

MINUTES
REGULAR MEETING OF THE VALDOSTA CITY COUNCIL
5:30 P.M., THURSDAY, OCTOBER 6, 2022
COUNCIL CHAMBERS, CITY HALL

OPENING CEREMONIES

Mayor Scott James Matheson called the regular meeting of the Valdosta City Council to order at 5:30 p.m. Council members present were: Andy Gibbs, Sandra Tooley, Vivian Miller-Cody, Tim Carroll, Eric Howard, and Ben Norton. The invocation was given by Pastor Mark Brady, Anchor Faith Church, followed by the Pledge of Allegiance to the American Flag.

AWARDS AND PRESENTATIONS

Consideration of the October, 2022 Employee of the Month Award (Josh Hunt, Community Protection).

Anetra Riley, Neighborhood Development/Community Protection Manager, stated that on March 23, 2022, City Marshal Josh Hunt told City Marshal Brandon Corbitt about a situation he had encountered. Josh stated that while he was investigating someone that was delivering a portable shed, the driver's truck caught on fire. He acted fast and grabbed his fire extinguisher from his vehicle and put the fire out before the entire truck was damaged or before any harm or injury could be caused to the truck driver. Instead of just calling 911, City Marshal Hunt acted fast and in a manner that was above and beyond his normal duties. It is for this reason, as well as his overall commitment to the City of Valdosta and his job, that City Marshal Josh Hunt was nominated as the October Employee of the Month.

APPROVAL OF MINUTES

The minutes of the September 22, 2022 Regular Meeting were approved by unanimous consent (6-0) of the Council.

PUBLIC HEARINGS

ORDINANCE NO. 2022-25, AN ORDINANCE FOR A CONDITIONAL USE PERMIT FOR A TRANSITIONAL HOUSING FACILITY IN AN OFFICE-PROFESSIONAL (O-P) ZONING DISTRICT

Consideration of an Ordinance for a Conditional Use Permit for a Transitional Housing Facility in an Office-Professional (O-P) Zoning District as requested by TEACH Outreach Ministries (File No. CU-2022-08). The property is located at 606 South Lee Street. The Planning Commission reviewed this request at their September 26, 2022 Regular Meeting and recommended approval with four conditions (7-0 Vote).

Matt Martin, Planning Director, stated that TEACH Outreach Ministries (TEACH Inc.) is requesting a Conditional Use Permit (CUP) for a Transitional Housing facility in an Office-Professional (O-P) Zoning District. The property consists of 0.24 acres located at 606 South Lee Street, which is at the southwest corner of South Lee Street and McDougal Street. The property contains a two-story historic former residence (2,618 square feet) which was converted by the applicant in 2004 as a ministerial community outreach center. The applicant is now proposing to convert up to six of the building's seven bedrooms to serve as temporary housing for homeless mothers who have young children. The building can house up to 18 individuals, depending on the size of the family units, for periods of up to 12 months. The applicant is not proposing any changes to the building nor the existing site. The property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the Southside National Register Historic District. Transitional Housing facilities are broadly defined as "a building or buildings in which is provided long-term but not permanent living accommodations for one or more persons who have no permanent residence and are in need of long-term housing assistance, and in which may also be provided meals and social services including counseling and substance abuse recovery assistance." Because they are defined so broadly and whether or not such facilities are the primary use or an accessory use of a given property, they each require a CUP in the Zoning District where they are allowed. This allows each proposed facility to be reviewed and approved

individually, based on its magnitude and scope of services, and the location among its surroundings. "Teaching Educating Advancing Christian Health" (TEACH) Inc. has been successfully operating this existing facility as well as the Refuge Center across the street for many years. Staff is not aware of any complaints or concerns raised by its neighbors. The applicant's Letter of Intent explains their history as well as their detailed plans and purposes for this new added use of the existing facility. Given the applicant's positive track record, the limited size and residential character of the existing building, Staff is supportive of the proposed use with appropriate conditions that maintain this character and control of the facility with the applicant. Staff found the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval subject to the following conditions: (1) Approval shall be granted in the name of the applicant only, for a Transitional Housing facility as defined by the LDR but is not a halfway house nor an open shelter for substance abusers. Maximum occupancy of the facility shall be determined by the Fire Marshal. (2) The existing building and the residential character of the property shall be maintained with no major building expansions. (3) All parking for the facility shall be off-street and continue to be "paving optional" at the discretion of the City Engineer. (4) Conditional Use approval shall expire after one year from the date of approval if no updated Certificate of Occupancy has been approved for the facility by that date. The Planning Commission reviewed this at their September 26, 2022 Regular Meeting, found it consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval subject to the same 4 conditions as recommended by Staff (7-0 Vote).

Councilwoman Miller-Cody stated that she would like to know why a mother with a teenage child cannot stay with her and her underage children. We are having problems with our teenagers now so why would we separate a mother from her teenage child. She is not against the request but would like for someone to explain that to her. Matt Martin, Planning Director, stated that the applicant would be more than happy to explain that along with some additional details as well.

Councilman Norton inquired as to what the best Zoning would be for a transitional home like this. Matt Martin, Planning Director, stated that it is a conditional use in every Zoning District where it is allowed. Office-Professional (O-P) is one of the possible Zoning Districts. It is generally from O-P to R-P upward and it is not something that they would even consider in a Single-Family Residential Zoning District.

Elsie Napier, Pastor of TEACH Outreach Ministries, spoke in favor of the request. Ms. Napier stated that she would be glad to answer any questions that Council might have and she thanked them for accepting their application earlier in August for the ARPA Grant. Councilwoman Miller-Cody stated that if a mother had a teenage child and she had three underage children and the underage children could stay there with the mother but the teenage child would have to go somewhere else. If she had a teenager and three minors and needed assistance, it would be degrading to her as a mother if she could not keep her children together. Pastor Napier stated that she agreed with Councilwoman Miller-Cody. She is a mother also and would never separate children. The statement is a little erroneous. The school recommended that they focus on children of a certain age because these families would be living independently. Their recommendation was that they focus on families with younger children because if you start mixing a 13-year old child with a 6-six old child in other families, that would not be a wise thing. That was never an option to divide any family and their target population is families with children under fifth grade age. If there is a family that has a teenager who is 15 or 16, then the Center would not be an option for them. Councilwoman Miller-Cody inquired as to what school system made the recommendation. Pastor Napier stated that they are currently focusing with the Valdosta City School System because that is where the greatest need was at the time. They are primarily focusing on those families who are living in hotels. Right now, they are serving over 300 children in the Valdosta School System where the parent is considered homeless. Councilwoman Tooley inquired as to whether it was more in the elementary schools. Pastor Napier stated that this is for any family where the mother is the only parent, there are children under the age of 11, and they are homeless.

No one spoke in opposition to the request.

