

**MINUTES  
REGULAR MEETING OF THE VALDOSTA CITY COUNCIL  
5:30 P.M., THURSDAY, FEBRUARY 8, 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, Tim Carroll, Ben Norton, Eric Howard, Sandra Tooley, Andy Gibbs, and Vivian Miller-Cody. The invocation was given by Pastor Larry Sayre, The Gideon's, followed by the Pledge of Allegiance to the American Flag.

**AWARDS AND PRESENTATIONS**

**EMPLOYEE OF THE MONTH AWARD**

Consideration of the February, 2018 Employee of the Month Award (Joe McKinnon and Joseph Thornton, Public Works Department).

Joe McKinnon began his employment with the City of Valdosta Public Works Department in April of 2008 and presently holds the position of Refuse Collection Driver. Joe is responsible for driving a refuse collection truck along an assigned route to collect solid waste throughout residential neighborhoods. Joseph Thornton began his employment with the City of Valdosta Public Works Department in July of 2015 and presently holds the position of Maintenance Worker I. Joseph is responsible for mowing City right-of-way, operating a tractor with bush hog, and using power tools such as weed-eaters, edgers, and leaf blowers. In early January of this year, the Public Works Director received a call from the Lowndes County Emergency Management Agency Director informing him of a seven-car pileup on the South Patterson Street overpass. Due to the ice on the bridge, neither the Police nor the Fire Department could gain access. Immediately, the on-call Supervisor was notified and he dispatched Joseph and Joe. Joseph grabbed a backhoe and load of sand while Joe located a truck with the appropriate hand tools and drove to the overpass. Upon arrival, the two worked expeditiously spreading sand until there was a patch and began guiding vehicles off the frozen bridge. Joseph noticed one driver who was extremely nervous. He calmed her by giving her directions on turning and acceleration until her vehicle was safe on the sand path heading off the bridge. Once the bridge was cleared both Joe and Joseph could be found completing their primary jobs proudly serving the citizens of Valdosta. It is for these reasons and many others that the Employee Relations Committee nominated Joe McKinnon and Joseph Thornton as Employees of the Month.

**APPROVAL OF MINUTES**

The minutes of the January 25, 2018 Regular Meeting were approved by unanimous consent (7-0) of the Council.

**PUBLIC HEARINGS**

**ORDINANCE NO. 2018-1, AN ORDINANCE TO REZONE 3.25 ACRES FROM ENVIRONMENTAL-RESOURCE (E-R) TO COMMUNITY-COMMERCIAL (C-C) ZONING**

Consideration of an Ordinance to rezone 3.25 acres from Environmental-Resource (E-R) to Community-Commercial (C-C) as requested by VMC Investments, LLC (File No. VA-2018-01). The property is located at 1828 East Park Avenue. The Greater Lowndes Planning Commission reviewed this request at their January Regular Meeting and recommended approval (6-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that VMC Investments, LLC (dba Valdosta Mechanical Company, Inc.) is requesting to rezone 3.25 acres from Environmental-Resource (E-R) to Community-Commercial (C-C). The property is the former Club Maria lounge located at 1828 East Park Avenue which is along the south side of the street approximately 600 feet east of Baymeadows Drive. The applicant is proposing to demolish the existing commercial building (4,080 square feet) and redevelop the property as contractor offices/commercial complex (7 buildings totaling about 35,000 square feet overall). The property is located within

