

MINUTES
MEETING OF THE VALDOSTA CITY COUNCIL
5:30 P.M., THURSDAY, JULY 6, 2023
COUNCIL CHAMBERS, CITY HALL

OPENING CEREMONIES

Mayor Pro Tem Eric Howard called the Regular Meeting of the Valdosta City Council to order at 5:30 p.m. Council members present were: Thomas McIntyre, Sandra Tooley, Tim Carroll, and Vivian Miller-Cody. Mayor Scott James Matheson, City Manager Richard Hardy, Councilman Andy Gibbs, and Councilman Ben Norton were absent. The invocation was given by Pastor Naamen Hooker, Morningstar Baptist Church, followed by the Pledge of Allegiance to the American Flag.

AWARDS AND PRESENTATIONS

Consideration of the July, 2023 Employee of the Month Award (Joe McKinnon, Public Works Department).

Anthony Musgrove, Public Works Director, stated that on June 23, 2023, the Public Works Department received a phone call from a citizen wanting to commend a City of Valdosta employee, Joe McKinnon. The citizen explained that she had taken her garbage can to the curb that morning for pickup. As the garbage truck pulled up to empty her can, she took an extra bag out for pickup. As she returned to her porch, she stepped in a puddle of water and fell. The citizen stated that Mr. McKinnon saw her and came to her rescue. She said he was such a gentleman and so very respectful to her that she wanted to call management and commend his professional behavior. The citizen stated that if it was not for Mr. McKinnon, she may have laid there until someone found her. It is not only Joe McKinnon's actions, but also his level of care and respect that led the citizen to call, and that makes Joe McKinnon worthy of the Employee of the Month Award.

APPROVAL OF MINUTES

The minutes of the June 8, 2023 Regular Meeting are forthcoming.

PUBLIC HEARINGS

ORDINANCE NO. 2023-18, AN ORDINANCE TO GRANT PLANNED DEVELOPMENT APPROVAL FOR A NON-CONVENTIONAL SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Consideration of an Ordinance to grant Planned Development approval for a Non-Conventional Single-Family Residential development on 2.20 acres as requested by Machouse Investments LLC (File No. VA-2023-09). The property is located at 212-216 West Alden Avenue and 207-209 West Cranford Avenue. The Planning Commission reviewed this at their June 26, 2023 Regular Meeting and recommended approval with nine conditions (6-1 Vote). This Item was tabled for one month at the June 8, 2023 Regular City Council Meeting.

A MOTION by Councilman Carroll, seconded by Councilman McIntyre, was unanimously approved (4-0) to take Agenda Item 4(a), Consideration of an Ordinance to grant Planned Development approval for a Non-Conventional Single-Family Residential development on 2.20 acres as requested by Machouse Investments LLC (File No. VA-2023-09), off the table.

Matt Martin, Planning Director, stated that this item was tabled at the May 22, 2023 Greater Lowndes Planning Commission Meeting and the June 8, 2023 Valdosta City Council Meeting. It has been fully re-advertised for this month's review cycle. The applicant's proposed Master Plan has been revised under a slightly different layout which featured one less lot than originally proposed. Machouse Investments LLC is requesting a Planned Development Approval for a non-conventional single-family Residential development on 2.20 acres that is split-zoned Single-Family Residential (R-6) (1.08 acres) and Duplex Residential (DR-10) (1.12 acres). The subject property comprises a group of four (4) contiguous parcels located at 212 - 216 West Alden Avenue as well as 207 - 209 West Cranford Avenue. These are all located east of North Oak Street, between West Alden and West

