

MINUTES
REGULAR MEETING OF THE VALDOSTA CITY COUNCIL
5:30 P.M., THURSDAY, MAY 10, 2018
COUNCIL CHAMBERS, CITY HALL

OPENING CEREMONIES

Mayor John Gayle called the regular meeting of the Valdosta City Council to order at 5:30 p.m. Council members present were: Joseph "Sonny" Vickers, Ben Norton, Sandra Tooley, Eric Howard, Andy Gibbs, and Vivian Miller-Cody. Councilman Tim Carroll was absent. The invocation was given by Pastor David Adams, Mt. Calvary Baptist Church, followed by the Pledge of Allegiance to the American Flag.

AWARDS AND PRESENTATIONS

SPECIAL RECOGNITION OF THE 2017-2018 VALDOSTA YOUTH COUNCIL MEMBERS

Mayor John Gayle stated that the 22-member Valdosta Youth Council (VYC) successfully completed their second program year, 2017-2018, with a variety of accomplishments. The VYC was created for youth to build leadership skills and learn about civic responsibility, to gain a better understanding of municipal government, and to prepare youth for a lifetime of public and community service. Throughout the 2017-2018 program year, VYC members embraced their mission and accomplished the following: (1) Gained an understanding and appreciation of municipal government by meeting monthly with a variety of City and local leaders including: the Neighborhood Development Manager, the Planning & Zoning Administrator, the Southern Marketing Coordinator for the Georgia Dept. of Agriculture, Officer Carla Jones and her new Therapy Dog "Hope", the Police Chief, the Stormwater Manager, the Water Treatment Plant Superintendent, the City Marshal and the Public Works Supervisor. (2) Participated in the City of Valdosta's second annual Dumpster Art Project that transformed City trash dumpsters in the downtown area into pieces of public art. (3) Traveled to Atlanta to visit the Governor's Mansion, the State Capitol, and the Georgia Dept. of Agriculture where the youth learned about State government and interacted with State leadership. (4) Hosted a Leadership Development Training in January, 2018 where VYC members identified leadership traits in themselves, as well as in others. (5) Coordinated the 2018 "If I Were Mayor" Essay Contest. (6) Collectively completed more than 100 hours of community service (a minimum of 8 hours each). (7) Participated in the Valdosta Christmas Tree Lighting, the Electronics Recycling event, and other City-sponsored events. (8) Produced two VYC Meeting that were shown on Metro 17 with the assistance of Metro 17's Marcus McConico to discuss issues being addressed each month at VYC meetings and ran 16 VYC stories during the year on City Focus. (9) Continued a growing presence on the VYC Facebook page for local youth to follow the work of the VYC, to be informed on youth issues, and to discover ways to be engaged in their local government. (10) Completed two organized cleanups of their adopted .6 mile portion of North Lee Street resulting in 15, thirty-gallon bags of trash removed from this City street. (11) Documented their third year of VYC activities in a hard-bound scrapbook that will be passed on each year to the succeeding council. Mayor Gayle presented certificates to the following VYC members: Juan Angel, Joey Butters, Ella Dampier, Emily Dinkins, Will Gerber (Secretary/Treasurer), Daniel Holcombe, Dalemetrius Huff, Paris Jackson, Nikerria Jones, Kaightlyn Jowers, Isabel Kassum, Erin Kelly (President), Cristalynn Lee, Abbi Long, Sean Manning (Historian), Nevin Miller, Catriona Moore, Clancy Claire Perry (Parliamentarian), Zandayja Rollins, Toni Salami (Vice President), Kiara Thomas, Zachary Williams. Mayor Gayle also recognized the following members of the VYC Advisory Board: former Valdosta City Councilman Alvin Payton, Jr., City Clerk Teresa Bolden, J. L. Newbern Middle School Vice Principal James White, St. John Catholic School Counselor Laurie Wallace, Media Coordinator Marcus McConico, and former Public Information Officer Sementa Mathews.

SPECIAL PRESENTATION OF THE VALDOSTA STATE UNIVERSITY SOCIAL MEDIA AWARDS

Mayor Gayle stated that Valdosta State University (VSU) Social Media Professor Dr. David Nelson presented a Project for his students to provide a Social Media Campaign in order to encourage citizens to take pride in their City and reduce litter. The class was divided into two groups with each group presenting their campaign to Staff members from the City of Valdosta and the Turner Center for the Arts. The winning group consisted of VSU students Bryant Pinkney, Noel Valdez, Chobi Young, and Cassidy Austin. Through their research, they suggested the best Social Media platforms to use in order to reach the desired audience. The winning group also included

information on who to market the Campaign to and the best times to schedule Social Media posts so that they will be the most effective.

Along with the current hashtag, #LoveWhereYouLive, the winning group added #LoveItBetter and #IAmValdosta to give citizens ownership in the Campaign and help keep the City clean. The City will begin using these hashtags on Social Media in order to support efforts for a cleaner Valdosta. These bright young VSU students are to be commended for their efforts in helping to enhance our community and make it a better place to live.

EMPLOYEE OF THE MONTH AWARD

Consideration of the May, 2018 Employee of the Month Award (Officer James Turner, Police Department).