A MOTION was made by Councilwoman Tooley to approve the request for a Conditional Use Permit for a Transitional Housing Facility in an Office-Professional (O-P) Zoning District as requested by TEACH Outreach Ministries with the following four conditions: (1) Approval shall be granted in the name of the applicant only, for a Transitional Housing facility as defined by the LDR but is not a halfway house nor an open shelter for substance abusers. Maximum occupancy of the facility shall be determined by the Fire Marshal. (2) The existing building

and the residential character of the property shall be maintained with no major building expansions. (3) All parking for the facility shall be off-street and continue to be "paving optional" at the discretion of the City Engineer. (4) Conditional Use approval shall expire after one year from the date of approval if no updated Certificate of Occupancy has been approved for the facility by that date. Councilman Gibbs seconded the motion. The motion was unanimously adopted (6-0) to enact Ordinance No. 2022-25, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2022-26, AN ORDINANCE FOR A CONDITIONAL USE PERMIT FOR A LIGHT MANUFACTURING FACILITY IN A HIGHWAY-COMMERCIAL (C-H) ZONING DISTRICT

Consideration of an Ordinance for a Conditional Use Permit for a Light Manufacturing Facility in a Highway-Commercial (C-H) Zoning District as requested by Ron Borders (File No. CU-2022-09). The property is located at 415 West Hill Avenue. The Planning Commission reviewed this request at their September 26, 2022 Regular Meeting and recommended approval with three conditions (7-0 Vote).

Matt Martin, Planning Director, stated that Ron Borders is requesting a Conditional Use Permit (CUP) for a Light Manufacturing facility in a Highway-Commercial (C-H) Zoning District. The property consists of 0.48 acres located at 415 West Hill Avenue, which is along the south side of the street about 500 feet west of the intersection with Oak Street. The property contains an existing commercial building (5,570 square feet) which has been vacant since 2018. On behalf of the property owner, the applicant is proposing to lease the building to a local company called Omega Enterprises South LLC which is a small mold machining and repair shop which services the glass container industry. The company is currently located within the Arglass bottle manufacturing facility off Rocky Ford Road. The company is small (currently six employees) and they desire to relocate to their own facility. The tenant states that the machines are sophisticated but relatively small and self-enclosed with no noticeable noise outside the existing building. The applicant is proposing only minor renovations to the building interior with no changes being made to the building exterior or the existing site. The property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District but is considered a non-contributing resource. Although the proposed use is technically included with the broad Light Manufacturing category of the LDR Use Table (based on NAICS codes), it is at the lighter end of this spectrum and because of its limited size, it should be considered more like a heavy-heavy commercial kind of use instead. Because there is a general desire to keep industrial uses and even the very heavy commercial uses out of the Downtown area, Staff was initially opposed to this request based on general principle. However, there are other such borderline commercial/industrial uses nearby which include the Valdosta Daily Times (VDT) publishing house across the street, as well as the Georgia Beer Company microbrewery to the immediate east. These uses are able to operate compatibly within a commercial environment without any adverse impacts. Staff therefore believes that the proposed use, under the right conditions of approval, could also operate here in a compatible manner. One obvious benefit being the re-occupancy of an existing building and site that has been vacant and slowly deteriorating for several years. Therefore, Staff is reluctantly supportive of this request. Staff found the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval subject to the following conditions: (1) Approval shall be granted for a Light Manufacturing facility and machine shop in the name of "Omega Enterprises South LLC" only, with no more than 15 employees on any one shift. All machining and other noise-producing activities shall be carried on entirely within the existing building. (2) Within one year after Business License approval, the existing parking lot shall be weed-free and properly restored and striped to a standard commercial parking lot with layout approved by the City Engineer. (3) Conditional Use approval shall expire after two years from the date of approval if no Business License has been approved for the facility by that date. The Planning Commission reviewed this at their September 26, 2022 Regular Meeting, found it consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval subject to the same three conditions as recommended by Staff (7-0 Vote).

Ron Borders, Realtor, spoke in favor of the request. Mr. Borders stated that he represented the owner and the tenant which is Omega Enterprises South LLC from Indiana. They would like to expand their business and bring in some more jobs to our community. The conditions are reasonable; however, he would like to ask Council's consideration in extending one of the conditions about paving the parking lot in one year. He would like to do that within 18 months because they want to save the City some money. In paving that parking lot, the biggest

expense is to move all of the equipment there. To the east of this building (between this building and the Brewery) is a parking lot that is owned by the City. When they bring the equipment in to pave their parking lot, they want to have time to work with the City Engineer so that the City can pave their parking lot with the equipment. They could live with one year but it would be easier if they had 18 months to coordinate with the City so they could put it in the Budget and it could be done all at one time.

Councilman Norton inquired about the business hours for this. Brad Billingham, owner, stated that the hours would be 7:00 a.m. to 3:00 p.m. for the first shift and 3:00 p.m. to 11:00 p.m. for the second shift if they have one. There would be 15 people per shift which is really more than they are planning on.

No one spoke in opposition to the request.

A MOTION was made by Councilwoman Miller-Cody to approve a for a Conditional Use Permit for a Light Manufacturing Facility in a Highway-Commercial (C-H) Zoning District as requested by Ron Borders with the following three conditions: (1) Approval shall be granted for a Light Manufacturing facility and machine shop in the name of "Omega Enterprises South LLC" only, with no more than 15 employees on any one shift. All machining and other noise-producing activities shall be carried on entirely within the existing building. (2) Within 18 months after Business License approval, the existing parking lot shall be weed-free and properly restored and striped to a standard commercial parking lot with layout approved by the City Engineer. (3) Conditional Use approval shall expire after two years from the date of approval if no Business License has been approved for the facility by that date. Councilman Gibbs seconded the motion. The motion was unanimously adopted (6-0) to enact Ordinance No. 2022-26, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2022-27, AN ORDINANCE TO REZONE 0.945 ACRES FROM LOW DENSITY RESIDENTIAL (R-1)(COUNTY) TO HEAVY INDUSTRIAL (M-2)(CITY)

Consideration of an Ordinance to rezone 0.945 acres from Low Density Residential (R-1)(County) to Heavy Industrial (M-2)(City) as requested by the Valdosta-Lowndes County Development Authority (File No. VA-2022-16). The property is located at 1349 Old Statenville Road. The Planning Commission reviewed this request at their September 26, 2022 Regular Meeting and recommended approval (7-0 Vote).