Cranford Avenues, and are located within the local Historic District. Two of the existing parcels currently contain historic single-family residences, while the other two are currently vacant. The applicant is proposing to collectively replat all of the properties into 10 individual lots for single-family homes in accordance with an overall master plan. Two of the re-platted lots would contain the existing historic houses. Each of the other lots would contain a new single-family residence ranging from 1,600 - 3,200 square feet, and each will be individually reviewed and approved by the Historic Preservation Commission (HPC) for historic compatibility. The overall layout plan calls for the three lots fronting West Alden Avenue to have houses facing southward toward West Alden, while the remaining new houses will be oriented toward the interior of the development, with access coming from a shared private drive (private 40' right-of-way). Rear yards of these new lots along North Oak Street and West Cranford Avenue would feature a 7' high decorative garden wall and fence combination (brick & wood) along the right-of-way lines. The property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan. All of the property is located within the local Historic District, and the two existing houses are also both part of the Brookwood North National Register Historic District. The applicant presented this Planned Development proposal to the Historic Preservation Commission (HPC) on May 1st and received approval of the overall concept plan, with the condition that the final design of each new individual house be brought back to them for final approval before construction. The HPC did however, approve the renovation of the historic McDonald house at 212 West Alden Avenue, as well as construction of the new larger house (3,186 square feet) on the lot to the east. The remainder of the proposed subdivision is the non-conventional portion of the development, with a relatively short listing of proposed Deviations from the standard development codes. Conventionally under the existing R-6 and DR-10 zonings, the property can be subdivided and developed with either single-family dwellings on individual lots "or" residential duplexes on individual lots, utilizing a wide variety of possible lot configurations. Based on the total lot area of the property, the total amount of street frontage available, and the two existing residential buildings being retained, the MAXIMUM development scenario would be eight (8) duplex lots, for a total of 16 dwelling units, each with their own driveway connecting to the abutting street system. Minimum heated floor area for each of these units would be 800-sf in the R-6 portion, and 1,000-sf in the DR-10 portion. However, in lieu of all of this, the developer is instead proposing a creative subdivision layout that consists of ten (10) single-family residences on individual lots. Each will have more than twice the minimum allowable floor area and will be arranged around a private internal shared private access drive. Except for the 3 houses facing Alden, all of the houses would face the interior of the property. The development would be governed by an HOA and appropriate deed restrictions, in addition to falling under the HPC's purview for materials and design. This is less dense than what the existing conventional zoning would allow, and certainly less dense than the existing multi-family development to the north. Staff believes that the proposed quality of the development's construction and design, generally exceeds that of much of the surrounding area. With the appropriate level of Conditions of Approval, staff believes this would be a very positive form of infill development for the area. Staff found the request consistent with the Comprehensive Plan and the Planned Development Review Criteria and recommended approval subject to the following nine conditions: (1) Approval shall be granted for a non-conventional single-family residential subdivision with a maximum of 10 detached dwelling units on individual lots, in general accordance with the layout of the submitted master plan, including the depicted minimum building setback distances for each Lot without variance.. Permitted uses in the development shall be limited to only single-family dwellings, private gardens, internal open space, keeping of household pets, or Home Occupations which produce no customer or client traffic and are in strict accordance with LDR Section 218-13(HH) without variance. There shall be no Home Businesses, Home Daycares, Accessory Dwellings, Personal Care Homes, short-term rentals, nor any other LDR defined permitted or conditional uses allowed. (2) All new dwellings within the development shall contain at least 1,400-sf heated GFA, with all architectural designs and use of materials for any new construction or exterior physical alterations being specifically approved by the Historic Preservation Commission (HPC). The two (2) existing historic single-family dwellings within the site shall be fully renovated/relocated on Lots 9-10 as approved by the HPC. All accessory buildings and structures within the development shall be approved by the HPC, with all buildings or roofed structures observing the same minimum setback requirements as the principal buildings. All other applicable development standards and permitting requirements shall be followed. (3) As depicted on the approved master plan, the development shall include an internal shared private "Common Area" which provides vehicular and utilities access to the interior portions of the subdivision. This Common Area shall include a shared private access roadway within a minimum 40' wide path that includes a minimum 22' pavement width and is built to City standards as approved by the City Engineer. Shared access easements connecting individual shared residential drives to the Common Area, shall be permitted as depicted on the approved master plan with additional shared access drive(s) being permitted onto West Cranford Avenue. The Common Area shall also include a shared mailbox kiosk for the development, guest parking for at