James Turner began his employment with the City of Valdosta Police Department in December of 2015 and presently holds the position of Patrol Officer. Officer Turner responds to calls for service, conducts preliminary inquiries, field interviews, and follow-up investigations which includes gathering information and evidence, protecting the crime scene, and processing the scene in the absence of an investigator. He also testifies in judicial proceedings and completes all required reports. In April of this year, Officer Turner responded to an unresponsive motorist. On survey of the scene, he found that the woman who was slumped over in her vehicle was not breathing, had no pulse, and her lips were turning blue. She was in cardiac arrest. Officer Turner immediately began life saving efforts by relaying her condition to responding paramedics. He cut her seatbelt, pulled her from the vehicle, positioned her on the ground, began CPR until EMS arrived and prepared her for immediate transport. The citizen regained both her breathing and pulse and she was transported to the hospital where she regained consciousness several days later. Officer Turner's actions had a direct impact on saving a woman's life and are exemplary of his commitment to care for members of our community. It is for these reasons and many others that the Employee Relations Committee nominated Officer James Turner as Employee of the Month.

APPROVAL OF MINUTES

The minutes of the April 19, 2018 Regular Meeting were approved by unanimous consent (6-0) of the Council.

PUBLIC HEARINGS

REQUEST TO CLOSE A 40 FOOT UNOPENED PORTION OF RIGHT-OF-WAY LOCATED BETWEEN EAST SAVANNAH AVENUE AND LINZIE DRIVE

Consideration of a request to close a 40 foot unopened portion of right-of-way located between East Savannah Avenue and Linzie Drive.

Pat Collins, City Engineer, stated that Michael Bailey, Bailey's Meats, located at 1646 Clay Road, has requested that a 40' unopened portion of right-of-way located between East Savannah Avenue and Linzie Drive be closed. A petition was sent to all of the property owners adjacent to this portion of right-of-way and they were in favor of the closure. The property owners are also requesting that the Mayor and Council approve the transfer of the 40' unopened right-of-way to them. The Public Hearing notice was advertised in the Valdosta Daily Times as required, and all of the City Departments and utility companies have responded with their support of the closure. Pat Collins recommended that Council approve the closure of the 40' unopened right-of-way and the transfer of the right-of-way to the adjacent property owners.

No one spoke in favor of the request.

No one spoke in opposition to the request.

A MOTION by Councilwoman Miller-Cody, seconded by Councilman Norton, was adopted (6-0) to close a 40 foot unopened portion of right-of-way located between East Savannah Avenue and Linzie Drive.

Consideration of an Ordinance to rezone two parcels totaling 2.49 acres from Highway-Commercial (C-H) and Residential-Professional (R-P) to Community-Commercial (C-C) as requested by Integrity Development Partners LLC (File No. VA-2018-06). The properties are located at 2535 North Ashley Street (2.21 acres, C-H) and 308 Emory Street (0.28 acres, R-P). The Greater Lowndes Planning Commission reviewed the request at their April 30, 2018 Regular Meeting and recommended approval (7-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Integrity Development Partners LLC (a.k.a. IDP Housing) is requesting to rezone 2 parcels totaling 2.49 acres from Highway-Commercial (C-H) and Residential-Professional (R-P), to Community-Commercial (C-C). The properties are located at 2535 North Ashley Street (2.21 acres, C-H) and 308 Emory Street (0.28 acres, R-P). This is the former China Garden restaurant facility on the main parcel facing North Ashley Street, as well as an adjacent residential duplex facing Emory. The applicant is proposing to demolish the existing buildings and completely redevelop the site as a multi-family residential complex with 76 dwelling units (152 total bedrooms). Multi-Family Residential is not an allowable use in C-H Zoning, but it is allowed in C-C Zoning with a maximum density of 60 bedrooms per acre. As part of the overall proposal, the applicant is also seeking Planned Development approval for this property, as well as an adjacent R-6 parcel facing University Drive. On the Future Development Map of the Comprehensive Plan, the C-H parcel is located within a Community Activity Center (CAC) Character Area, and the smaller R-P parcel is located within an Institutional Activity Center (IAC) Character Area. Both of these Character Areas allow the possibility of C-C zoning. Both of the subject properties are also located within the Urban Commercial Corridor Overlay District of the LDR, as well as the Ashley-Bemiss "Enterprise/Opportunity Zone" in the City's designated Urban Redevelopment Area. In terms of land use patterns, the subject properties are part of the North Ashley Street corridor which is dominated by mostly commercial uses; however, in this particular area of the corridor, there is also dominance by the large institutional uses of South Georgia Medical Center (SGMC) and the North Campus of Valdosta State University (VSU). To the east there is a blighted but older well-established residential neighborhood associated with properties along University Drive. In terms of zoning patterns, most of the commercial properties along the corridor are zoned C-H although there is some existing C-C Zoning to the immediate south of the subject property. It should be noted, however, that all of the C-H zoned properties in this area are considered "over zoned" in the fact that all of them have C-C type uses in the form of general retail, offices, restaurants, etc. None of them have the more intensive commercial uses (such as auto body shops, etc.) that require C-H Zoning; therefore, the proposed rezoning is consistent with both the development pattern and the zoning patterns of the surrounding area. Even the existing R-P portion of the subject property facing Emory Street is bordered by Commercial Zoning on three sides and it should be considered as part of the same commercial corridor of properties as its neighbors. Of greater importance, however, is the adjacent Institutional Activity Center Character Area designation of the Comprehensive Plan, and its policies to protect and support the institutional uses of SGMC and VSU. The downzoning of the C-H portion to C-C, as well as allowing the possibility of multi-family development directly across the street from these institutions, is a well-supported idea. The applicant's specific proposal for redevelopment as Multi-Family Residential, as well as any issued related to the Urban Commercial Corridor Overlay District is discussed in greater detail with the next Agenda Item (File No. VA-2018-07). Staff found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval of this request. The Planning Commission reviewed this at their April 30, 2018 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (7-0 vote).

