDS, COMMISSIONS, AUTHORITIES, AND ADVISORY COMMITTEES

Consideration of appointments to the Public Art Advisory Committee.

Mayor Pro Tem Carroll stated that the Public Art Advisory Committee has three members, Bruce Smith (LVAC Professional Artist), Al Turner (LVAC Board Member), and Karen Lewis (Community at Large) whose terms will expire on June 1, 2021. Bruce Smith and Al Turner have both expressed an interest in being reappointed and Karen Lewis has not expressed an interest in being reappointed. These appointments were advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. The applicants for consideration are as follows: Position #1 - LVAC Professional Artist - Bruce Smith - Architect, Studio 8 Design, LLC, Position #2 - LVAC Board Member - Al Turner - Self Employed, Attorney at Law, and Position #3 - Community At Large - Adonna Smith, Real Estate Broker, ACS Real Estate Services, Inc. (Second Choice).

Mayor Pro Tem Carroll stated that there are three slots and three applicants and entertained a motion to appoint the applicants to the Public Art Advisory Committee.

A MOTION by Councilman Howard, seconded by Councilwoman Miller-Cody, was unanimously adopted (5-0) to appoint Bruce Smith as the LVAC Professional Artist Representative, Al Turner as the LVAC Board Member Representative, and Adonna Smith as the Community At Large Representative to serve a term of three years on the Public Art Advisory Committee.

Consideration of an appointment to the Valdosta Housing Authority (Resident Appointment).

Mayor Pro Tem Carroll stated that the Valdosta Housing Authority has a Resident Member, DeShonda Jenkins, whose term will expire on July 1, 2021. Ms. Jenkins has expressed an interest in serving again. This appointment was advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. The only applicant applying for this position was Ms. Jenkins. Mayor Pro Tem Carroll stated that Mayor Scott James Matheson would like to re-appoint DeShonda Jenkins to serve a one-year term as the Resident Appointment on the Valdosta Housing Authority.

Consideration of an appointment to the Valdosta-Lowndes County Airport Authority.

Mayor Pro Tem Carroll stated that the Valdosta-Lowndes Co. Airport Authority has a member, Ronnie Pierce, whose term will expire on May 21, 2021. Mr. Pierce has expressed an interest in being reappointed. This appointment was advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. The applicants are as follows: (1) Tanner D. Herrington - Attorney, Gower, Wooten & Darneille, LLC (Second Choice), and (2) Ronnie Pierce - Retired and Part-time Employment at Black Crow Media.

Mayor Pro Tem Carroll asked for nominations for an appointment to the Valdosta-Lowndes County Airport Authority. Councilwoman Miller-Cody placed into consideration Ronnie Pierce. There being no other nominations, Mayor Pro Tem Carroll closed nominations.

Mayor Pro Tem Carroll entertained a motion for an appointment to the Valdosta-Lowndes County Airport Authority.

A MOTION by Councilwoman Miller-Cody, seconded by Councilman Howard, was unanimously adopted (5-0) to re-appoint Ronnie Pierce to serve a term of four years on the Valdosta-Lowndes County Airport Authority.

Consideration of an appointment to the Valdosta-Lowndes County Construction Board of Adjustments and Appeals.

Mayor Pro Tem Carroll stated that the Valdosta-Lowndes County Construction Board has a member, Dennis Carlton, whose term will expire on June 30, 2021. Mr. Carlton has expressed an interest in being reappointed. This appointment was advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. Mr. Carlton was the only applicant to apply.

Mayor Pro Tem Carroll stated that since Mr. Carlton was the only applicant to apply, he would be approved by acclamation to serve a term of three years on the Valdosta-Lowndes County Construction Board of Adjustments and Appeals.

Consideration of an appointment to the Valdosta-Lowndes County Parks and Recreation Authority.