least four vehicles, and one or more decorative internal streetlights at a pedestrian scale. The use of decorative/pervious pavers for driveways and all parking areas is encouraged. The Common Area shall also include a public utilities easement for water and sewer services, and privately maintained stormwater management facilities for the development, with the final design and boundary layout of these easements and facilities being approved by the City Engineer. Internal walkways or sidewalks within the development shall be considered optional. (4) Parking shall only be allowed within the designated shared parking spaces of the Common Area, or within the paved private driveways or carports/garages of the individual Lots. There shall be no parking within the travel way of the shared internal private road, nor along the abutting external public streets, nor on any unpaved surfaces. There shall be no outdoor parking or storage of any recreational vehicle or trailer, nor any overnight parking of any commercial vehicle. (5) Lots 1-7 shall be collectively enclosed by a minimum 7' high decorative opaque wall/fence combination as depicted on the submitted graphics. There shall be no direct access from these Lots to North Oak Street. There shall be no more than two (2) shared/unshared driveways through this wall to West Cranford Avenue via decorative gates. The exterior sides of this wall feature along North Oak Street and West Cranford Avenue shall be landscaped with trees and shrubs, including the use of preserved existing trees and transplanted Camelias or other existing shrubs from the property, as approved by the City Arborist and City Engineer. Maintenance of the vegetation within these abutting public right-of-way portions shall be borne by the individual lot owners or Homeowners Association (HOA) in perpetuity. (6) All existing City "canopy trees" under the jurisdiction of the City Arborist (within or overhanging public rights-of-way) shall be preserved and maintained at the discretion of the City Arborist. Specimen Trees within the development shall be determined and designated by the City Arborist, with the preservation of these being encouraged and given special consideration where feasible. Existing significant small trees and large shrubs, including the site's historic camelias, shall also be preserved or relocated at the discretion of the City Arborist. (7) Development entrance signage shall be unlit and only consist of decorative mounted signs on the side pillars of the decorative walls of Lots 1 & 7 where they immediately abut the Common Area roadway. (8) The development shall include Restrictive Covenants with architectural standards and a Homeowners Association (HOA) that is responsible for the ownership and proper maintenance of all Common Areas and private drainage infrastructure in perpetuity. The City shall not be petitioned at any point in the future by the Association nor any property owners within, for the acceptance or maintenance of any private infrastructure. The development's proposed Covenants shall be reviewed for these compliances and approved by the City Engineer, Planning Director and City Attorney before approval and recording of any subdivision plats for the development. (9) From the date of final City Council approval, construction of the development shall commence within 2 years, with recording of the Covenants and recording of at least a designated Phase 1 final plat portion of the development within 3 years. Otherwise, Planned Development approval shall automatically expire. Planning Commission reviewed this at their June 26, 2023 Regular Meeting, and recommended approval subject to the same nine conditions as recommended by Staff (6-1 Vote).

Matt Martin, Planning Director, stated that there was also a Petition that was received from local neighbors and property owners and they had asked that this be read into the record as follows: "We, the undersigned homeowners residing in and adjacent to the Brookwood North Historic District, ask that the following concerns and requests of ours be carefully considered and be read into the record at each public meeting in consideration of the proposed Machouse Planned Development bounded by North Oak Street, West Alden Avenue, and West Cranford Avenue. This property has for many decades been a rare example of an urban greenspace surrounded by a historic neighborhood and it has many tall canopy trees that are important to the character of our neighborhood. We ask that sensitivity be shown toward the goal of preserving as many of these specimen canopy trees as possible during both planning and construction. Exact placement and alignment of buildings, driveways, etc., should be decided after the locations of specimen canopy trees are precisely determined so that whatever adjustments might be made in footprints will be in preservation of important trees. We believe this will constitute added value to many prospective homeowners and future neighbors, just as many of us bought our homes, in part, because they were in a wooded neighborhood. We also urge the Owner and Developer to meet with us to discuss with this issue more specifically." There are two pages of signatures and there was a map prepared that shows where the Petitioners reside in proximity to the subject property. The applicant is here at the Council Meeting as well as some of the Petitioners.

Councilman McIntyre inquired about the location of the canopy trees. Matt Martin stated that if they are overhanging the City right-of-way but on private property, those would fall under the jurisdiction of the City Arborist regardless of zoning as well as ones within the right-of-way. The Arborist has made notes and there are approximately 12 trees around the perimeter within the right-of-way. There are another 12 trees that fall close to

the right-of-way that will be given a second look. When it comes time to develop the property, as part of the land disturbance process, the subdivision design plan process is when a closer and more detailed look will be given. Some of the trees will be more worthy of preserving than others. The Arborist did note that some trees on the property that are not in the best of health and it depends on the time when this occurs as to what their status will be. Matt Martin stated that he and the Developer have had several conversations and it is his desire to preserve as much as feasible.

Bill Nijem, 1007 North Patterson Street, Attorney at Langdale Vallotton, and Avery Walden, 5167 River North Circle, Hahira, the Developer, spoke in favor of the request. Mr. Nijem stated that he has helped the applicant throughout this Project.