Matt Martin, Planning Director, stated that the Valdosta-Lowndes County Development Authority (VLCDA) is requesting to rezone 0.945 acres from Low Density Residential (R-1)(County) to Heavy Industrial (M-2)(City). The property is currently vacant and located at 1349 Old Statenville Road which is along the north side of the road about 2,300 feet east of the intersection with Clay Road. The applicant is proposing to combine this property with their other adjacent properties (more than 150 acres) to be developed in phases as part of their Project Flex development, which will be anchored by a very large manufacturing plant for GAF roofing materials (\$ 155 million investment). The applicant is requesting annexation of this same property, which is being reviewed concurrently under Case File No. VA-2022-17. The property is located within an Industrial Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of M-2 Zoning. The existing land use pattern in this area is dominated by industrial development to the north of Old Statenville Road and rural residential development to the south of Old Statenville Road (and outside the City Limits). Most of these nearby industrial properties are part of the applicant's Bassford Business Park development, which includes both the existing Steeda and Letica industrial facilities, in addition to the proposed GAF site. The applicant acquired the property in January, 2021 and subsequently demolished its former single-family residence which was in deteriorating condition. This is one of two remnant residential properties along the north side of Old Statenville Road, and these are planned to be absorbed as part of the overall industrial development that is adjacent. It should be noted here that all forms of Residential Zoning are considered non-compliant with the Industrial AC Character Area. As for the GAF site itself, this property is planned to be part of the site's open space and forested area that will buffer the industrial site from its frontage along Old Statenville Road. 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 September 26, 2022 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).

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 Carroll, was unanimously adopted (6-0) to enact Ordinance No. 2022-27, an Ordinance rezone 0.945 acres from Low Density Residential (R-1)(County) to Heavy Industrial (M-2)(City) as requested by the Valdosta-Lowndes County Development Authority, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2022-28, AN ORDINANCE TO ANNEX 0.945 ACRES INTO THE CITY OF VALDOSTA

Consideration of an Ordinance to annex 0.945 acres into the City of Valdosta as requested by the Valdosta-Lowndes County Development Authority (File No. VA-2022-17). The property is located at 1349 Old Statenville Road. The Planning Commission reviewed this request at their September 26, 2022 Regular Meeting and recommended approval (7-0 Vote).

Matt Martin, Planning Director, stated that the Valdosta-Lowndes County Development Authority (VLCDA) is requesting to annex 0.945 acres into the City of Valdosta. The property is currently vacant and located at 1349 Old Statenville Road, which is along the north side of the road about 2,300 feet east of the intersection with Clay Road. This request is running concurrently with the Rezoning Request File No. VA-2022-16, and it has been properly noticed to Lowndes County pursuant to State law. Lowndes County had no objection to the annexation. The applicant is proposing to combine this property with their other adjacent properties (more than 150 acres) which is already in the City Limits. The combined property is proposed to be developed in phases as part of the Project Flex development, which will be anchored by a very large manufacturing plant for GAF roofing materials (\$155 million investment). The property is currently located within an Industrial Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan. There is currently no proposed change to this Character Area designation as a result of annexation. The property is contiguous to the Valdosta City Limits on three sides and it is fully eligible for annexation into Valdosta. This property was acquired by the applicant last year and it has been marketed as part of the Bassford Industrial Park which is otherwise entirely within the Valdosta City Limits. Further details regarding the proposed use of the property are outlined in the Rezoning Staff report. Staff found the annexation request consistent with the Comprehensive Plan and recommended approval. The Planning Commission reviewed this at their September 26, 2022 Regular Meeting, found it consistent with the Comprehensive Plan, and recommended approval of the annexation (7-0 Vote).

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 Gibbs, was unanimously adopted (6-0) to enact Ordinance No. 2022-28, an Ordinance to annex 0.945 acres into the City of Valdosta as requested by the Valdosta-Lowndes County Development Authority, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2022-29, AN ORDINANCE TO REZONE A TOTAL OF 2.34 ACRES FROM SINGLE-FAMILY RESIDENTIAL (R-6) AND HIGHWAY-COMMERCIAL (C-H) TO ALL COMMUNITY-COMMERCIAL (C-C) ZONING DISTRICT

Consideration of an Ordinance to rezone a total of 2.34 acres from Single-Family Residential (R-6) and Highway-Commercial (C-H) to all Community-Commercial (C-C) Zoning District as requested by Terramore Development LLC (File No. VA-2022-18). The property is located at 823 South Patterson Street. The Planning Commission reviewed this request at their September 26, 2022 Regular Meeting and recommended approval (7-0 Vote).

Matt Martin, Planning Director, stated that Terramore Development LLC is requesting to rezone two parcels of land totaling 2.34 acres from a combination of Single-Family Residential (R-6) [1.82 acres] and Highway-Commercial (C-H) [0.52 acres], to all Community-Commercial (C-C) Zoning. The property is located at 823 South Patterson Street which is primarily at the northeast corner of South Patterson Street and Griffin Avenue.

With exception of an ice vending machine, both of these parcels are currently vacant. The applicant is proposing to combine the parcels together and develop them as a Dollar General retail store (12,500 square feet). The property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-C Zoning. This property is also located within the FEMA designated 100-year floodplain associated with Dukes Bay Canal along its southeastern border. Any development on this property (regardless of Zoning) must comply with all applicable requirements of development in the floodplain. The applicant is very much aware of this and had already begun factoring-in these requirements as part of their engineering and site plan design. This property has been split-zoned commercial/residential since the City first adopted Zoning in 1966. Development on this property (mainly in the front) has always been commercial, but the property has now been vacant for many years. Given the surrounding parcels and established land use patterns, residential usage of this property is not consistent or logical. The proposed use as a general retail store is certainly allowed and consistent with C-C Zoning, and this is more compatible with the abutting R-6 Zoning and residential neighborhood than is C-H Zoning. Staff found the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommended approval of C-C Zoning. The Planning Commission reviewed this at their September 26, 2022 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).

Bill Nijem, Attorney with Langdale Vallotton, 1007 North Patterson, spoke in favor of the request. Mr. Nijem stated that he represented the applicant, Terramore Development LLC. The City Engineer has worked on this request and along with Clayton Milligan, Lovell Engineering, who is the Project Engineer. This is a Dollar General store that will be developed with a little over 12,500 square feet. It is a Dollar General Market which will have fresh produce and meats. There are not many options on the south part of Patterson Street for that. It is consistent with the surrounding land use and the Comprehensive Plan. Mr. Nijem asked Council's consideration in following the recommendation of the City Planner and the Planning Commission to rezone this property to C-C.

No one spoke in opposition to the request.

A MOTION by Councilwoman Tooley, seconded by Councilman Gibbs, was unanimously adopted (6-0) to enact Ordinance No. 2022-29, an Ordinance rezone a total of 2.34 acres from Single-Family Residential (R-6) and Highway-Commercial (C-H) to all Community-Commercial (C-C) Zoning District as requested by Terramore Development LLC, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2022-30, AN ORDINANCE TO REZONE 1.08 ACRES FROM DUPLEX RESIDENTIAL (DR-10) TO SINGLE-FAMILY RESIDENTIAL (R-6) ZONING DISTRICT

Consideration of an Ordinance to rezone 1.08 acres from Duplex Residential (DR-10) to Single-Family Residential (R-6) Zoning District as requested by Machouse Investments LLC (File No. VA-2022-19). The property is located at 207 and 209 West Cranford Avenue. The Planning Commission reviewed this request at their September 26, 2022 Regular Meeting and recommended approval (7-0 Vote).