Rhett Holmes, Integrity Development Partners LLC (a.k.a. IDP Housing), spoke in favor of the request. Mr. Holmes thanked the Mayor and Council for their consideration of the rezoning and the Planned Development. This Planned Development will be for seniors 55 years of age and older and will consist of a four story building with interior corridor. It will be a great addition to Ashley Street and it is close to the hospital and a lot of amenities and parks. Councilman Vickers inquired as to the number of apartments. Mr. Holmes stated that there will be 76 apartments. Councilman Vickers inquired as to the square footage of an average apartment. Mr. Holmes stated that the one bedroom apartments will be between 650 and 750 square feet and the two bedrooms will be between 850 and 950 square feet. Councilman Norton inquired as to whether there were any elevators and common areas. Mr. Holmes stated that there would be elevators and common areas. They will have a community garden, a health clinic area, computer labs, arts and crafts room, and a sitting area on each floor. There will be lots of gathering space and they were able to gather some additional green space for walking paths and a gazebo.

No one spoke in opposition to the request.

A **MOTION** by Councilman Howard, seconded by Councilman Norton, was adopted (6-0) to enact Ordinance No. 2018-8, an Ordinance to rezone two parcels totaling 2.49 acres located at 2535 North Ashley Street (2.21 acres, C-H) and 308 Emory Street (0.28 acres, R-P) from Highway-Commercial (C-H) and Residential-Professional (R-P) to Community-Commercial (C-C) as requested by Integrity Development Partners LLC, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2018-9, AN ORDINANCE FOR A MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT IN COMMUNITY-COMMERCIAL (C-C) AND SINGLE-FAMILY RESIDENTIAL (R-6) ZONING FOR HOUSING FOR OLDER PERSONS COMPLEX

Consideration of an Ordinance for a Multi-Family Residential Planned Development in Community-Commercial (C-C) and Single-Family Residential (R-6) Zoning for Housing for Older Persons Complex as requested by Integrity Development Partners LLC (File No. VA-2018-07). The property consists of three parcels totaling 2.80 acres and is located at 2535 North Ashley Street, 308 Emory Street, and 2432 University Drive. The Greater Lowndes Planning Commission reviewed this request at their April 30, 2018 Regular Meeting and recommended approval with six conditions (7-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Integrity Development Partners LLC (a.k.a. IDP Housing) is requesting Planned Development approval for a proposed Multi-Family Residential development in Community-Commercial (C-C) and Single-Family Residential (R-6) Zoning that is a "Housing for Older Persons" complex under the Georgia Department of Community Affairs' (DCA) Safe and Affordable Housing Programs. The subject property consists of 3 parcels totaling 2.80 acres located at 2535 North Ashley Street, 308 Emory Street, and 2432 University Drive. This is the former China Garden restaurant facility plus two adjacent parcels. The proposed housing complex will contain 76 dwelling units (152 bedrooms), plus on-site amenities for residents. The applicant is also seeking Rezoning approval of two of these parcels in order to make this Planned Development proposal fully eligible, which is being processed concurrently with this request (see the previous Agenda Item - File No. VA-2018-06). If the property is successfully rezoned, then it becomes eligible for this Planned Development request. On the Future Development Map of the Comprehensive Plan, the subject properties are located in three (3) different Character Areas as follows: Community Activity Center (CAC), Institutional Activity Center (IAC), and Established Residential (ER). All of the properties are also located within the Ashley-Bemiss "Enterprise/Opportunity Zone" in the City's designated Urban Redevelopment Area, as well as two of the properties being located within the Urban Commercial Corridor Overlay District of the LDR. Planned Development Approvals are reviewed and considered in much the same way as a Conditional Use. In this case, the applicant's proposed development overlaps into two Zoning Districts (C-C and R-6), as well as three Character Areas of the Comprehensive Plan. The proposed multi-family development is a permitted use in C-C Zoning, but is normally not allowed in R-6 which only allows a maximum of a residential duplex. Under the submitted layout plan, the applicant is proposing to keep the actual Multi-Family Residential use (building) on the C-C portions and simply utilize the R-6 portion as outdoor amenities and open space (community garden, etc.), as well as stormwater management. The applicant's proposal also utilizes the possible two dwelling units (duplex) of the R-6 portion to contribute to the maximum allowable density of the total project. This density is calculated as 74 dwelling units for the C-C portion (2.49 acres x 60 bedrooms/acre)(average 2 bedrooms per unit), plus 2 dwelling units for the R-6 portion (a duplex), = 76 total units. It is possible under a Planned Development request for the applicant to seek a bonus of up to 20% higher density, but it is not warranted in this case. The applicant is proposing only three deviations from the Land Development Regulations (LDR). The only significant deviation is a proposed 30% reduction in the minimum required number of parking spaces which stems from the proposal that this is a retirees/seniors housing project. The applicant is well-experienced in this type of housing project and is asserting that 1.5 parking spaces per dwelling unit (for a total of 105 spaces) is more than enough to accommodate these kinds of residents and their visitors. Locally, there are other similar type housing projects (such as Ashton Meadows, and Union Pines) where Staff has observed this assertion to be true. Staff is supportive of this deviation so long as there are proper conditions of approval to ensure that this reduction in parking continues to be justified. The only other deviations pertain to the LDR supplemental standards for Multi-Family Residential complexes, in particular the requirement for a 4:12 pitched roof and a prohibition on long building facades. In this case, the