a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-C Zoning when the property is located on a Collector or Arterial roadway (such as East Park Avenue). The property was part of the unincorporated Islands Annexation in 2006 (part of Island #55). It was zoned Flood Hazard (F-H) in the County and was given E-R Zoning upon annexation into the City; however, Club Maria was originally built and developed in 1968, which was before the County adopted zoning, and the Club remained a grandfathered-in, non-conforming use for many years both before and after its annexation. The Club closed in 2014 and the building has remained vacant ever since. The property is on the eastern edge of an existing commercial node of development centered around the intersection of East Park Avenue and Jaycee Shack Road. To the immediate east are wooded lands associated with the floodplain of Knights Creek which serve as a natural boundary separating this area from less intensive development farther to the east. Most of the commercial properties in the immediate area are zoned C-H which is more intensive than the C-C being requested by the applicant but is the maximum zoning category allowed in the NAC Character Area. Given the existing land use and zoning patterns of this area, the NAC Character Area, and the long-tenured commercial use of this property, rezoning to C-C seems very logical and appropriate and perhaps even overdue. Transportation and public utilities are more than sufficient to accommodate the proposed commercial redevelopment of the property. The only remaining question to the proposed rezoning/redevelopment is that approximately three-fourths of the property is located within the Federal Emergency Management Agency's (FEMA) current designated 100-year floodplain, and seemingly this might have potential impacts on Knights Creek; however, the current FEMA map shows the 100-year floodplain in this area to be unusually wide given the relative low water volumes of Knights Creek and the map's validity in this area has often been called into question. The stream channel is approximately 475' east of the property in distance, and approximately 8' lower in elevation. It should be noted too that FEMA is now in the process of re-studying its floodplain mapping in all of Lowndes County, and it is anticipated that the size of this mapped floodplain area will be reduced. Nonetheless, in the meantime, it should be noted that certain forms of development are still allowed in the FEMA floodplain as long as certain design standards and conditions are met; however, regardless of the zoning of the property, any redevelopment here will have to comply with all applicable requirements regarding floodplains, stormwater management, wetlands protection, and landscaping/buffering. It should be noted that the proposed site plan is still conceptual in nature and it represents the likely maximum amount of development that can occur for a proposed complex of building contractor-related buildings. The site plan has not yet been engineered and there will likely be some adjustments or reductions made in order to meet stormwater, parking, and landscaping requirements. Staff found the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval. The Planning Commission reviewed this at their January 29, 2018 Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (6-0 vote).

Mac McCall, McCall Architects, 3308 Country Club Road, spoke in favor of the request. Mr. McCall stated that he represented the applicant, Valdosta Mechanical Company (VMC) Investments and they would like to expand the business on some of the back buildings which would be built out first. The other buildings would be built later as the need arises. Mr. McCall asked Council's consideration in approving the request.

No one spoke in opposition to the request.

**A MOTION** by Councilwoman Miller-Cody, seconded by Councilman Norton, was unanimously adopted (7-0) to enact Ordinance No. 2018-1, an Ordinance to rezone 3.25 acres from Environmental-Resource (E-R) to Community-Commercial (C-C) as requested by VMC Investments, the complete text of which will be found in Ordinance Book XIV.

**ORDINANCE NO. 2018-2, AN ORDINANCE TO REZONE 5 PARCELS TOTALING 1.47 ACRES FROM SINGLE-FAMILY RESIDENTIAL (R-10) AND NEIGHBORHOOD-COMMERCIAL (C-N) TO MULTI-FAMILY RESIDENTIAL (R-M) AND COMMUNITY-COMMERCIAL (C-C) ZONING**

Consideration of an Ordinance to rezone 5 parcels totaling 1.47 acres from Single-Family Residential (R-10) and Neighborhood-Commercial (C-N) to Multi-Family Residential (R-M) and Community-Commercial (C-C) as requested by Mike Gunsolus of MDG Properties, LLC (File No. VA-2018-02). The property is located at the northeast corner of Baytree Road and Miramar Street. The Greater Lowndes Planning Commission reviewed this request at their January Regular Meeting and recommended approval (6-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Mike Gunsolus, on behalf of MDG Properties, LLC, is requesting to rezone 5 parcels totaling 1.47 acres to Multi-Family Residential (R-M) and Community-Commercial (C-C). These parcels are clustered together and located at the northeast corner of Baytree Road and Miramar Street. One of the parcels (0.28 acres) is located at 1509 Miramar Street. It is currently zoned Single-Family Residential (R-10) and is proposed for rezoning to R-M. Two other parcels are located at 1501 and 1507 Miramar Street and total 0.50 acres. These are also currently zoned R-10 but are proposed for rezoning to C-C. The remaining two parcels are located at 612 and 614 Baytree Road and total 0.69 acres. These are currently zoned Neighborhood-Commercial (C-N) and are proposed for rezoning to C-C. All of the existing R-10 properties currently contain single-family residences (rentals) and the existing C-N properties each contain small office/commercial buildings with a shared rear yard parking lot. The applicant is not currently proposing any redevelopment of these properties, but he is simply wanting to market them for future multi-family and light commercial usage. The property located at 612 Baytree Road is under concurrent review for a pest control business (as applicant's tenant) requiring a Conditional Use Permit (CUP) in C-C Zoning (File No. CU-2018-01). The property is located within both a Neighborhood Activity Center (NAC) and Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-C Zoning and R-M Zoning, respectively. The four properties that are proposed for C-C Zoning are also located within the Baytree-University Corridor Overlay District (BUCOD). This is essentially the same subject property that was reviewed approximately 14 months ago (File No. VA-2016-17 by C. Maxwell & Company). In that case, the applicant was a prospective buyer who was authorized by the owner (now the current applicant) to seek the rezoning; however, only one of the properties (a 6<sup>th</sup> parcel to the north) was actually rezoned and the request for the remaining properties was withdrawn by the former applicant just prior to the Greater Lowndes Planning Commission (GLPC) public hearing. The current applicant/owner is now seeking the same rezoning request for these five parcels as before. The property is part of the Baytree Road corridor that has been transitioning for many years from its original residential land use pattern to that of offices and light commercial uses. There is existing C-C Zoning along the north side of Baytree, to the west of the subject property, as well as all along the south side of Baytree both east and west of the subject property. C-C Zoning along this portion of Baytree Road is consistent with the NAC Character Area designation. The Miramar Street area north of Baytree Road was originally developed 50+ years ago as mostly Single-Family Residential; however, many of the properties have already been converted to Multi-Family Residential and this trend has been particularly evident over the past 20 years. This area truly fits the TN Character Area and has indeed been in transition from its original neighborhood pattern. With the subject property being located adjacent to existing multi-family, and also between the multi-family development to the north and the emerging commercial corridor along Baytree Road to the south, multi-family redevelopment of the property at 1509 Miramar is certainly a very logical proposal. Staff found the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval. The Planning Commission reviewed this at their January 29, 2018 Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (6-0 vote).