Matt Martin, Planning Director, stated that Machouse Investments LLC is requesting to rezone a total of 1.08 acres from Duplex Residential (DR-10) to Single-Family Residential (R-6) Zoning District. The property is currently vacant and consists of portions of four different parcels of land located at 207 and 209 West Cranford Avenue. The other portions of these parcels also face West Alden Avenue and North Oak Street, and these portions are proposed to retain their existing DR-10 Zoning. Collectively, all of these properties contain a total of 2.20 acres with two historic single-family homes on individual lots (the other two parcels are vacant lots). The applicant is proposing to keep the existing historic homes and re-subdivide the total property into a reconfigured single-family residential subdivision under both R-6 and DR-10 development standards. The property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-6 Zoning. The property is also located within the Local Historic District and is immediately adjacent to the Brookwood North National Register Historic District. Conventionally, as the property is currently zoned under DR-10, there is conceivably enough total land area to have up to nine lots for single-family homes (minimum 10,000 square feet lot area for each), or up to seven lots for just duplexes (minimum 13,000 square feet lot area for each). However, with the keeping of the two existing historic single-family homes in their

present location, the irregular shape of the overall property with three street frontages, and DR-10's minimum lot width requirement of 80 feet, there is only enough street frontage available to make seven total lots with most of these new lots being large enough to contain a duplex. No rezoning is required to make this scenario happen. For comparison, there are two conceptual Lot Design scenarios for conventional development/re-subdivision of the property (one for the existing DR-10, and one depicting a possible outcome with the applicant's proposal for R-6 Zoning along part of the West Cranford Avenue frontage). The difference between these is simply one lot, and that is because R-6 Zoning only requires a minimum lot width of 60 feet. With 252 feet of West Cranford frontage being rezoned to R-6, this area can hold up to four lots (under R-6) but it can only hold up to three lots under the current DR-10 Zoning. R-6 Zoning requires a minimum lot area of 6,000-sf for a single-family home and 9,000-sf for a duplex. Each of these new lots under R-6 would be large enough to contain a duplex. Therefore, for the total property, it is a difference of either having seven lots as currently zoned and eight lots if the subject portion is rezoned to R-6. In terms of likely maximum number dwelling units for the total property, it is likely a difference of 11-12 units under current Zoning, and up to 14 units if the rezoning is approved. However, under all of these scenarios, we need to remember that any new construction or changes to the existing dwellings must undergo the Historic Preservation Commission (HPC) review for compatibility with the Historic District design guidelines. In lieu of conventional development, the applicant is also contemplating a future Planned Development proposal which exhibits a more creative subdivision design under a proposed conceptual master plan. The applicant's first step in all of this is to rezone a portion of the property to R-6, then obtain HPC review and approval for the site and building designs when ready, and then perhaps submit the Planned Development proposal for a future monthly review cycle. In focusing on just the current Rezoning proposal for the 1.08-acre portion, it should be noted that there is existing R-P Zoning and Multi-Family Residential Development directly across the street to the north. Also, the existing neighboring lots to the east along the south side of West Cranford Avenue, are existing non-conforming lots in DR-10 Zoning which already meet an R-6 standard instead (60' wide, less than 10,000 square feet area). Therefore, the proposed R-6 Zoning along this segment of West Cranford Avenue is certainly compatible with the surrounding zoning and 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 of R-6 Zoning. The Planning Commission reviewed this at their September 26, 2022 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).

Councilman Gibbs stated that he wanted to make sure that they were going to follow what was discussed at the Work Session and make sure that they save some of the trees and canopy. He understood that some of it would have to be removed in order for the development, but he did not want all of the trees mowed down. They could also put some conditions on there as far as what trees to plant back. Matt Martin stated that with Plan Development, they would have the full pallet of options based on a Master Plan and there is a lot more freedom for conditions. He did have an E-mail exchange with some neighbors earlier today regarding trees and the importance of them and he immediately forwarded the E-mail change to the applicant and Developer so they are aware of it. He has not heard back from the applicant because he is out of town. There will be future discussions about that. The tree survey has either been done or is in the process of being done because that is something that could affect the design layout. That is good information for him to know sooner rather than later.

Bill Nijem, Attorney with Langdale Vallotton, 1007 North Patterson, spoke in favor of the request. Mr. Nijem stated that he represented the applicant, Machouse Investments LLC and Avery Waldron. Mr. Waldron is currently in Florida attending to family members who were affected by the recent hurricane. When the applicant comes back before Council with a Planned Development, the layout will probably look a lot different and it will be more creative. He was at the Work Session on Tuesday night and he did have a chance to address the concern about the trees with the applicant. He is currently in the process of getting a tree survey conducted and he is sensitive to those concerns and will take them under advisement. This is a potential development that has some risk to it because there are not too many people who would buy these two houses that front Alden Avenue, restore them, and then develop additional house on the lot behind them. Mr. Waldron does an excellent job in renovations and he is a craftsman. Mr. Nijem asked Council's consideration in approving the request.

Councilman Gibbs inquired about the two houses and whether they would remain. Mr. Nijem stated that they would remain and he did not think the Valdosta Historic Preservation Commission would allow those to be taken down. It is the intention of the applicant to renovate them.

No one spoke in opposition to the request.

A **MOTION** by Councilman Gibbs, seconded by Councilman Norton, was unanimously adopted (6-0) to enact Ordinance No. 2022-30, an Ordinance to rezone 1.08 acres from Duplex Residential (DR-10) to Single-Family Residential (R-6) Zoning District as requested by Machouse Investments LLC, the complete text of which will be found in Ordinance Book XIV.

ORDINANCE NO. 2022-31, AN ORDINANCE TO GRANT PLANNED DEVELOPMENT APPROVAL OF A MIXED-USE DEVELOPMENT ON PROPERTY THAT IS SPLIT-ZONED RESIDENTIAL-PROFESSIONAL (R-P), CONDITIONAL RESIDENTIAL-PROFESSIONAL (R-P)(C), AND CONDITIONAL COMMUNITY-COMMERCIAL (C-C)(C)

Consideration of an Ordinance to grant Planned Development approval of a Mixed-Use Development on property that is split-zoned Residential-Professional (R-P), conditional Residential-Professional (R-P)(c), and conditional Community-Commercial (C-C)(c) as requested by True North Companies (File No. VA-2022-20). The property is located at 2320 North Patterson Street. The Planning Commission reviewed this request at their September 26, 2022 Regular Meeting and recommended approval with nine conditions (7-0 Vote).