proposal is for a residential use that is instead located in Commercial Zoning and along a designated commercial corridor. It is, therefore, natural and appropriate for the proposed building to resemble more of a commercial/institutional style, than residential. Staff found the request consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommended approval subject to the following conditions: (1) Approval shall be granted in the name of the applicant only, for a Multi-Family Residential Development in general accordance with the submitted concept plans. The Development shall be a "Housing for Older Persons" type complex as recognized by Georgia DCA, with a maximum density of 76 dwelling units or 152 total bedrooms. Building height shall not exceed 4 stories. (2) All parcels of the subject property shall be combined together as one parcel. (3) There shall be no driveways or vehicular access to University Drive. Exterior sidewalks, as approved by the City Engineer, shall be installed along North Ashley Street and Emory Street, and shall connect with the site's interior walkways. (4) A minimum 6' tall decorative privacy fence (non-solid) shall be installed along the University Drive right-of-way and extending at least 20' back along the abutting side property lines. The remaining property lines abutting R-6 zoned properties shall include a minimum 6' tall solid fence or wall. Both of these areas shall also include a minimum 10' wide vegetative buffer yard consisting of at least 5 trees and 25 evergreen shrubs per 100 linear feet. Elsewhere on the property, perimeter fencing shall be considered optional and vegetation shall be in accordance with the requirements of LDR Chapter 328. (5) Signage requiring a sign permit shall only be allowed in the C-C zoning area of the site, with wall signage not to exceed a cumulative total of 200 square feet. The onsite dumpster area shall be fully screened from view. All other applicable development standards and requirements shall be followed. (6) Construction of the development shall commence within 3 years from the date of City Council approval. Otherwise, Planned Development approval shall automatically expire. The Planning Commission reviewed this at their April 30, 2018 Regular Meeting, found it consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommended approval, subject to the same six conditions as recommended by Staff (7-0 vote).

No one spoke in favor of the request.

No one spoke in opposition to the request.

A MOTION by Councilman Howard, seconded by Councilman Norton, was adopted (6-0) to enact Ordinance No. 2018-9, an Ordinance for a Multi-Family Residential Planned Development in Community-Commercial (C-C) and Single-Family Residential (R-6) Zoning for Housing for Older Persons Complex on 3 parcels totaling 2.80 acres which are located at 2535 North Ashley Street, 308 Emory Street, and 2432 University Drive as requested by Integrity Development Partners LLC, the complete text of which will be found in Ordinance Book XIV.

**ORDINANCE NO. 2018-10, AN ORDINANCE FOR A PLANNED DEVELOPMENT FOR A MIXED
COMMERCIAL DEVELOPMENT IN NEIGHBORHOOD-COMMERCIAL (C-N) ZONING**

Consideration of an Ordinance for a Planned Development for a Mixed Commercial Development in Neighborhood-Commercial (C-N) Zoning as requested by Proficient Pool & Landscape (File No. VA-2018-08). The property consists of 4 landlocked parcels totaling 3.44 acres and is located at 1420 Gornto Road. The Greater Lowndes Planning Commission reviewed this request at their April 30, 2018 Regular Meeting and recommended approval with eight conditions (7-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Proficient Pool & Landscape (on behalf of Proficient Pool & Lawn, Inc.) is requesting Planned Development approval for a mixed commercial development in C-N zoning. The subject property consists of 4 landlocked parcels totaling 3.44 acres located at 1420 Gornto Road. This is in an area between the Norfolk-Southern railroad and Sugar Creek, about 350 feet south of Gornto Road. This is also the existing "Squirrel's Nest" retail complex that received Planned Development approval in June 2014 (File No. VA-2014-03). The applicant is proposing to purchase this property and redevelop it for a different kind of retail complex that primarily consists of a lawn and garden and pool "outdoor living" home center which utilizes the existing buildings. The primary use of the property will be retail, but will also include the applicant's existing pool and landscape maintenance/design services as accessory uses. The property is located within a Parks/Recreation/Conservation (PRC) Character Area on the Future Development Map of the Comprehensive Plan. It is