Mike Gunsolus, MDG Properties, LLC, 793 Lake Laurie Drive, spoke in favor of the request. Mr. Gunsolus stated that he was the owner of the parcels and was seeking rezoning for consistency.

No one spoke in opposition to the request.

**A MOTION** by Councilman Gibbs, seconded by Councilman Carroll, was unanimously adopted (7-0) to enact Ordinance No. 2018-2, an Ordinance to rezone 5 parcels totaling 1.47 acres from Single-Family Residential (R-10) and Neighborhood-Commercial (C-N) to Multi-Family Residential (R-M) and Community-Commercial (C-C) as requested by Mike Gunsolus of MDG Properties, LLC, the complete text of which will be found in Ordinance Book XIV.

### **ORDINANCE NO. 2018-3, AN ORDINANCE FOR A CONDITIONAL USE PERMIT FOR A PEST CONTROL BUSINESS IN COMMUNITY-COMMERCIAL (C-C) ZONING**

Consideration of an Ordinance for a Conditional Use Permit for a Pest Control Business in Community-Commercial (C-C) Zoning as requested by Aqua Term, Inc. (File No. CU-2018-01). The property is located at 612 Baytree Road. The Greater Lowndes Planning Commission reviewed this request at their January Regular Meeting and recommended approval with conditions (6-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Aqua Term, Inc. is requesting a Conditional Use Permit (CUP) for a Pest Control business in C-C Zoning. The property consists of approximately 0.34 acres located at 612 Baytree Road. This is along the north side of the road about 200 feet east of Miramar Street. The property is currently zoned C-N and is part of a Rezoning request (File No. VA-2018-02 for C-C Zoning). The property contains a former residential building (1,256 square feet) that was converted to office/commercial usage approximately 15 years ago and was last used by a hair salon. The applicant is proposing no physical changes to the site or the building exterior and wants to use the building as parking and administrative office for their pest control business which is relocating from a site in Remerton. Storage of their pest control chemicals will continue to be in a facility offsite. The property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the University Zone of the Baytree-University Corridor Overlay District (BUCOD). The property is part of the Baytree Road corridor that has been transitioning for many years from its original residential land use pattern to that of offices and light commercial uses. Pest Control businesses have the potential to create negative impacts on surrounding properties by virtue of service vehicle fleets and/or storage of hazardous chemicals. In this particular case, the applicant's business is relatively small and there are no hazardous chemicals being stored on these premises. The applicant is proposing to utilize the premises primarily for office work and they anticipate very little customer traffic. This is fortunate since the existing site is unable to accommodate a large Pest Control business by virtue of its limited building size and small parking area. With adequate conditions of approval, a relatively small Pest Control business should be deemed appropriate for the subject property under C-C Zoning. Staff found the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval with the following conditions: (1) Approval shall be granted in the name of the applicant only for a Pest Control business in C-C Zoning. No large commercial vehicles (heavy trucks) shall be allowed and there shall be no on-site bulk storage of hazardous chemicals. (2) All parking shall be on approved paved surfaces in the rear yard only, and shared with the adjacent property to the west. (3) Conditional Use approval shall expire after two years from the date of approval if the applicant has not submitted a Business License application by that date. The Planning Commission reviewed this at their January 29, 2018 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 (6-0 vote).