Councilwoman Tooley stated that they had discussed a road being put in the development and inquired as to whether it will be made clear to the homeowners as to who will be responsible for taking care of it. Bill Nijem stated that it is made clear and that is part of the conditions. Matt Martin and Avery Waldon have been working together for approximately six months to iron out these conditions. One of those conditions is that there will be a Homeowners Association (HOA) that will be responsible for maintaining the private road. The property owners of the ten lots will be responsible for maintaining the road. The only other real common area is a detention area that will also be maintained by the HOA. That is spelled out and covenants are required and it is explicitly stated that the road is to remain a private road. The covenants will run with the property so if one owner moves out and another one moves in they will assume those obligations. Councilwoman Tooley inquired as to whether there was a time limit. Bill Nijem stated that it would be perpetual. Tim Tanner, City Attorney, stated that the best we could do would be 20 years. Bill Nijem stated that according to Georgia law, residential subdivisions under 35 lots or 25 lots are limited to 20 years but you can renew the covenants. It is 20 years from when the covenants are recorded and then you can renew them for another 20 years after that period of time is up. They are excited about this Project and Mr. Walden is a prior winner of a Historic Preservation Award. They are in the Historic District and everything will have to go back through the Historic Preservation Commission to review the plans for these houses. Mr. Nijem stated that this will be a good Project for the City and this area and asked Council's consideration in approving the request.

Patrick Myers, 1906 North Oak Street, spoke in favor of the request. Mr. Myers stated that the proposed Project is caddy corner to his house. They purchased the house a little over 35 years ago and for 35 years he has gone out the front door and seen a vacant home. Sometimes it almost looks like it is an abandoned house but they have tried to keep it up. When the apartments were built on the north border of the Historic District, he and his wife were concerned that it might be rezoned and another set of apartments might be built. However, they found out the property was going to be developed into housing rather than duplexes or apartments they were really excited about it. He has traveled around the neighborhood to see some of the properties that the Developer has done, and the curb appeal is fantastic. He signed the Petition about the canopy trees and gave it some thoughtful consideration. Though it would be nice to have that remain because he has seen it for many years but trees can be moved and replanted but apartments are forever. They are excited that the property is going to be developed and brought back to life and enhance the neighborhood.

Susan McDonald Morgan, 96203 Montego Bay, Fernandina Beach, Florida, spoke in favor of the request. Ms. Morgan stated that she was here tonight along with her husband David. She is the daughter of Ernest and Marjorie McDonald, the granddaughter of Ernest and Virginia McDonald, the great-granddaughter of Ernestine McDonald, all of whom have lived and resided in the home on the property. The selling of this home has been a difficult decision for their family. Over the years, many investors have come to her parents wanting to turn these two old homes into duplexes and build other duplexes. They could build 8 duplexes which would be 16 units and each of those 16 units could have 3 to 4 bedrooms. There would be 50 to 74 parking spaces needed for that. Needless to say, when Mr. Walden approached them in 2021, they were thrilled with his vision for this Project for this property. After seeing the work that he had done on so many of the homes in this Historic neighborhood, it impressed them more because he wanted to make sure that each of those homes was not only restored or remodeled, but that it contributed to the value of the neighborhood. Their family has been McDonald Nursery and Landscaping since her grandmother started selling flowers and shrubs at this property to her Church ladies, her friends, and her relatives. After her father came back from the Air Force in 1962, he added the Landscape Division. Her brother then went into the business as well and sold and planted trees all over Valdosta and Lowndes County. Her brother, Buddy McDonald, decided that his career would go a different path and he works at the Valdosta

Regional Airport. Between the last four generations, the McDonalds have planted and shared and beautified Valdosta and Lowndes County to the point that it is now known as the Azalea City. They are very excited and proud of that fact and only one family has planted more trees in Lowndes County than their family and that is the Langdale family; however, the Langdale family cuts their tree down and the McDonald family has only grown things for beautification and sustain green spaces. When it comes to trees and beautifying our community and Historic preservation and making a balance for progress, their family understands these things extremely well. When she and her husband read the Petition for the trees, the first thing he said was that they might have signed the Petition too. The reason is because they also love trees. If they had not known who was doing this Project and the love that their family has had for trees and shrubbery and beautification, she would have been concerned about what would happen to the trees. Coach Hyder was her Math teacher in the 1970's and he said, "It ain't bragging if it's true." Part of the truth is that she and her husband have never lived in a new house and they have always lived in old homes. Right here in this room about 30 years ago, she was working for the City of Valdosta in the Main Street Program. They were going to cancel the development for redoing the Downtown area. She went around and convinced everyone that it was something that needed to be done. They need to preserve the Downtown and bring the economy back to Downtown Valdosta. She was given the Employee of the Month Award and she was very proud of that. They love history and Lowndes County and Valdosta. With Mr. Walden's vision of this property, everything seemed to fit very well. The more that she and her husband saw what he was going to do with it the more they felt the tug. She and her husband are going to be the new owners of the McDonald house. With Mr. Walden's help, they will be making 212 their forever home. They will be keeping the McDonald house in the family and their grandchildren and great nieces and nephews will be the sixth generation to pray and play in this wonderful old house. They are committed to moving, planting, transplanting, taking down, and beautifying this property to the best of their ability. She and her husband have worked on three Projects in Downtown Apalachee Cola, the Blue Moon Inn, the Charm, and the Morgan Quarters, and then they just finished an 1850's home in Fernandina Beach. They just sold the home and now they will be moving back to Valdosta. They want everyone who signed the Petition to know that they are on their side and they do intend that this property is treated well. They know this will be a Historic reflection on the legacy of their family and what will be called the McDonald-Morgan home. They want to help make this a Project that Valdosta and Lowndes County will be proud of for generations to come.