also located entirely within either the floodway or the 100-year floodplain of Sugar Creek. This property was formerly a Lowndes County unincorporated island. It was previously used by electrical and plumbing contractors with their offices, warehousing and storage yards. The property was annexed into the City in 2006. It was zoned C-N in the County and was given the City's C-N Zoning upon annexation. The property is unusual in that it has always been a series of landlocked parcels with its only means of access being a gravel driveway running along the side of the railroad right-of-way to Gornto Road. This driveway is in the form of an old recorded access easement (20' wide) that is actually on other private property. The property is very much secluded in that it is situated more than 300 feet south of Gornto Road, behind other commercial development, and is completely shielded from view by existing buildings and trees. It is bordered on the west by the Norfolk Southern railroad which sits at higher elevation and effectively separates it from the New Wood Valley subdivision and an electrical substation. It is bordered on the east by Sugar Creek and City-owned property which is heavily wooded and effectively separates it from the Dellwood Acres subdivision. Given this seclusion and its very poor means of access to Gornto Road, the property is not well-suited for conventional commercial development. Also given the environmental constraints of the Sugar Creek floodplain and its required stream buffers, and the resulting narrow configuration of the land, most any form of conventional development on this property would be difficult. With the existing zoning and the two commercial buildings, continued usability of the property has been preserved (grandfathered) and the question simply becomes - "in what manner should any redevelopment on this property take place?" Planned Development Approvals are reviewed and considered in much the same way as a Conditional Use. There is no Zoning change to the property and the applicant would be free at any time to develop the property in accordance with the underlying zoning district and other regulations; however, Planned Development approvals allow for some flexibility in layout design and development standards - particularly when the property is difficult to develop by purely conventional means. In this case, the applicant is proposing to simply pick up where the current owner has left off - and still keep the property in a generally "as is" condition with no significant changes to the property's access or general site layout. The existing buildings will be kept and renovated to light commercial retail and office use (northern building), with some minor warehousing and equipment maintenance activities related to the service operations (southern building). The area between the buildings is proposed as an "outdoor living" retail display area consisting of patio-related items as well as plants for sale. The applicant is proposing to add some additional paved parking spaces, install an interior centrally-located fire hydrant, as well as provide a Fire Department access turnaround for emergency vehicles. In summary the property has a lot of issues that make it challenging to develop or redevelop properly, and all of these need to be addressed in a coordinated way. Staff is supportive of the proposed concept for this property and believes it is a logical proposal for the continued use and infill redevelopment of a difficult property; however, because of these difficulties and the past history of the property, there are numerous details that need to be addressed. Many of these were reflected in the 2014 Planned Development approval and are still relevant today. Staff found the request consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommended approval subject to the following conditions: (1) Approval shall be granted in the name of the applicant only, for a mixed-commercial facility for a lawn and garden and pool "outdoor living" home retail center with related commercial services. Retail sales shall be primary use of the property. The site layout for the development shall utilize the existing buildings and be in general accordance with the approved conceptual master plan as restricted or amended through these conditions. Driveways and parking areas within the site may be unpaved, provided they can adequately support the weight of emergency vehicles in accordance with the Fire Code and also continue to be properly maintained to the satisfaction of the City Engineer and Fire Marshal. (2) Combine the existing four parcels into one platted and recorded parcel of land. (3) The applicant shall install one internal fire hydrant and provide a proper turnaround for emergency vehicles, as determined by the Fire Marshal. (4) Upgrade the existing driveways to better allow for two-way traffic flow and support the weight of emergency vehicles, as determined by the Fire Marshal and the City Engineer. Install a proper driveway apron and entrance connection at Gornto Road (in the right-of-way) as approved by the City Engineer. (5) Maintain the existing natural vegetation at the southern end of the property as shown on the approved master plan, as well as the existing trees and other vegetation along the northern property line. Maintain the required vegetative Stream Buffer along Sugar Creek, as approved by the City Arborist. The development shall be exempt from all other internal landscaping requirements. (6) Dumpsters or other refuse containers shall be located in an area that is properly accessible to sanitation vehicles, and shall not negatively impact Sugar Creek. Outside accumulation of trash or debris shall not be allowed and all non-buffer grassed areas shall be kept mowed. (7) Signage on the subject property (excluding the 2 existing signs on other property near Gornto Road) shall be limited to a cumulative total of no more than 75 square feet for all freestanding signs, and 150 square feet for all

wall signs. (8) Planned Development approval shall automatically expire after one year from the date of City Council approval, if no request for a Business License has been submitted by that date. The Planning Commission reviewed this at their April 30, 2018 Regular Meeting, found it consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommended approval subject to the same eight conditions as recommended by Staff (7-0 vote).

A MOTION by Councilman Gibbs, seconded by Councilman Norton, was adopted (6-0) to enact Ordinance No. 2018-10, an Ordinance for a Planned Development for a Mixed Commercial Development in Neighborhood-Commercial (C-N) Zoning for property located at 1420 Gornto Road as requested by Proficient Pool & Landscape, the complete text of which will be found in Ordinance Book XIV.

ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 2018-6, A RESOLUTION AND LETTER OF SUPPORT FOR A PLANNED RESIDENTIAL DEVELOPMENT

Consideration of a Resolution and Letter of Support for a Planned Residential Development as requested by Integrity Development Partners LLC.