Matt Martin, Planning Director, stated that True North Companies is requesting Planned Development approval for a proposed Mixed-Use development on 6.67 acres of land that is split-zoned with combinations of Residential-Professional (R-P) and Community-Commercial (C-C) Zoning Districts. Some of these zoning areas on the property contain special conditions of approval. The property is located at 2320 North Patterson Street which is directly across the street from the South Georgia Medical Center (SGMC) at the southwest corner of the intersection of North Patterson Street and Roosevelt Drive. The property currently contains a vacant two-story office building (8,382 square feet). The applicant is proposing to keep this existing building and redevelop the entire property as a mixed use development that includes a four-story apartment building in the rear portion of the property (165 dwelling units with 215 bedrooms total, plus lots of amenities) which will be marketed to working professionals. The development will also include several small commercial/office buildings in the front of the property which total to about 15,000-sf of leasable space. Contemplated uses for these buildings include medical offices & supplies, pharmacy, coffee shop, café, florist, drycleaner, gift shop, self-storage, etc. The property is located within an Institutional Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the Urban Commercial Corridor Overlay District (UCCOD), which has supplemental standards for site design and building architecture. As with most Planned Development proposals, there are a few deviations from the City's standard Land Development Regulations (LDR). All other standard development codes applicable to R-P and C-C Zoning (including their previous "conditions of approval" at the time of their rezoning) will be followed as appropriate. These include standard requirements related to landscape, stormwater, parking design, open space, etc. Building architecture will meet or exceed the requirements of the Urban Commercial Corridor Overlay District (UCCOD). The site will include dense vegetative buffers along the southern and western property lines, and onsite stormwater will be handled through underground detention. Most of the listed deviations are related to the LDR supplemental standards for Multi-family Residential development. These are all minor in scope and the master plan indicates a desire to comply with the "intent" of these regulations while still exercising creativity in the overall design. The surrounding development pattern is truly dominated by the large and growing institutional uses of SGMC and the Valdosta State University (VSU) North Campus to the east, McKey Park to the north, and the single-family residential areas to the west and south. Development trends over the past 20 years have seen a modest reduction in the amount of residential development and a greater emphasis on expansions of these institutional uses. The subject property has been mostly vacant for most of this time period. Because of these existing development patterns and trends, its development into something significant that is appropriately mixed-use and supportive of these important large institutions, is very logical and supported by the Comprehensive Plan by virtue of the IAC Character Area and its goals and policies. An important component of this property's history is its original Planned Development approval from 2007, which featured a five-level parking deck and an 11-story building (about 380,000 square feet GFA) with a majority of the space being planned for medical/professional offices. Due to major changes in the economy after 2007, this Project was never constructed. There were several later attempts to instead develop the property in separate portions under new designs which again were never fully implemented. Now, the current proposal reflects a complete redesign of a master plan that is lesser in scale and intensity overall but still mixed-use. Its tallest building is four-story and the

overall total building area on the property is reduced to about 235,000 square feet with a much greater emphasis on residential development instead of office/retail. With the proposed good quality design and appropriate safeguards and limitations in place to protect the adjacent residential areas, this new Planned Development proposal will fit in very well with this area and actively support the SGMC and VSU institutions. 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 for a mixed-use development in general accordance with the layout of the submitted master plan. Uses shall consist of multi-family residential and low-intensity commercial/office uses as limited and described in the submitted Letter of Intent. Residential uses shall be limited to multi-family dwellings with no more than four bedrooms per unit. Overall residential development shall not exceed 220 bedrooms and unit floor areas (heated space) shall comply with C-C Zoning requirements for multi-family. There shall be no residential Home Businesses, Personal Care Homes, or Daycares allowed. The residential development shall be managed as a single entity with an on-site Resident Manager and full-time Maintenance Staff. (2) Final design of the main entrance drive from North Patterson Street shall be subject to the outcomes of a traffic study as required and approved by the Georgia Department of Transportation (GDOT) and the City Engineer. (3) Sidewalks shall be installed along both the North Patterson Street and Roosevelt Drive frontages. Pedestrian walkways and decorative crosswalks shall connect the perimeter sidewalks of the Residential building with the other buildings on the site as well as the sidewalks along North Patterson Street and Roosevelt Drive. (4) There shall be no outdoor storage. Outdoor display of merchandise shall be limited to the areas adjacent to the inward sides (facing the parking lot) of the buildings A through C. Such display areas shall not block access to any designated parking or pedestrian pathways. Outdoor seating areas may be allowed only with a separate Conditional Use Permit (CUP) approval. (5) Landscaping. In addition to the standard landscape requirements of LDR Chapter 328 and as approved by the City Arborist, approved landscape plans shall include a standard minimum 10' buffer yard along the entire south property line, as well as the 25' undisturbed buffer yard along the western (North Toombs Street) boundary line as required by the R-P(c) Zoning in that area. The portion of minimum 10' landscaped street yard along North Patterson Street shall contain all-evergreen vegetation in the form of a solid edge to obscure visibility of the adjacent parking lot from the street. (6) Signage. Signs on the property shall exclude variable message boards and temporary signs, and attention getting devices, and shall otherwise comply with signage requirements for a multi-tenant facility (commercial center) in C-C Zoning. One of the allowed permanent freestanding signs may instead be located at the NE corner of the property, instead of being in proximity to one of the entrance drives. (7) All site lighting shall be directed downward and away from adjacent residential areas. (8) All other applicable development standards and requirements shall be followed, including the architectural requirements of the Urban Commercial Corridor Overlay District (UCCOD). (9) From the date of final approval, the development shall commence within three years (begin construction of at least one primary building). Otherwise, Planned Development approval shall automatically expire. The Planning Commission reviewed this at their September 26, 2022 Regular Meeting, found it consistent with the Comprehensive Plan and the Planned Development review criteria, and recommended approval subject to the same nine conditions as recommended by Staff (7-0 Vote).

Clayton Milligan, 3998 Inner Perimeter Road, spoke in favor of the request. Mr. Milligan stated that he represented the owners, True North Companies, and would be glad to answer any questions that Council might have. Mayor Matheson inquired about the start date. Mr. Milligan stated that as soon as they can get plans submitted, which should be within the next couple of weeks and if Council approved the request, then they will be ready to go to work.

No one spoke in opposition to the request.