Louis Gordon spoke in opposition to the request. Mr. Gordon inquired as to who manages the Homeowners Association and how will someone have access to buying one of the homes. Mayor Pro Tem Howard stated that they will have someone meet with him after the Council Meeting.

A **MOTION** was made by Councilman Carroll to approve the request for a Planned Development for a Non-Conventional Single-Family Residential development on 2.20 acres as requested by Machouse Investments LLC along with the nine conditions as recommended by Staff. Councilman McIntyre seconded the motion. The motion was unanimously adopted (4-0) to enact Ordinance No. 2023-18, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2023-19, AN ORDINANCE TO REZONE 31.26 ACRES FROM COMMUNITY-COMMERCIAL (C-C) TO MULTI-FAMILY RESIDENTIAL (R-M)

Consideration of an Ordinance to rezone 31.26 acres from Community-Commercial (C-C) to Multi-Family Residential (R-M) as requested by Cole Livingston (File No. VA-2023-10). The property is located at 2510 East Park Avenue and 4595 Inner Perimeter Road. The Planning Commission reviewed this at their June 26, 2023 Regular Meeting and recommended approval (7-0 Vote).

Matt Martin, Planning Director, stated that Cole Livingston is requesting to rezone 31.26 acres from Community-Commercial (C-C) to Multi-Family Residential (R-M). The property is a portion of a larger parcel of land (75.75 acres) that is currently split zoned C-C and R-M. It is located at 2510 East Park Avenue and 4595 Inner Perimeter Road. The property is currently undeveloped and forested. The applicant is proposing to rezone all but 7 acres of the total property to R-M for purposes of developing this as a residential subdivision with lots for approximately 200 single-family homes. The remaining 7 acres will consist of the frontage along Inner Perimeter Road, it will remain zoned C-C, and it will be held in reserve for possible commercial development. 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 R-M zoning. The property is also located within the Inner

Perimeter Road Corridor Overlay District (IPR-COD). The surrounding zoning designations in the area are dominated by an erratic pattern of C-C, C-H, R-M, and R-10 zoning to the east and south of the intersection of Inner Perimeter Road with East Park Avenue. The surrounding land use patterns in the area are dominated by mostly vacant/undeveloped land, with a few small commercial uses along Inner Perimeter Road, and existing church facilities to the northeast. Despite the applicant's proposal to develop this property as a single-family subdivision at R-10 density, R-10 zoning is not eligible here due to the CAC Character Area. It is not intensive enough. Therefore, any such residential development should be in R-M zoning, which is compliant in the CAC, and allows residential development at all densities (houses, duplexes, apartments). A large portion of this property is already zoned R-M, and the applicant is simply expanding this area for consistency purposes - and at the request of City Planning Staff. The intent here is to avoid having a single-family residential subdivision that is split-zoned residential/commercial. 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 June 26, 2023 meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (7-0 Vote).

Larry Sanders, Arrow Engineering, spoke in favor of the request. Mr. Sanders stated that he is the Engineer for the Project. Mr. Sanders stated that the rezoning was primarily at the City's request to clear up a mixed zoning pattern. They could have built what they are planning to build now as everything was currently zoned and they could have built something more dense than they are planning to build. He lives and operates here in Lowndes County and he has known Cole Livingston his entire life. He comes from a family of builders who build nice homes. He encouraged the City Council to support this request.

Cole Livingston, the applicant, spoke in favor of the request. Mr. Livingston stated that they are excited to bring these new homes to the City of Valdosta. They have been getting a lot of back lash from people saying that they are building low income housing and he just wanted to set the record straight. They are going to build nice, medium priced houses that will bring the community up. Councilwoman Tooley inquired as to the price range of a medium priced house. Mr. Livingston stated that they will be priced between \$215,000 to \$250,000.