Mayor Pro Tem Carroll stated that the Valdosta-Lowndes Co. Parks and Recreation Authority has a member, Dr. Alvin Payton, Jr., whose term will expire on June 30, 2021. Dr. Payton has expressed an interest in being re-appointed. This appointment was advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. The applicants are as follows: (1) Tanner D. Herrington - Attorney (Gower, Wooten & Darneille) - First Choice, (2) Dr. Alvin Payton, Jr. - Retired Technical College Administrator, (3) Timothy Bernard Rose, Jr. - Account Manager/Benefits Specialist (Taylor Insurance Services), and (4) Adonna C. Smith - Real Estate Broker (ACS Real Estate Services, Inc.) - First Choice.

Mayor Pro Tem Carroll asked for nominations for an appointment to the Valdosta-Lowndes County Parks and Recreation Authority. Councilman Gibbs placed into consideration Dr. Alvin Payton, Jr. There being no other nominations, Mayor Pro Tem Carroll closed nominations.

Mayor Pro Tem Carroll entertained a motion for an appointment to the Valdosta-Lowndes County Parks and Recreation Authority.

A MOTION by Councilman Gibbs, seconded by Councilwoman Miller-Cody, was unanimously adopted (5-0) to re-appoint Dr. Alvin Payton, Jr. to serve a term of three years on the Valdosta-Lowndes County Parks and Recreation Authority.

Consideration of an appointment to the Valdosta-Lowndes County Zoning Board of Appeals.

Mayor Pro Tem Carroll stated that the Valdosta-Lowndes County Zoning Board of Appeals has a member, John D. Holt, whose term will expire on May 8, 2021. Mr. Holt has not expressed an interest in being reappointed. This appointment was advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. The only applicant to apply for this position was Mr. Samuel Clemons, Retired Educator.

Mayor Pro Tem Carroll stated that since Mr. Clemons was the only applicant to apply, he would be approved by acclamation to serve a term of three years on the Valdosta-Lowndes County Zoning Board of Appeals.

Barbara Redwine, 506 New Hudson Street, stated that she is also known as Journalist Gwen Sommers Redwine, Founder of the Valdosta Black Heritage Group, and she is dedicated to the restoration and preservation of Black history. Her purpose today was to seek Council's support for their efforts to expand the local Historic District to include portions of the southside Historic District and portions of Black heritage west and east side. They are responding to what they believe was a deliberate exclusion of the Black community from the local Historic District in 1981. Some 40 years later, they see what exclusion then looks like today. Today it looks like the crumbling ruins of the 400 block of South Ashley Street where dilapidated buildings and vacant shops characterize the landscape. Exclusion led to the tearing down of the old and very dear Phyllis Wheatley Reading Club building which was a structure that signified an emerging Black middle class during the throws of Jim Crowism. Exclusion allowed the Hill Street overpass to divide our City in a way that Jim Crow never could. At last Monday's Historic Preservation Meeting, a Board member remarked that the QUOLA building was in danger of being torn down. QUOLA is not in the local Historic District so it is probably in line to be torn down; however, she wanted to try to save it. Ms. Redwine asked Council to delay any decision to demolish the QUOLA building and give them time to put it inside the local Historic District. Their effort to expand the local Historic District is led by Architectural Historian Dr. Alfred Willis who discovered just this past Sunday a Black heritage quarters housing which is the oldest example of this kind of housing in existence in Valdosta and the State of Georgia. Ms. Redwine asked to put it inside the local Historic District as well. This would be a great tourism stop for historic Wisenbaker Lane. Ms. Redwine asked for Council's support in what they are trying to do.

Valerie Ford, 912 Bunche Drive, stated that she is concerned about the speeding on her street. Her mother, Evelyn T. Ford, one of the Founders of the Southside Library, complained and complained about speeding in the past and nothing was ever done. The Police would come and put out the speeding meter to detect it, but nothing would ever be done. There are speed bumps on Bethune Street which diverts all of the traffic to Bunche Street going into the Woodgate Development. It has gotten out of control and they have seen some cars going 60 or 70 miles per hour and something needs to be done. Her other concern is that she part of the historic preservation for the Black community in Valdosta and inquired about the Zoning on Statenville Road and Donald Street which allowed for a small stable in that area. Ms. Ford stated that she is an Animal Rights Activist and she inquired as to whether the City Attorney was aware of the rezoning. Mayor Pro Tem Carroll inquired as to when the rezoning took place. Ms. Ford stated that she did not know. Mayor Pro Tem Carroll stated that her concerns would be addressed.