No one spoke in favor of the request.

No one spoke in opposition to the request.

**A MOTION** by Councilman Gibbs, seconded by Councilwoman Miller-Cody, was unanimously adopted (7-0) to enact Ordinance No. 2018-3, an Ordinance for a Conditional Use Permit for a Pest Control Business in Community-Commercial (C-C) Zoning as requested by Aqua Term, Inc. with the three conditions recommended by Staff, the complete text of which will be found in Ordinance Book XIV.

#### **ORDINANCE NO. 2018-4, AN ORDINANCE TO REZONE 10.88 ACRES FROM ENVIRONMENTAL-RESOURCE (E-R) TO HEAVY INDUSTRIAL/MANUFACTURING (M-2)**

Consideration of an Ordinance to rezone 10.88 acres from Environmental-Resource (E-R) to Heavy Industrial/Manufacturing (M-2) as requested by Kevin Hollis on behalf of Edward Jennings, LLC (File No. VA-2018-03). The property is located at 205 Tucker Road. The Greater Lowndes Planning Commission reviewed this request at their January Regular Meeting and recommended approval (6-0 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Kevin Hollis, on behalf of Edward Jennings, LLC, is requesting to rezone 10.88 acres from Environmental-Resource (E-R) to Heavy Industrial/Manufacturing (M-2). The property is located at 205 Tucker Road, which is along the west side of the Georgia Southern & Florida railroad, about half way between Tucker Road and Gil Harbin Industrial Blvd. The property was previously used as a concrete pipe manufacturing business for many years. The applicant is proposing to lease the southern half of the property for an industrial use (File No. CU-2018-02) and is proposing to market the northern half of the property for other industrial development. 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 property's existing E-R Zoning is non-compliant with this Character Area designation. This entire

area formerly had a Character Area designation of Institutional Activity Center due to the prevalence of government-owned properties in the area, but this was recently amended by City Council in October of 2017 to its current Industrial classification (File No. VA-2017-14). The property is located within a very well-established industrial area along the Tucker Road and Gil Harbin Industrial Blvd. corridors. This property was originally developed in unincorporated Lowndes County as a concrete pipe manufacturing facility (Miller Concrete Pipe Co.) in the 1950's which operated for more than 50 years. When the County adopted zoning in 1972, it was given Agricultural Zoning to match the agricultural-related uses of the surrounding area. This Agricultural Zoning remained up until it was annexed into the City as part of the Islands Annexation in 2006 whereby it was given E-R Zoning (as the City's closest counterpart to the County's Agricultural Zoning). By this time, the concrete manufacturing business had ceased operations but there is still a significant amount of concrete pipe stockpiled on the property. The property's existing E-R Zoning is not only non-compliant with the Industrial Character Area designation of the Comprehensive Plan, it is also contradictory of the property's long history of industrial land usage as well as the surrounding Industrial 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. The Planning Commission reviewed this at their January 29, 2018 Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (6-0 vote). Councilman Norton inquired as to whether there was an access road on the map. Matt Martin stated that was the public right-of-way and it was actually a mapping error. It is shown as part of the County's parcel of land; however, in the survey there is a public right-of-way that was not approved and it like a driveway. It has existed all along. The Engineering Staff researched the history and deed records and that right-of-way is still there but it has never been opened which is why this property has a Tucker Road street address. Mayor Gayle inquired as to whether there were any other areas near that location that have not been rezoned to the proper zoning. Matt Martin stated that the properties on the south side of Gil Harbin Industrial Boulevard stand out and that is also the City Limit line so that is up to Lowndes County. There is a mixture of zoning to the north of Tucker Road which goes back decades. They will be updating the Zoning Map in the near future and that area has already been identified as something that needs to be amended. Tim Tanner, City Attorney, stated that he is a non-voting member but for the record and transparency purposes, the owner of this parcel is a law partner in his firm.

No one spoke in favor of the request.

No one spoke in opposition to the request.

**A MOTION** by Councilman Vickers, seconded by Councilman Norton, was unanimously adopted (7-0) to enact Ordinance No. 2018-4, an Ordinance to rezone 10.88 acres from Environmental-Resource (E-R) to Heavy Industrial/Manufacturing (M-2) as requested by Kevin Hollis on behalf of Edward Jennings, LLC, the complete text of which will be found in Ordinance Book XIV.