Matt Martin, Planning & Zoning Administrator, stated that Integrity Development Partners LLC (a.k.a. IDP Housing) has requested both a Rezoning and a Planned Development approval for a proposed multi-family residential development (File Nos. VA-2018-06 and VA-2018-07). The subject property consists of 3 contiguous parcels of land totaling 2.80 acres located at 2535 North Ashley Street, 308 Emory Street, and 2432 University Drive. This is the former China Garden restaurant facility plus two adjacent parcels. The applicant is proposing to demolish all of the existing structures and completely redevelop the property. The proposal is for a "Housing for Older Persons" tax credit housing complex under Georgia DCA's Safe and Affordable Housing programs. The proposed housing complex will contain 76 dwelling units (152 bedrooms), plus on-site amenities for residents, and is being called "The Ashbury" development by the applicant. If both the Rezoning and the Planned Development requests are approved, the applicant will submit their Housing Program application packet to Georgia DCA by the established deadline of May 24, 2018. The applicant is also requesting a letter of support from the Mayor, as well as a Resolution of support from the Valdosta Mayor/Council. The applicant has also requested a letter of support from the City's local "Georgia Initiative for Community Housing (GICH)" Committee, which is scheduled to meet and discuss this proposal on May 16, 2018. Matt Martin recommended that Council approve the Resolution and authorize the Mayor to sign an official letter of support with an effective date of May 16, 2018, provided that the local GICH Committee also votes in favor of the project at their May 16, 2018 meeting.

A MOTION by Councilman Norton, seconded by Councilman Vickers, was unanimously adopted (6-0) to enact Resolution No. 2018-6, a Resolution of Support for a Planned Residential Development and authorize the Mayor to sign an official letter of support with an effective date of May 16, 2018 provided that the local GICH Committee also votes in favor of the project at their May 16, 2018 meeting, the complete text of which will be found in Resolution Book VI.

BIDS, CONTRACTS, AGREEMENTS, AND EXPENDITURES

Consideration of a request to purchase a hypochlorite rectifier for the City of Valdosta's Water Treatment Plant.

Darryl Muse, Utilities Director, stated that the City of Valdosta's Water Treatment Facility uses hypochlorite as the primary disinfection product for the City's water supply. The hypochlorite is manufactured on site and introduced into the water supply to maintain appropriate chlorine residuals throughout the distribution system. The equipment utilized to generate hypochlorite is manufactured and commissioned by DeNora Water Technologies Texas, LLC. Currently the Water Treatment Plant has two hypochlorite generators on site. This redundancy is a condition established by the Georgia Environmental Protection Department (EPD) to safe guard the public water supply in the event of equipment failure. The units currently installed were part of the original

equipment supplied during Water Plant renovations in 2007. Both units have begun to significantly degrade in performance, output, and reliability. Additionally, the manufacturer's suggested life expectancy of the units is eight to ten (8-10) years. These units are beyond the recommended usage period established by the manufacturer. DeNora Water Technologies is the sole manufacturer of the ClorTec Onsite Hypochlorite Generation System utilized at the City's Water Treatment Facility. ClorTec rectifiers are designed specifically for the product line and DeNora is the sole source provider. DeNora has provided a quote of \$79,931.50 for the replacement of one of the hypochlorite rectifiers. The lead time on this product is eight to ten weeks. This purchase was approved in the FY 2017 budget. Darryl Muse recommended that Council approve the purchase of one hypochlorite rectifier from DeNora Water Technologies Texas, LLC in the amount of \$79,931.50 for the City of Valdosta's Water Treatment Plant.

A MOTION by Councilman Vickers, seconded by Councilman Howard, was unanimously adopted (6-0) to approve the purchase of one hypochlorite rectifier from DeNora Water Technologies Texas, LLC in the amount of \$79,931.50 for the City of Valdosta's Water Treatment Plant.

BOARDS, COMMISSIONS, AUTHORITIES, AND ADVISORY COMMITTEES

Consideration of an appointment to the Greater Lowndes Planning Commission.

Mayor John Gayle stated that the Greater Lowndes Planning Commission has a member, Celine Gladwin, whose term will expire on July 18, 2018. Ms. Gladwin 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 applicants are as follows: (1) Terence Burton - Retired (First Choice), (2) Randall S. Crews - Structural Engineer (Crews Engineering, Inc.), (3) Calvin Graham, Sr. - Retired and Part Time Work at Baymount (First Choice), (4) Tyler Tucker - Service Coordinator (Valdosta State University), (5) Paul Wilson - Retired Bus Operator.

Mayor Gayle asked for nominations.

Councilman Vickers placed in consideration Calvin Graham, Sr. Councilman Howard placed in consideration Tyler Tucker. There being no other nominations, Mayor Gayle closed nominations. Calvin Graham, Sr. received four votes and Tyler Tucker received two votes. Calvin Graham, Sr. was appointed to serve a term of five years on the Greater Lowndes Planning Commission.

Consideration of an appointment to the Keep Lowndes-Valdosta Beautiful Board.

Mayor Gayle stated that the Keep Lowndes-Valdosta Beautiful Board has a member, Thomas Daughtrey, whose term will expire on June 30, 2018. Mr. Daughtrey 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) Tracy Chapman - District Attorney's Office, and (2) Thomas Daughtrey - Retired.