A MOTION was made by Councilman Carroll to grant the Planned Development approval of a Mixed-Use Development on property that is split-zoned Residential-Professional (R-P), conditional Residential-Professional (R-P)(c), and conditional Community-Commercial (C-C)(c) as requested by True North Companies with the following nine conditions: (1) Approval shall be granted for a mixed-use development in general accordance with the layout of the submitted master plan. Uses shall consist of multi-family residential and low-intensity commercial/office uses as limited and described in the submitted Letter of Intent. Residential uses shall be limited to multi-family dwellings with no more than four bedrooms per unit. Overall residential development shall not exceed 220 bedrooms and unit floor areas (heated space) shall comply with C-C Zoning requirements for multi-family. There shall be no residential Home Businesses, Personal Care Homes, or Daycares allowed. The

residential development shall be managed as a single entity with an on-site Resident Manager and full-time Maintenance Staff. (2) Final design of the main entrance drive from North Patterson Street shall be subject to the outcomes of a traffic study as required and approved by the Georgia Department of Transportation (GDOT) and the City Engineer. (3) Sidewalks shall be installed along both the North Patterson Street and Roosevelt Drive frontages. Pedestrian walkways and decorative crosswalks shall connect the perimeter sidewalks of the Residential building with the other buildings on the site as well as the sidewalks along North Patterson Street and Roosevelt Drive. (4) There shall be no outdoor storage. Outdoor display of merchandise shall be limited to the areas adjacent to the inward sides (facing the parking lot) of the buildings A through C. Such display areas shall not block access to any designated parking or pedestrian pathways. Outdoor seating areas may be allowed only with a separate Conditional Use Permit (CUP) approval. (5) Landscaping. In addition to the standard landscape requirements of LDR Chapter 328 and as approved by the City Arborist, approved landscape plans shall include a standard minimum 10' buffer yard along the entire south property line, as well as the 25' undisturbed buffer yard along the western (North Toombs Street) boundary line as required by the R-P(c) Zoning in that area. The portion of minimum 10' landscaped street yard along North Patterson Street shall contain all-evergreen vegetation in the form of a solid edge to obscure visibility of the adjacent parking lot from the street. (6) Signage. Signs on the property shall exclude variable message boards and temporary signs, and attention getting devices, and shall otherwise comply with signage requirements for a multi-tenant facility (commercial center) in C-C Zoning. One of the allowed permanent freestanding signs may instead be located at the NE corner of the property, instead of being in proximity to one of the entrance drives. (7) All site lighting shall be directed downward and away from adjacent residential areas. (8) All other applicable development standards and requirements shall be followed, including the architectural requirements of the Urban Commercial Corridor Overlay District (UCCOD). (9) From the date of final approval, the development shall commence within three years (begin construction of at least one primary building). Otherwise, Planned Development approval shall automatically expire. Councilman Howard seconded the motion. The motion was unanimously adopted (6-0) to enact Ordinance No. 2022-31, the complete text of which will be found in Ordinance Book XIV.

ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 2022-8, A RESOLUTION AUTHORIZING THE CITY OF VALDOSA TO APPLY FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION 5307 GRANT FUNDING FOR FISCAL YEAR 2024 TO CONTINUE THE VALDOSTA ONDEMAND PUBLIC TRANSIT SYSTEM

Consideration of a Resolution authorizing the City of Valdosta to apply for the Georgia Department of Transportation 5307 Grant Funding for Fiscal Year 2024 to continue the Valdosta OnDemand Public Transit System.

Richard Hardy, Deputy City Manager of Operations, stated that The City of Valdosta identified a need for public transit and is working with the Georgia Department of Transportation (GDOT) to continue to fill this need annually. The City of Valdosta has applied for 5307 Grant Funding from GDOT for Fiscal Year 2024 to continue Valdosta OnDemand Public Transit System. Current funding is available for expenses incurred during the current year. In order to maintain Grant Funding, the City must make application for a new 5307 Grant each fiscal year. A Resolution has been prepared that authorizes the City to apply for GDOT funding for the upcoming fiscal year. The Grant will cover 50% of operational costs as defined by the Grant as well as 80% of capital costs. In addition, the State will cover 10% of certain costs until funding is exhausted. The City's total share of the Project should be approximately 30%. The remaining 70% would be covered by Federal and State participation to a maximum of \$1,546,500. Richard Hardy, Deputy City Manager of Operations, recommended that Council approve the Resolution authorizing the City of Valdosta to apply for GDOT funding for FY24 for the continued operation of Valdosta OnDemand Public Transit System.

A MOTION by Councilman Gibbs, seconded by Councilwoman Miller-Cody, was unanimously adopted (6-0) to enact Resolution No. 2022-8, a Resolution authorizing the City of Valdosta to apply for the Georgia Department of Transportation 5307 Grant Funding for Fiscal Year 2024 to continue the Valdosta OnDemand Public Transit System, the complete text of which will be found in Resolution Book VII.

Consideration of bids for four Traffic Control Cabinets for the Engineering Department (Bid No. 15-22-23).

Ben O'Dowd, City Engineer, stated that every year the City must restock its inventory of various specialized parts for traffic maintenance. The cabinets are for the Engineering Department and are responsible for operating the traffic lights at intersections throughout town. Funds are budgeted each year for a purchase such as this and \$29,850 was budgeted based on last year's cost. Sealed bids were received on September 13, 2022 with the low bid submitted by Temple, Inc. in the amount of \$16,300 each for a total amount of \$65,200. The City paid \$10,750 each last year for the same product. No other companies responded to the bid. The bid was advertised online as well as in the newspaper as required. Ben O'Dowd, City Engineer, recommended that Council approve the low bid submitted by Temple, Inc. in the amount of \$16,300 each for a total amount of \$65,200 for the purchase of four Traffic Control Cabinets.

A MOTION by Councilman Carroll, seconded by Councilman Gibbs, was unanimously adopted (6-0) to approve the low bid submitted by Temple, Inc. in the amount of \$16,300 each for a total amount of \$65,200 for the purchase of four Traffic Control Cabinets for the Engineering Department.

Consideration of bids for 15, 2070 LC Controllers for the Engineering Department (Bid No. 17-22-23).

Ben O'Dowd, City Engineer, stated that the Traffic Division of the Engineering Department needs to purchase some specialized inventory to have in stock. These controllers hook into the traffic cabinets to assist with the timing of certain lights throughout the City. Funds are budgeted each year for a purchase such as this and \$29,625 was budgeted based on last year's cost. Sealed bids were received on September 13, 2022 with the low bid submitted by Control Technologies in the amount of \$3,285 each for a total of \$49,275. Ben O'Dowd, City Engineer, recommended that Council approve the low bid submitted by Control Technologies in the amount of \$3,285 each for a total of \$49,275 for the purchase of 15, 2070 LC Controllers for the Engineering Department.

A MOTION by Councilman Gibbs, seconded by Councilman Carroll, was unanimously adopted (6-0) to approve the low bid submitted by Control Technologies in the amount of \$3,285 each for a total of \$49,275 for the purchase of 15, 2070 LC Controllers for the Engineering Department.

LOCAL FUNDING AND REQUESTS

Consideration of a Request for Proposal (RFP) for Section 125 Cafeteria Plan-Supplemental Benefits for the City of Valdosta.