Brian Leverette, Treasurer and Member of the HOA of the Cottonwood neighborhood, spoke in opposition to the request. The Cottonwood neighborhood is on the exact road where this was proposed to be developed. In understanding the rezoning Petition, they sought out the overall desire of the neighborhood was, given what impact might be in place. They asked their members to sign the Petition and they got 49 individual signatures who are taxpayers in our community. There are three primary issues with this. The number one issue is that the roadway is already very congested. This roadway needs no additional help with vehicles. In the morning, traffic is backed up all the way to Stallings Road because of the multiple school zones that are in the area. Further development of hundreds of homes with the lack of infrastructure in place represents a security threat, a hazard to health, and potentially, many other problems unless the City would be willing to take on larger infrastructure property such as expanding that road or considering further development out towards Inner Perimeter and let that be the primary in road or out road for this particular subdivision. The problem is that where Stallings Road intersects with the Lakeland Highway, it is already where they see wrecks on a regular basis. They are proposing having a different inlet/outlet. They would also like to see the original intention of the zoning be held too. They think there was wisdom in the way it was originally designed and they think it will attract the right type of person and traffic at the time they have the infrastructure to handle the traffic. He would also like to submit into the record the original signatures that are on the Petition. Councilwoman Tooley inquired as to whether he brought this up to the Planning Director, Matt Martin. Mr. Leverette stated that it had not been addressed with Matt Martin.

Walter Muller, 2801 Cotton Bay Crossing in Cottonwood Subdivision, spoke in opposition to the request. Mr. Muller stated that he moved to the Cottonwood Subdivision with his family two years ago from East Magnolia. It is quiet and rural and there are spaces between the houses. This Project, if approved, will have 200 houses and that is a lot of houses. He is retired military and he used a VA loan to purchase the house. He is approximately .25 miles away from the East Park Avenue entrance. He was also concerned that Multi-Family Zoning might allow apartment complexes.

Diana Deeley, 201 West Gordon Street, spoke in opposition to the request. Ms. Deeley stated that she is from the San Francisco Bay area and they are proposing to put 212 houses on 31.25 acres. You really do not want to do that many houses in that space. She has lived like that and it is not fun. It is awful.

Shelene Westover, 3090 Stallings Road, spoke in opposition to the request. Ms. Westover stated that they purchased their home in 2020 and she shares the same concerns about the traffic at the intersection of Lakeland Highway and Stallings Road. Her husband travels to work in that direction and many days he cannot even get out in a reasonable amount of time. She goes in the opposite direction to get to work in order to avoid that area. They have a child who rides the bus and there is a lot of traffic on the road with cars and buses. In the short time that they have lived there they have seen a lot of car accidents. If you add this volume of homes to the area, it will be a detriment. It appears that it backs up to where the gas station is and the gas station is not well kept and not well run. That concerns her for families in the area as well.

Matt Martin, Planning Director, stated that there was not that much commentary at the Planning Commission Meeting but the simple truth of it is that the property is already zoned for Multi-Family Residential or less at very high density. After the Planning Commission Meeting, he did some math on it and as it is currently zoned without any public hearings, 75 acres of land, 1,788 apartments can be built there now. Even after the rezoning, a lot of that is still possible but the applicant is proposing instead of very dense apartments to do a Single-Family subdivision under R-10 density which is .25 acre lots. For better comparison, R-M Zoning allows Multi-Family dwelling units at 18 units per acre. The R-10 density is the same as approximately four units per acre. What they are proposing is far less dense than what it is currently zoned. If someone wanted to do density of apartments, the property is already zoned that way. The C-C Zoning allows apartments at 60 bedrooms per acre without a public hearing. That is not what the applicant is proposing. He needs the Residential Zoning at the request of the Zoning Department to get rid of the awkward geography that is there now so we do not end up with a Single-Family Subdivision with Commercial Zoning running through the middle of it, particularly at a zigzag pattern. That is why the request is before Council. Councilman Carroll stated that this is probably one of the greatest areas that we are going to see residential growth and some commercial growth over the next 10 to 20 years. Matt Martin stated that was correct. The more intensive land use pattern is to be around the intersection of Inner Perimeter and Lakeland Highway. As you go out from that intersection the intensity of development is planned to be lower. They are proposing something from the outer parts of that intensive area. There is a lot of undeveloped land and schools nearby tends to be an attractor for residential development. It is our desire for quality development to take place here. He is glad to see that someone has Master Planned 75 acres under one Plan rather than piece meal. This is the first time in 14 years that we have had a proposed rezoning for a new subdivision at R-10 density. Everything we have seen for 14 years has been at a higher density. It is very refreshing to have this much R-10 development being proposed.