#### **ORDINANCE NO. 2018-5, AN ORDINANCE FOR A CONDITIONAL USE PERMIT FOR A SOLID WASTE HAULING OPERATION WITH AN ACCESSORY SOLID WASTE TRANSFER STATION IN A HEAVY INDUSTRIAL/MANUFACTURING (M-2) ZONING**

Consideration of an Ordinance for a Conditional Use Permit for a Solid Waste Hauling Operation with an accessory Solid Waste Transfer Station in a Heavy Industrial/Manufacturing (M-2) Zoning as requested by Deep South Sanitation (File No. CU-2018-02). The property is located at 205 Tucker Road. The Greater Lowndes Planning Commission reviewed this request at their January Regular Meeting and recommended tabling for one month (4-3 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Deep South Sanitation, LLC is requesting a Conditional Use Permit (CUP) for a Solid Waste Hauling Operation with an accessory Solid Waste Transfer Station in M-2 Zoning. The property is located at 205 Tucker Road which is along the west side of the Georgia Southern & Florida railroad between Tucker Road and Gil Harbin Industrial Blvd. The property is also the southern half (5.44 acres) of the property that is the subject of Rezoning request (File No. VA-2018-03 for M-2 Zoning). The property contains an old warehouse building that was previously used by a concrete pipe manufacturing business. The applicant is proposing to use the property as a base of operations for their Solid Waste Hauling business which currently consists of a fleet of five garbage trucks. The applicant is also proposing to maintain an accessory Solid Waste Transfer Station facility (already permitted by the Georgia Environmental Protection Division) in the form of

an in-ground concrete truck loading bay whereby waste is transferred from the garbage collection trucks to a larger truck/trailer for transportation to a solid waste landfill. This Transfer Station facility would be used only by the applicant and there would be no solid waste deposited or maintained on the premises. As part of their operation, the applicant is also proposing to have a small temporary outdoor stockpile of collected natural vegetation yard debris that would be periodically removed from the site by another business for conversion to mulch or bio fuel. It should be noted that the applicant had previously been operating from a site in unincorporated Lowndes County, but relocated much of the business to the subject property a few months ago not being fully aware of all the zoning and permitting requirements. Code enforcement action is pending on the outcome of these Public Hearings. The property is located within an Industrial Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan. Solid Waste Transfer Stations normally trigger a Development of Regional Impact (DRI) review in accordance with State law, and the applicant's land use proposal was submitted to Regional and State authorities for their consideration; however, in this case, it has been officially determined by these authorities that the proposed Transfer Station does not trigger a DRI due to its limited size and scope of operation. This is despite the fact that the use was still required to obtain a Georgia Environmental Protection Division (EPD) permit. Because of the EPD permit, and the use's integral nature as part of the Solid Waste Hauling Operation, Planning Staff determined that the Transfer Station still triggered the need for CUP approval under the City's Land Development Regulations (LDR) requirements. It should be noted that the applicant is also seeking certain Variances from the LDR's Supplemental Standards for Solid Waste Transfer Stations, and these will be heard separately by the Zoning Board of Appeals (ZBOA) on February 6, 2018 (File No. APP-2018-02). The property is located within a very well-established industrial area along the Tucker Road and Gil Harbin Industrial Boulevard corridors. This property was originally developed in unincorporated Lowndes County as a concrete pipe manufacturing facility (Miller Concrete Pipe Co.) in the 1950's, which operated for more than 50 years. The property was annexed into the City as part of the Islands Annexation in 2006, but by this time the concrete manufacturing business had ceased operations. The remaining stockpiles of concrete pipe are located on the unleased portion of the owner's property to the north. Most of the surrounding parcels are zoned M-2 (the few others are M-1) and they are dominated by heavy industrial uses. Of particular note is the large property to the west which contains the Lowndes County Public Works Center and contains very large stockpiles of outdoor materials. Other nearby property uses include a small concrete batch mixing site (Reames Concrete) to the east, and the Lowndes County recycling collection center to the south. The applicant's proposed operations have more than enough room on the property and constitute very little physical change from what started on the site more than 60 years ago. There are no issues or concerns with the primary Solid Waste Hauling Operation use of the property since it functions mainly as a base of operations and the existing warehouse is essentially used as a large garage for the trucks. The Transfer Station, as an accessory use to the primary Hauling Operation, is very small in comparison to a typical Solid Waste Transfer Station that operates as its own separate business. There are currently no such facilities in Lowndes County. They have the potential to be very large facilities that resemble an indoor landfill, and generate lots of truck traffic and negative impacts on surrounding properties. In this case, the applicant's proposal is nowhere near this scale or level of impact, and its approval seems to be very appropriate for the property; however, there needs to be sufficient conditions of approval to ensure that the proposed uses of the site (particularly the Solid Waste Transfer Station) do not grow to a point that they would become a nuisance to surrounding properties. 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 Solid Waste Hauling Operation with an accessory Solid Waste Transfer Station in M-2 Zoning, in accordance with the submitted site plan. The Hauling Operation aspect of the business shall remain the primary use of the property. (2) The operation and facility shall handle municipal solid waste or natural vegetation debris only, and maintain compliance with appropriate Georgia EPD permit requirements. There shall be no handling of hazardous materials on site. The accessory Transfer facility shall be subject to all applicable LDR supplemental use standards for such facilities, except as may be otherwise approved (as Variances) by the Zoning Board of Appeals (ZBOA). (3) The Solid Waste Transfer facility shall be in the form of truck-to-truck transfer only, with only one truck loading dock that is outdoors or remains under a permitted structure. There shall be no deposition of municipal solid waste on the property. (4) The business shall utilize no more than ten garbage collection trucks, and these shall be parked overnight inside the existing building. (5) The existing tree lines and other vegetation shall be maintained around the perimeter of the property so as to partially obscure visibility of the site. (6) Conditional Use approval shall expire after six months from the date of approval if the applicant has not obtained a City Business License and all applicable permits and other necessary approvals by that date. The Planning Commission reviewed this at their January 29, 2018 Meeting, and recommended tabling the request for one month to allow submittal of additional information pertaining to the request (4-3 Vote).