Catherine Ammons, Deputy City Manager of Administration, stated that This Request for Proposal (RFP) process was conducted for the City of Valdosta's Section 125 Cafeteria Plan-Supplemental Benefits. It will be a one-year contract with two one-year renewal options. The Section 125 Cafeteria Plan is part of the IRS Code that allows the conversion of taxable earnings/salary into non-taxable benefits. The program allows you to pay for qualified benefit premiums, via payroll deduction, prior to any taxes being calculated/deducted from the earnings/salary. Sealed RFPs were received from three participating vendors for the Section 125 Cafeteria Plan. Two of the three vendors were invited to conduct an in-person presentation to the Committee, which was comprised of the City Manager, Deputy City Manager of Administration, Finance Director, Human Resources Administrator, and a Councilman Tim Carroll. Upon conclusion presentations and deliberation, the Committee selected Taylor Insurance as the preferred vendor to provide ancillary services to City employees. Catherine Ammons, Deputy City Manager of Administration, recommended that Council approve the recommendation of the Committee for the selection of Taylor Insurance as the preferred vendor to provide ancillary services to City employees for the Section 125 Cafeteria Plan-Supplemental Benefits for the City of Valdosta.

A MOTION by Councilwoman Miller-Cody, seconded by Councilman Carroll, was unanimously adopted (6-0) to approve the recommendation of the Committee for the selection of Taylor Insurance as the preferred vendor to provide ancillary services to City employees for the Section 125 Cafeteria Plan-Supplemental Benefits for the City of Valdosta.

John Robinson, 3227 San Juline Circle, Lake Park, stated that he wanted to talk about the economically oppressed. In this City of unequal opportunities, the low-income people are suffering economic oppression because of a bridge that was constructed in 1981 in the center of Downtown Valdosta over the railroad track. This created a side of low-income twin cities and there was one with economic prosperity and the other with poverty that was excluded from the possibility of hope and sharing in economic prosperity. The bridge literally cut the City in half. There were 60 businesses that failed due to the construction of the James Beck Overpass on Patterson Street. This contributed dysfunctional lifestyles which included drug use, gang activities, and murder. They are excluded from the mainstream economic prosperity and are left with nothing but shattered dreams. This is why they are taking a stand and they are asking for the Mayor and Council to make a request for Federal aid along with a solution that would guarantee a positive change. They need a substantial amount of money. This City needs at least \$250 million to even start to turn around the under-served. He asked for certain information through Open Records pertaining to the economic picture of the community and the City's response is still very confusing. It is as if they are operating under false pretenses. He is not going to stop until justice prevails or the puppet strings are broken from the Larry Hanson administrative influence. He is not here as a friend. He is your enemy. You turn a blind eye to the injustice that has devastated the entire community by construction of this bridge. You do not have to like him and he does not have to like you; however, they must do one thing and that is face the truth. He is sick and tired of being sick and tired. It has been 41 years and no one has addressed these issues. It seems like there is a deliberate attempt to oppress this side of the City.

George Boston Rhynes, 5004 Oak Drive, stated that it seems that Mr. Robinson comes up here and speaks and some of you may not take him seriously; however, he is as serious as a lot of other black people in this town. He is just as serious as the white right people in this town. We all know that there is something wrong here. We cannot put our hands on it and very few people will acknowledge it. Blacks have served here on this Council and they have told him behind the curtain what the problems are. He had white right people that serve on this Council that have told him what the problems are. James Wright is one person who went public as a black Elected Official and that is something that a lot of black people in the black community feel that the people who serve them often don't serve them. He had a public meeting and he talked about the unfairness in the banking industry. He talked about red-lining and the CDBG Grants and how they are not used as they are designed. This is not a figment of his imagination. He has all of this documented through videos. He was sick and tired of what we call in the black community the good old boy system. He wanted Council to think about it because if what Mr. Robinson is trying to do is a failure then Valdosta will fail. He rests assure with 100% accuracy that Valdosta will change for black people. It took 50 years for school desegregation and a lot of people did not think it would ever change; however, the Department of Justice stayed on this City and it was changed. He does not know what it will take for blacks to get their fair share of contracts even with the Georgia Department of Transportation. Blacks that are not qualified need someone to do something to get them qualified. There can be no real peace in Valdosta. You can continue to have meetings like you had and keep tell black people to raise their children; however, you need to ask yourself a question. With the disparity in income, what can they change when they do not have the money that is equivalent to the majority here in Valdosta.

Charles Judge, 1616-B Victory Street in Remerton, stated that he has absolute proof that there is a good old boy system. Ron Corbett, who is John Corbett's brother, assaulted him in 2016 and he has been trying to get to Court all this time. His Lawyer has lied to him about the Court date being in January because when he checked with the Clerk of Court, there are no trials in January. He has been before Council about this in the past and he has gotten Mr. Corbett charged with felony assault. Ashley Paulk is his buddy and they just hide it. He is tired of things being hid. This is why black people think there is a good old boy system and prejudice. He would like to think that is not case but from what he has seen, there is a different level of justice system for those who are well connected and those who are not. Had he done to Mr. Corbett what Mr. Corbett did to him, then he would have already done half of his prison term by now. There were five witnesses who were his own employees at his own business who testified against him. The reason why Mr. Corbett hit him was because he quit on him because they would be fighting up there all the time. Mr. Corbett made it up that he hit him because he used "N" word. Five witnesses testified that was not true. He did not go in there screaming at Mr. Corbett or anything. Mr. Judge stated that he would like to call for an investigation by the FBI. They are not going to get anywhere like this.

Ellen Peterkins, 2535 North Ashley Street, Apartment 215, stated that she just moved to Valdosta from Tampa, Florida on an emergency type basis. She has some family here and did not research the City. She moved

in with her grandson and it was a culture shock for her. She did not live in an expensive or elaborate place in Tampa but it was a normal, everyday community. There was not a lot of crime but when she moved here, the culture shock was that they were living in this little shotgun houses that had one bedroom. There was nothing to do and all the young people were just standing around getting high. She would ask her grandson, who is 21 and has other issues but is relatively intelligent, why he was not doing something with his life. He said that this is the southside of town and that no one cares about the southside of town. If they want to do anything they have to go to the northside of town and hope that they get excepted. She thought that was pretty sad because a city is only strong as its weakest link. She thought that this could not be the State of southern hospitality and that people could care nothing about the southside. It is really important to care and show that we care about those who need a helping hand.

D. J. Davis, 1488 Ricardo Street, stated that he has seen the work that Councilwoman Tooley and Councilwoman Miller-Cody are doing to bring more businesses to the southside to help grow the southside. However, he would like to ask Council to lift the Moratorium on renaming streets. Our City should represent us. Gordon Street was named for John Brown Gordon who was a Klu Klux Klan leader and a Confederate General. There was a young man that came here from Texas to see his family but could not afford to work one job to pay for his apartment on Gordon Street so he went and got a second job. His car transmission tore up so he had to walk back and forth to work. The young man barely made \$475 working two different jobs so he decided to go back to school. He enrolled in classes at Valdosta State University. One day someone stole his groceries out of his apartment and when he confronted the person who stole his groceries, he got stabbed in the back. When he got to the hospital, the Doctors saw him laughing and carrying on with the Nurses and told them to sew the young man up and send him on home. That young man came back to the hospital 48 hours later swollen and looking like he was nine months pregnant. Almost 20 years later, that young man is standing before Council now. We must lift that Moratorium because that street has a connection to him.