CITY MANAGER'S REPORT

Mark Barber, City Manager, stated that the Brown Bag Lunch series was held this week and it was very well attended. Also, tomorrow evening will be the first live concert series for First Friday. It will be held at old the Courthouse and the same band that is playing tomorrow at the Brown Bag Lunch will play again tomorrow evening.

In honor of Mother's Day, Main Street and the Downtown merchants will be hosting the Build a Bouquet Event on Saturday, May 8, 2021. This has been very successful in the past. When you spend \$25 with a vendor Downtown, you can bring your receipt to the Main Street table and they will give you something to take around to different vendors to collect flowers.

The Maker's Market will also be held on Saturday, May 8, 2021 from 9:00 a.m. to 1:00 p.m. on the old Courthouse square.

On Saturday, May 1, 2021, there was a Love Where You Live Hot Spot Cleanup Event in District 3 from North Oak Street to Lamar Street between Gordon Street and River Street. They had a great turnout and the majority of the volunteers were City of Valdosta employees who sacrificed their weekend to help clean up this area. They collected 141 tires, 41 bags of litter, and 18.5 tons of debris from this area.

The City launched the new VIA transportation system this week and they averaged 155 rides a day in the first week of service with Friday being the high point with 212 trips. Thus far, there have been 1,500 downloads of the app which represents about 3% of the City's population. Approximately 5% of the rides have been wheelchair accessible. Also, approximately 17.5% of the people are pre-booking their trips. There have been many positive

comments about the new transit system. We are the talk nationwide with VIA because they have never had a first week that has started like this. We also showed off VIA to Senator Jon Ossoff today and he was truly impressed.

Also, there are no plans to demolish the QUOLA building and we have been searching for Grants to turn it back into the Jazz Club that it was in earlier times. It is exciting to be able to partner with someone else and make some progress with that.

COUNCIL COMMENTS

Councilwoman Tooley stated that she was very excited about the new VIA public transportation system. She has heard a lot of good things and it has exceeded her expectations for the first week. She thanked everyone who has been getting the word out there and she encouraged citizens to use it.

Councilwoman Miller-Cody thanked Richard Hardy, Deputy City Manager of Operations, and employees in the Public Works Department for all of their hard work.

Councilman Howard stated that there were two young men who were injured by gun violence this week and he asked that the community keep them and their families in their thoughts and prayers. We need to continue to talk to the young people about the dangers of gun violence. Also, he would like to see the Speed Hump Policy and the Boards and Commissions Policy revamped. We need to look at the Housing Authority appointments because he is not talking about the elderly and disabled people, but public housing is not meant to be a permanent place for people. We may need to look at maybe rotating and changing some of our appointments to the Housing Authority because he did not see it working effectively. Councilman Howard commended Councilwoman Tooley and others on the Transportation Committee for the hard work they did and stated that we need to continue to make Valdosta a great place to live.

Mayor Pro Tem Carroll stated that it has been a great week for our City. We had meetings with Congressman Austin Scott earlier this week and his Staff and we had Senator Jon Ossoff here. It is great when we have our State and Federal officials here interacting with our local government. Also, Councilman Norton had a medical emergency tonight and is at the hospital for evaluation so please keep him and his family in your thoughts and prayers.

ADJOURNMENT

Mayor Pro Tem Carroll entertained a motion for adjournment.

A MOTION by Councilman Vickers, seconded by Councilwoman Tooley, was unanimously adopted (5-0) to adjourn the May 6, 2021 Meeting of the Valdosta City Council at 7:17 p.m. to meet again in Regular Session on Thursday, May 20, 2021.

City Clerk, City of Valdosta

Mayor, City of Valdosta