Mayor Gayle asked for nominations.

Councilwoman Miller-Cody placed in consideration Thomas Daughtrey. There being no other nominations, Mayor Gayle closed nominations. Thomas Daughtrey was appointed (6-0) to serve a three year term on Keep Lowndes-Valdosta Beautiful Board.

Consideration of appointments to the Public Art Advisory Committee.

Mayor Gayle stated that the Public Art Advisory Committee has three members, Bruce Smith (LVAC Board Member), Al Turner (LVAC Professional Artist), and Buddy Boswell (Community at Large) whose terms will expire on June 1, 2018. Mr. Smith has expressed an interest in being appointed as the LVAC Professional Artist, Mr. Turner has expressed an interest in being appointed as the LVAC Board Member, and Mr. Boswell has expressed an interest in being reappointed as the Community at Large Member. These appointments were

advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. The applicants are as follows: Position #1 - LVAC Board Member: (1) Al Turner - Self Employed as an Attorney at Law, Position #2 - LVAC Professional Artist Member: (1) Bruce Smith - Architect (Studio 8 Design), Positions #3 - Community At Large: (1) Buddy Boswell - Self Employed as a Dietary Manager Chef, (2) Michele Corbitt - Sales & Marketing (Southern Telephone Systems), and (3) Karen Lewis - Pharmacy Technician (South Georgia Medical Center) and Painting Instructor (The Brush Up).

Mayor Gayle entertained a motion to appoint Al Turner to Position #1 - LVAC Board Member.

A MOTION by Councilman Norton, seconded by Councilman Howard, was unanimously adopted (6-0) to appoint Al Turner to Position #1 - LVAC Board Member on the Public Art Advisory Committee to serve a term of three years.

Mayor Gayle entertained a motion to appoint Bruce Smith to Position #2 - LVAC Professional Artist Member.

A MOTION by Councilwoman Miller-Cody, seconded by Councilman Norton, was unanimously adopted (6-0) to appoint Bruce Smith to Position #2 - LVAC Professional Artist on the Public Art Advisory Committee to serve a term of three years.

Mayor Gayle asked for nominations for Position #3 - Community At Large.

Councilman Gibbs placed in consideration Karen Lewis. There being no other nominations, Mayor Gayle closed nominations.

Mayor Gayle entertained a motion to appoint Karen Lewis for Position #3 - Community At Large.

A MOTION by Councilman Gibbs, seconded by Councilman Norton, was unanimously adopted (6-0) to appoint Karen Lewis for Position #3 - Community At Large on the Public Art Advisory Committee to serve a term of three years.

Consideration of an appointment to the Valdosta Housing Authority.

Mayor Gayle stated that the Valdosta Housing Authority has a Resident Member, DeShonda Jenkins, whose term will expire on July 1, 2018. 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 and her application is attached for your review. Mayor Gayle will make this appointment and he reappointed DeShonda Jenkins to serve as the Resident Appointment on the Valdosta Housing Authority for a term of one year.

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

Mayor Gayle stated that the Valdosta-Lowndes County Airport Authority has a member, Herman Ertlschweiger, Jr., whose term will expire on May 11, 2018. Mr. Ertlschweiger 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 applicants are follows: (1) Terence Burton - Retired (Second Choice), (2) George Page - Executive Director (Valdosta-Lowndes County Parks and Recreation Authority), and (3) Jane Shelton - Owner/Manager/Travel Consultant (South Georgia Travel).

Mayor Gayle asked for nominations.

Councilman Howard placed in consideration George Page. There being no other nominations, Mayor Gayle closed nominations.

Mayor Gayle entertained a motion to appoint George Page to the Valdosta-Lowndes County Airport Authority.

A MOTION by Councilman Howard, seconded by Councilwoman Tooley, was unanimously adopted (6-0) to appoint George Page to the Valdosta-Lowndes County Airport Authority to serve a term of four years.

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

Mayor Gayle stated that the Valdosta-Lowndes County Parks and Recreation Authority has a member, Bubba Highsmith, whose term will expire on June 30, 2018. Mr. Highsmith 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) Calvin Graham, Sr. - Retired and Part Time Work at Baymount (Second Choice), (2) Bubba Highsmith - Self Employed (State Farm Insurance), (3) Alvin Payton, Jr. - Vice President of Community Affairs and Minority Recruitment (Wiregrass Technical College), and (4) Frances Pride - Retired (Third Choice).

Mayor Gayle asked for nominations. Councilman Gibbs asked that he be recused from the vote as he is a current member of the Valdosta-Lowndes County Parks and Recreation Authority.

Councilwoman Miller-Cody placed in consideration Alvin Payton, Jr. There being no other nominations Mayor Gayle closed nominations. Alvin Payton was appointed (5-0) to serve a three year term on Valdosta-Lowndes County Parks and Recreation Authority.

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

Mayor Gayle stated that the Valdosta-Lowndes County Zoning Board of Appeals has a member, John Hogan, whose term will expire on May 8, 2018. Mr. Hogan 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) Terence Burton - Retired (Third Choice), (2) John Hogan - Business Owner, and (3) John D. Holt - Attorney (John D. Holt, P.C.).