A MOTION by Councilwoman Miller-Cody, seconded by Councilman Carroll, was unanimously adopted (4-0) to enact Ordinance No. 2023-19, an Ordinance to rezone 31.26 acres from Community-Commercial (C-C) to Multi-Family Residential (R-M) for property located at 2510 East Park Avenue and 4595 Inner Perimeter Road as requested by Cole Livingston, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2023-20, AN ORDINANCE TO REZONE 0.81 ACRES FROM OFFICE-PROFESSIONAL (O-P) TO COMMUNITY-COMMERCIAL (C-C)

Consideration of an Ordinance to rezone 6.32 acres from Duplex Residential (DR-10) to Residential-Professional (R-P) as requested by Park Avenue Church (File No. VA-2023-11). The property is located at 100 East Park Avenue. The Planning Commission reviewed this at their June 26, 2023 Regular Meeting and recommended approval (7-0 Vote).

Jeff Brammer, Special Projects/Historic Preservation Planner, stated that Park Avenue Church is requesting to rezone 6.32 acres from Duplex Residential (DR-10) to Residential-Professional (R-P). The property is located at 100 East Park Avenue which is along the north side of the street between North Patterson and Slater Streets. The property contains an existing church campus facility and several buildings, with associated parking lots and open space. The overall property comprises six parcels totaling 7.23 acres, of which 0.91 acres is already zoned R-P. The applicant is proposing to have all of their property under the terms of R-P zoning in order to better facilitate future church expansions. The property is located within a Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P Zoning. The property is also partially located within the Local Historic District. The surrounding zoning patterns in the area are dominated by R-P Zoning to the west, across North Patterson Street, and to the north, along Woodrow Wilson Drive. Meanwhile, the immediate area to the south, across East Park Avenue, and to the east, across Slater Street, are

dominated by DR-10 Zoning. The surrounding land use pattern includes a mix of residential, professional, and light commercial. This reflects a graduated scale of intensity in this part of the city as the surrounding blocks have transitioned from mostly residential to include business and institutional uses. The applicant's proposal to expand R-P Zoning to accommodate already existing church uses rectifies an outdated zoning classification. Therefore, rezoning this property as proposed is appropriate as it will bring the area further into compliance with existing and emerging land use patterns. 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 June 26, 2023 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (4-0 Vote).

Clayton Milligan, 3998 Inner Perimeter Road, spoke in favor of the request. Mr. Milligan stated that they are the Engineers assisting with the rezoning process and he will be glad to answer any questions Council may have.

No one spoke in opposition to the request.

A MOTION by Councilman Carroll, seconded by Councilwoman Miller-Cody, was unanimously adopted (4-0) to enact Ordinance No. 2023-20, an Ordinance to rezone 6.32 acres from Duplex Residential (DR-10) to Residential-Professional (R-P) for property located at 100 East Park Avenue as requested by Park Avenue Church, the complete text of which will be found in Ordinance Book XIV.

BIDS, CONTRACTS, AGREEMENTS, AND EXPENDITURES

Consideration of a request to purchase 90.58 acres for a new Water Plant for the City of Valdosta.

Bradley Eyre, Director of Utilities, stated that previously, the Mayor and Council had given City Staff the ability to negotiate the purchase of sufficient acreage for the location of new Water Plant for the City of Valdosta. After several potential sites were identified based on water quality data and previous engineering studies, City Staff concluded the most favorable site was located on a large parcel owned by Southern Gateway, LLC. Water quality testing was performed at a test well the City's consultants installed on the site and the results returned favorably. As the entire larger parcel was not needed, the City negotiated the purchase of 90.58 acres of land that is identified in the attached subdivision plat as Tract 1. The purchase price of the subject property is \$2,845,000. The City has also agreed to install 650 lineal feet of 8" PVC water main (exact location to be determined at a later date at the time of its future development) to serve the remaining portion of the sellers' property as part of the negotiation. One of the primary advantages of this location is its close proximity to the City's existing water infrastructure and is sufficient acreage to accommodate the existing and future expansion of the Water Plant and well field. Additionally, the Valdosta Regional Airport is pleased with the additional City property use adjoining its property to the south. Bradley Eyre, Director of Utilities, recommended that Council approve the purchase of 90.58 acres of land in the amount of \$2,845,000 for a new Water Plant for the City of Valdosta.

A MOTION by Councilwoman Miller-Cody, seconded by Councilman Carroll, was unanimously adopted (4-0) to approve the request to purchase 90.58 acres for a new Water Plant for the City of Valdosta.