Cary Scarborough, owner of Deep South Sanitation, 5959 Glenn Road, spoke in favor of the request. Mr. Scarborough asked Council's consideration in approving the Conditional Use Permit. Councilman Howard inquired as to how long the water would be allowed to stand in the concrete bay cleaning area until the new building is built over it. Mr. Scarborough stated that they clean it out once a week and they have a company that pumps it out of their tanks and then hauls the water off for them. Mr. Scarborough also inquired about one of the conditions that had to do with fencing. He asked if Council would consider them using some of the fencing that is currently in place on the Tucker Road side on the north end. They would put up a fence on the south end. The east and west sides are pretty much closed in because the County is on one side and they have big dirt piles and culverts and the other side is woodlands. Mayor Gayle stated that would come under permitting. Matt Martin, Planning & Zoning Administrator, stated that there was a little more to it. At the ZBOA Meeting on February 6, 2018, there was a set of Variances that was requested by the applicant. Those were Variances to the City's Supplemental Standards for Solid Waste Transfer Stations. At the Work Session, Council was provided with a handout showing 17 different Supplements and there were two items on the list that the ZBOA did not grant a Variance. Mr. Scarborough is referring to both of them and the one that he has mentioned is Item (6). The Supplemental Standard requires an eight foot solid fence around the entire perimeter of the property. He was proposing to utilize existing fencing that is there; however, it is not all the way around and it is not solid. He wanted to keep the existing tree line and other vegetation that is already there in lieu of a fence. Staff had supported that variance mainly because of the nature of the business and that this is not your typical Transfer Station. The property sits a long distance from Gil Harbin Industrial Boulevard and it is surrounded by industrial development. It seemed unnecessary to have a separation of a large fence for screening to separate industrial use from industrial use. The other item that was not granted a Variance was the duration of having solid waste sit on the large trucks on occasion overnight if it was unable to leave on time to get to the landfill on time. It would sit there overnight until the next morning. That is one of the City requirements that it cannot stay overnight; however, those Standards are written for a larger facility. Matt Martin stated that he explained to Mr. Scarborough about the ZBOA's take on the case and that they have the ability to grant relief or partial relief on those as a condition of approval for a Conditional Use. Mr. Scarborough is proposing to have the eight foot solid fence along the south property line but not on the other three property lines. Council is not under any obligation to address that and Mr. Scarborough can go back to the ZBOA with that request. Mayor Gayle stated that the only thing that Council is considering is the Conditional Use Permit with the six conditions. Matt Martin stated that they are looking at the use of the property. Mr. Scarborough is subject to the conditions and the use is solid waste hauling and solid waste transport.

No one spoke in opposition to the request.