Mayor Gayle asked for nominations. Councilman Vickers placed in consideration John D. Holt. There being no other nominations, Mayor Gayle closed nominations.

Mayor Gayle entertained a motion to appoint John D. Holt to the Valdosta-Lowndes County Zoning Board of Appeals.

A MOTION by Councilman Vickers, seconded by Councilman Gibbs, was unanimously adopted (6-0) to appoint John D. Holt to serve a three year term on Valdosta-Lowndes County Zoning Board of Appeals.

Mayor Gayle stated that before the Council proceeds with the Citizens to Be Heard portion of the Agenda he wanted to recognize the AAU Championship Basketball Team who was now in the audience. This Basketball Team played other teams who were older than they were and they have accomplished a lot. Mayor Gayle thanked them for their competitive spirit and all that they do in representing Valdosta and Pinevale Elementary School.

Royce Thomas, Principal of Pinevale Elementary School, thanked the Mayor and Council for the opportunity to come before them tonight. It is a blessing for the VLC Thunder to represent Valdosta and Lowndes County. These young ladies work hard every day, first as students and second as athletes. They went to Jacksonville, Florida and played girls who were older than they were but our players remained undefeated. He is proud of the players as well as their parents because it starts at home. They have an upcoming tournament in Atlanta and they will be looking for sponsorships. They are currently working on their 501(c)(3) status so they will be tax exempt. They have a bright future and he is looking to expand the team in the future.

Dr. Ronnie Mathis, Executive Director of Senior Volunteer Connection, stated that he wanted to thank the City Council for letting them be housed at City property located at 1302 Lankford Drive. He found the Lease Agreement and the City has been most gracious in allowing them to lease this house for \$1.00 a year. They need some help though. Every winter for the past three years, the volunteers who put in over 50,000 hours of community service for Valdosta have to move to 601 North Lee Street where the Homeless Office is housed because of the air conditioning and heating unit. Since he took over in 2009, he has had to patch the unit with his own money and some of the church's money. They got an estimate for repairs to the building; however, the Lease Agreement states that the City is not to do any improvement repairs. Dr. Mathis stated that he considers this a safety repair. He bought some space heaters and when you plug one in everything is fine; however, when you plug the second heater in it trips the breaker. He will not let his 175 volunteers have that type of unsafety. There was another safety violation that he had and that was the ramp; however, St. Paul AME Church has offered to fix the ramp. The cost for replacing the unit is \$3,500. Dr. Mathis asked Council's consideration in replacing the unit.

Alvin Payton, Jr., 3211 Tyndall Drive, stated that he would like to thank the Mayor and Council for giving him an opportunity to serve on the Valdosta-Lowndes County Parks and Recreation Authority. He thanked Councilwoman Miller-Cody for nominating him and he promised to do his best to represent not just the City of Valdosta but the entire Authority. It was his mentor, Councilman Vickers, who made the suggestion and he told Councilman Vickers he would do it.

Terence Burton, 2304 Dukes Avenue, stated that there is a serious safety issue going on in his neighborhood. There are 12 houses on that street with 6 on each side. Within the past few months there has been up to eight children ranging in age from 5 years to 13 years playing in the street. The street is a rat run. If you come out of Pineview Drive onto Bemiss Road the traffic backs up horrendously. Not so long ago a young man was tragically killed on his motorcycle at that intersection. Last Friday there was a Police chase through there. When the traffic backed up on Pineview Drive, the motorists travel to Dukes Avenue to come down to Randolph Avenue to turn onto Bemiss Road. It is very dangerous. There are joggers, walkers, a man in a wheel chair, and a day care center at one of the houses who use the street. It is an active little piece of strip road and they desperately need something done to stop the speeders. There are three options to consider and these are things he experienced in London years ago when he was a politician. In the 1950's, they had a similar road with two massive highways that met on a T junction. There was one little road between the two which became a rat run to avoid that big junction. The residents were up in arms and wanted to stop it. Mayor Gayle stated that his time was up but he would allow him additional time to present the three options. Mr. Burton stated that they could make it a one-way street, place "Children Playing" signs, or place speed humps.

CITY MANAGER'S REPORT

Mark Barber, City Manager, stated that the Budget Hearings will be held June 13-14, 2018. He would like to do it all in one night but just in case they do not get it finished they will reserve June 14 also. They will start at 3:00 p.m. in the afternoon, break for dinner at 5:00 p.m., and then resume at 5:30 p.m.

Councilman Carroll's mother passed away this week so please keep him and his family in your thoughts and prayers.

Shirley Britt, Associate City Clerk, will be leaving us and her last day is May 11, 2018. She has done a lot for the City of Valdosta and will be greatly missed.

COUNCIL COMMENTS

There were no Council comments.

ADJOURNMENT

Mayor Gayle entertained a motion for adjournment.

A **MOTION** by Councilman Vickers, seconded by Councilman Howard, was unanimously adopted (6-0) to adjourn the May 10, 2018 Meeting of the Valdosta City Council at 6:31 p.m. to meet again in Regular Session on Thursday, May 24, 2018.

City Clerk, City of Valdosta

Mayor, City of Valdosta