CITIZENS TO BE HEARD

Steve Freeman, 612 Second Avenue, stated that there is some property behind his house that the City owns and there is an alley. He has been cutting the lot for nine months so he called his Councilman and was told that the City would come out and take care of it. The City cut their property and left the rest. The property that was left is a nuisance because it is becoming a dumping area. The alley is also a problem. He hauled eight loads of trash out of there when he first moved in. He paid for it himself. That has been a problem for three years. He has been trying to get in touch with the Land Bank for the past nine months to try and purchase the property but no one has been in touch with him. His City Councilman is doing all he can. If the City trying to come up but how can it come up if you are not addressing short issues in the City that is causing majoring problems. There is an abandoned house that has been sitting there for eight months and he spoke with the City Manager and the Mayor about it. They are not going in through the windows and doors but they are going under the house to get inside of it. He would like to purchase the property. Mayor Pro Tem Howard inquired as to whether Mr. Freeman would like to see the alley

closed. Mr. Freeman stated yes and it would also help stop some of the drug traffic and littering going on through there.

Louis Gordon, 2 Shanna Circle, Unit A, stated that he grew up in Valdosta on the east side and his mother stays at 709 Vallotton Drive. He taught martial arts for 17 years and everyone who lives in the neighborhood knows him. He has noticed that the neighborhood is in decline. He now works for an organization that goes door-to-door and one of the things that they keep hearing is that they really need more activities for the youth. They were just recently able to get a basketball court and it is constantly in use. There is a lot of energy in the youth in this City and if it is not focused, we will have problems. There is an open lot near Vallotton Drive near Mr. B's Grocery and that has rusty playground equipment on it. He would like to see that area being utilized. He used to hear that before people care what you think they have to think that your care. We need to give people a neighborhood that they can take pride. The children need a variety of activities and this is will be a unique opportunity to step up to the challenge and provide for the future. If you go to the Vallotton Park Youth Complex, you will see graffiti and some of it is getting torn down. People are also noticing how we spend our money. The trees were taken down but we haven't provided anything. If we can build something for them it will be very powerful.

CITY MANAGER'S REPORT

Catherine Ammons, Assistant City Manager, stated that tomorrow at 5:00 p.m. will be the First Friday After Five and we will have a Hula Hoop contest which starts at 6:00 p.m. behind Bennie's Alley behind Southern Cellar. They will also have a "Build a Sandcastle Station" at Unity Park, food trucks at various locations, live music behind Stogie's, Southern Cellar, and Art and Soul, and a photo contest.

On Saturday, July 15, 2023 there will be a Greer Community Clean-up Day beginning at 9:00 a.m. For more information, call Chandra McAllister, Community Sustainability Coordinator, at Public Works at (229) 539-3999. Citizens are encouraged to volunteer.

On Tuesday, July 18, 2023, the Valdosta-Lowndes County Chamber of Commerce will be hosting Women Mentoring Women at The McKey at 11:30 a.m.

On Wednesday, July 19, 2023, the Battle of the Badges Blood Drive will be held from 2:00 p.m. to 6:00 p.m. at the City Hall Annex in the Multi-Purpose Room.

On Saturday, July 22, 2023, there will be the Christmas in July in the Downtown area, and on Monday, July 24, 2023, the City of Valdosta Photo Contest Awards and Reception will be held at 5:00 p.m. at the Turner Center for the Arts.

COUNCIL COMMENTS

Mayor Pro Tem Howard stated that the month of July is hot and he encouraged citizens to give the Public Works Department employees a bottle of water. We need to look out for the people who keep our City clean.

Councilman McIntyre thanked Mr. Freeman for coming to the Council Meeting and asking for the City of Valdosta's assistance with his issue.

Councilwoman Tooley stated that it was refreshing to see citizens come to the Council Meeting and speak under Citizens to be Heard. It shows that they are interested in what is going on in the City. She asked that they spread the word that the Council Meeting is a public assembly and they can come and find out a lot of information.

Councilwoman Miller-Cody stated that the Azalea City Women's Club will be doing a street clean-up on Saturday, July 8, 2023 from 9:00 a.m. to 11:00 a.m. on Woodlawn Drive. Jeanette Coody, who is 100 years old, will also be helping to pick up litter.

Mayor Pro Tem Howard entertained a motion for adjournment.

A MOTION by Councilman Carroll, seconded by Councilwoman Miller-Cody, was unanimously adopted (4-0) to adjourn the July 6, 2023 Regular Meeting of the Valdosta City Council at 6:46 p.m. to meet again in Regular Session on Thursday, July 20, 2023.

City Clerk, City of Valdosta

Mayor, City of Valdosta