**A MOTION** by Councilman Vickers, seconded by Councilman Norton, was unanimously adopted (7-0) to enact Ordinance No. 2018-5, an Ordinance for a Conditional Use Permit for a Solid Waste Hauling Operation with an accessory Solid Waste Transfer Station in a Heavy Industrial/Manufacturing (M-2) Zoning as requested by Deep South Sanitation with the six conditions recommended by Staff, the complete text of which will be found in Ordinance Book XIV.

## **BIDS, CONTRACTS, AGREEMENTS, AND EXPENDITURES**

Consideration of a request to approve a Change Order with Standard Contractors for water and sewer extension to Annexed Island 57.

Darryl Muse, Utilities Director, stated that the City Ordinance for annexation and subsequent Court documents mandate the City to construct water and sewer mains to serve all properties in annexed islands on or before December 31, 2018. This Change Order No. 2 for Annexed Island 57 will help ensure this mandate is met as well as advance the Utilities Department's mission contained in the adopted Water and Sewer Master Plan. The City Engineering Department previously initiated a Project for the installation of water and sewer mains to Annexed Island 57. The Project was advertised for bid and awarded to Standard Contractors, Inc. in the amount of \$367,000. The original Contract was scoped to install 8" sanitary sewer main, sanitary sewer manholes, sewer services, 8" water main and water services, and other related work. On October 19, 2017, City Council approved Change Order No. 1 in the amount of \$78,608.00 to upgrade the ductile iron water main in the original Contract from 8" to 12". This Change Order brought the total cost of the Contract up to \$445,608. In January, 2018, while working with the Georgia Department of Transportation (GDOT) to obtain the required right-of-way permit to construct the 12" main along U.S. 84, the City was informed of underground utility conflicts, including fiber lines

that were newly permitted by GDOT. The discovery made the construction of our Project at the proposed location impossible. In addition, the State Transportation policy disallowed our request to move the 12" water main closer to the edge of pavement and at the alternative location (beyond the right-of-way) where there lies a wetland which requires additional time, expense, and permits from State and Federal Environmental Agencies to directional-drill a new casing beneath the wetland to carry the new 12" waterline. To address the discovery, Staff and the Contractor regrouped. Alternative options were examined and the best option, consistent with the City's Water Supply Plan, was to serve Island 57 from the new Valdosta High School main on Inner Perimeter Road. This option would allow installation of a 12" PVC water main south along Inner Perimeter Road to U.S. 84 and then west along U.S. 84 to reach Island 57. The proposed route is 7,400 linear feet (as opposed to 3,000 linear feet in the original Contract). The additional cost, given the pipe length and material changes installed, is \$68,253 or \$15.51 linear feet. Darryl Muse, Utilities Director, recommended that Council approve the Change Order with Standard Contractors in the amount of \$68,253 for water and sewer extension to Annexed Island 57. Councilman Vickers inquired as to whether they would have water on Perimeter Road along the north side from the new Valdosta High School back to U.S. Highway 84. Darryl Muse stated that was correct. They will have a 12" water main and there will be plenty of water to support any new industry or development that comes along that corridor. Councilman Vickers stated that all they would need to do is to add a sewer line from Valdosta High School to U.S. Highway 84. Darryl Muse stated that they have installed a new lift station at Valdosta High School so they are prepared to handle the sewer flow as well. Hopefully, if there is additional development in that area then the City could share some of that cost. Councilman Norton inquired as to whether this completes the water loop in that area. Darryl Muse stated that it does not 100% complete the water loop; however, it does significantly reduce the amount that the City will have to have to complete the loop.

**A MOTION** by Councilwoman Miller-Cody, seconded by Councilman Howard, was unanimously adopted (7-0) to approve Change Order No. 2 submitted by Standard Contractors in the amount of \$68,253 for water and sewer extension to Annexed Island 57.

Consideration of a request to purchase TIMM Units configured with Applied Information's Glance Smart System, including Software and Technical Support, for 128 signalized intersections in the City of Valdosta.