Creation Divine, born Melita Menefee, stated that she represents HYPE (Helping Young People Excel) at 98 Garden Drive A and 98 Garden Drive B. They have experienced a misfortune. The organization was licensed in April of 2021 for 9 Garden Drive A. In March of 2022, they secured the other side of the building which is 98 Garden Drive B. One of the Lieutenants came out to look at the building to make sure the fire extinguishers and exits were in compliance so that they could get a license for 98 Garden Drive B. He had some issues with the boxing ring and told her that if they were having fights or illegal fights there they had to go through certain protocol. She assured him that they were not having any fights and they did not do anything illegal. They were licensed for Garden Drive A last year in 2021 and Garden Drive B this year. They requested a Certificate of Occupancy in May of this year and was told that she needed to send in a layout of the building which she did. Chief Clinkscales came out the next day to ensure that their measurements were accurate with the ones that were sent in which they were. He then communicated that she would have her Certificate of Occupancy the following day by noon. He came by the following day around 2:00 p.m. and said that Chief Boutwell stopped him from bringing the Certificate of Occupancy and they were going to re-classify them from a business to a daycare. She communicated that they are not a daycare and they have been going back and forth since May. She has sent E-mail where the Mayor and City Manager were copied on it and she has spoken with the City representative for that area. As of today, she still does not have a Certificate of Occupancy. She was told that they needed a fire submersion system and then a fire monitoring system. The fire monitoring system was for the whole building but it is two separate addresses which does not require that. They are in limbo and families and children are waiting. They cannot pay rent and are being threatened with eviction. They need some resolve and Ms. Divine asked if she could meet with the Mayor and Council.

John Quarterman, 3338 Country Club Road, Suite LPMB336, stated that he wanted to thank Councilwoman Vivian Miller-Cody and Councilman Andy Gibbs who were observing the Committee who allocated the ARPA funds to non-profit organizations. That helped to make up the shortfall. Mr. Quarterman stated that there are some Grant Funds related to water. If you will Google "Know Your River" which a Savannah River Keeper came up with this, they got it funded with seed Grants from the Georgia Environmental Protection Division. That Grant Program is now open and the City of Valdosta could apply because only government agencies can apply. Some of those Funds could go to the City, to the contractor for Know Your Rivers, and a portion to WWALS.

Mark Barber, City Manager, stated that the Faith in Blue Event will take place at Saunders Park on Saturday, October 8, 2022 from 10:00 a.m. to 2:00 p.m. which is a collaboration with the Valdosta Police Department. There will be food and games for everyone to enjoy.

There are a lot of activities happening in the Downtown area. On Friday, October 7, 2022, there will be Friday After Five from 5:00 p.m. to 9:00 p.m. and Winnersville Night. On Saturday, October 8, 2022, the Makers Market will be held around the old Courthouse square on the sidewalk. On October 13, 2022, there will be the Taste of Downtown Valdosta. On October 27, 2022 will be the Witches Night Out from 5:00 p.m. to 9:00 p.m. and the Festi-Fall will be held at Unity Park which includes games and candy. On October 28, 2022, the Puptober Event will be held.

The Pink Out Day will be held on Friday, October 14, 2022 and everyone is encouraged to dress in pink.

There was a job fair held at the City Hall Annex Multi-Purpose Room today and it was a great success. We had representatives from Public Works, Stormwater, Utilities, Engineering, and Meter Reading. We had 50 applications turned in as well as some on-site interviews.

Also, he was on the Bill Osborne Radio Talk Show today along with Councilman Carroll. There are lots of good things going on in our community.

COUNCIL COMMENTS

Mayor Matheson stated that there are currently five Habitat Houses under construction and there is an amazing effort with CDBG to rebuild and repair houses as well. There is a Griffin Avenue Corridor Project south of town. We received funding to expand the Southside Library and South Georgia Medical Center now has Partnership for Health which is a walk-in clinic. The largest of our ARPA distributions, which is \$3.4 million, is going to a fantastic rate adjusted housing project. It will get approval in November and be under construction in January, 2023. Also, there will be a new Dollar General Market to enhance that same corridor. The summer prior, Scott Park received the largest investment that we put into a park in quite a while. There will also be a \$21 million investment in Barack Obama Boulevard that will be coming in 2025. It is already slated as a Tier III Project for TIA. There will sidewalks all the way from Hill Avenue to Inner Perimeter Road.

Councilwoman Miller-Cody stated that the Alpha Kappa Alpha Sorority will be hosting the Cluster IV Conference starting on Friday evening. They will have over 750 ladies in Valdosta who will be staying in our hotels and eating at our restaurants. If you see any of the ladies who are wearing pink and green, please introduce yourself to them and make them feel welcome.

Councilman Gibbs thanked Mayor Matheson for pointing out all of the great things that are happening in our town. Councilman Gibbs inquired as to whether we gave Mr. Robinson a breakdown by Council District as far as where all the money is allocated. Mark Barber, City Manager, stated that we did provide that information to Mr. Robinson and he also received an update on the information recently through Open Records.

Councilman Howard asked that Council be provided with an update on the situation with Ms. Creation Divine. Councilman Howard also thanked the Police Chief for making the announcement to enforce the State curfew. The Police Chief decided to make the announcement in order to give people and parents in the community to acclimate themselves to the law. Some people have said that it is targeting people but it is only targeting people who are underage and out after midnight. If you do not want to be targeted, please make sure you have your young people inside the house by a certain time. He also heard people say that the shootings happen during the daytime and maybe if we could get the guns off the street at night then maybe there will not be a shooting the next day. Let's stop trying to find a reason to go against this and let's help our Police Chief and our Police Department to keep our community safe so people who come before us will not say that all we have is certain sections of the community are getting high or having stabbings or shootings or robberies. We want our community to be safe for everyone. This is just a step that the leadership of our community decided to take to combat some of the stuff that is going on. This is a step in the right direction and he thanked the Police Chief and the leadership of the City for enforcing this.

Mayor Matheson entertained a motion to adjourn the Regular Meeting and enter into Executive Session for the purpose of real estate.

A MOTION by Councilman Carroll, seconded by Councilman Norton was unanimously adopted (6-0) to adjourn the October 6, 2022 Meeting of the Valdosta City Council at 7:10 p.m. to enter into Executive Session for the purpose of discussing real estate.

Mayor Matheson reconvened the October 6, 2022 Meeting of the Valdosta City Council at 7:26 p.m. and stated that there was discussion of real estate in the Executive Session and no action was taken.

Mayor Matheson entertained a motion for adjournment.

A MOTION by Councilman Carroll, seconded by Councilman Norton, was unanimously adopted (6-0) to adjourn the October 6, 2022 Meeting of the Valdosta City Council at 7:26 p.m. to meet again in Regular Session on Thursday, October 20, 2022.

City Clerk, City of Valdosta

Mayor, City of Valdosta