Pat Collins, City Engineer, stated that Applied Information (AI) is a leading developer of connected, Intelligent Transportation System (ITS) solutions designed to improve safety, reliability, and mobility. Applied Information's Glance Smart City Supervisory System™ platform allows cities to manage all their traffic and ITS assets on one web-based application. This includes five key areas: (1) Traffic intersections, (2) School beacons, (3) Parking guidance system, (4) Mobile vehicle assets, and (5) ITS devices. This Project is contained in the FY 2018 SPLOST Projects List and budgeted for \$398,927.68. If approved, installation will commence in March, 2018. Purchase of this system will provide redundancy in communication capability between the 128 signalized intersections scattered throughout the City and the Traffic Management Center (TMC) via wireless technology and AI's web-based solution. The City will no longer have to depend solely upon fiber-optic lines for interconnection between signals and the TMC. In addition, technicians can monitor, adjust settings, and determine failures at any intersection, 24 hours a day, 7 days a week, from anywhere they have access to the web. Advantages include: (1) Reduced downtime and improved response times by knowing the location and status of each unit before sending service personnel, (2) Self-configuring communications alleviate the need for costly and time consuming manual configuration of part replacements, (3) Instant status change notifications are delivered via SMS/Email when exception events occur so you are aware of any changes to the network, and (4) System is fully compatible with recent and future signal improvements by the Georgia Department of Transportation. The Applied Information AI-500 series of field devices provides the ability to monitor and control multiple types of transportation devices. The field devices have built in cellular modems and GPS that allow the devices to configure themselves. The units also have a small built-in battery that allows the unit to send data in a power failure event. Combining these technologies allows the system to determine the difference between a communications failure, equipment failure, and power failure event. The AI-500 series also provides users with the ability to remotely cycle power on non-safety related equipment in the traffic cabinet. This saves technicians from driving to cabinets that can be fixed by simply cycling the power. Temple, Inc. is the sole Authorized Servicing Distributer of AI traffic products in the State of Georgia and the southeastern United States. Last year at the time of the FY2018 Budget approval, there were 127 signalized intersections City-wide. The FY 2018 budget request was approved for \$398,988 based on the intersection count. Since that time, a new signalized intersection has been brought online at Clay Road and U.S. 84 increasing the total count to 128 intersections. Pat Collins, City Engineer, recommended that Council approve the



request to purchase TIMM Units configured with Applied Information's Glance Smart System, including Software and Technical Support, for 128 signalized intersections in the City of Valdosta from Temple, Inc. in the amount of \$402,129.92.

**A MOTION** by Councilman Norton, seconded by Councilman Carroll, was unanimously adopted (7-0) to approve the purchase of TIMM Units configured with Applied Information's Glance Smart System, including Software and Technical Support, for 128 signalized intersections in the City of Valdosta from Temple, Inc. in the amount of \$402,129.92.

## **BOARDS, COMMISSIONS, AUTHORITIES, AND ADVISORY COMMITTEES**

Mayor Gayle stated that the Valdosta Historic Preservation Commission has the following three members whose terms will expire February 13, 2018: (1) Dr. Charles Alex Alvarez, (2) Sandie Burkett, and (3) Celine Gladwin. They have all expressed an interest in being reappointed. These appointments were advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council.

Mayor Gayle entertained a motion to reappoint all three of the applicants to the Valdosta Historic Preservation Commission.

**A MOTION** by Councilman Carroll, seconded by Councilman Norton, was unanimously adopted (7-0) to reappoint Dr. Charles Alex Alvarez, Sandie Burkett, and Celine Gladwin to the Valdosta Historic Preservation Commission for a three year term.

Consideration of an appointment to the Valdosta Tree Commission.

Mayor Gayle stated that the Valdosta Tree Commission has a member, Marion Ramsey, who has been unable to attend the meetings and has thus vacated his position on the Valdosta Tree Commission. This term will expire September 6, 2020. This appointment was advertised according to the Boards, Commissions, Authorities, and Advisory Committees Policy that was adopted by Mayor and Council. The only applicant to apply was Stephanie Mata, Researcher and Public Speaker.

**A MOTION** by Councilman Carroll, seconded by Councilman Norton, was unanimously adopted (7-0) to appoint Stephanie Mata to fill the unexpired term of Marion Ramsey on the Valdosta Tree Commission.

## **CITIZENS TO BE HEARD**

There were no citizens to be heard.

## **CITY MANAGER'S REPORT**

Mark Barber, Interim City Manager, congratulated Councilwoman Sandra Tooley for being recognized as a Hospital Hero last week. We appreciate her dedication to her job and caring for others.

The Bird Supper was held last week and it was a great success. There was a tremendous turnout from both the State Legislative delegation and local officials. The next Bird Supper will be held on January 30, 2019 at The Depot in Atlanta.

Arbor Week is scheduled for February 12-16, 2018 and the Valdosta Tree Commission and Engineering Department will host its second Annual Arbor Week celebration. They have several events planned during this week.

National Engineering Week will be held on February 18-24, 2018. We are fortunate to have certified and qualified Engineers on our Staff.

Hometown Hero Awards will be due soon. Each year the City of Valdosta will submit names for this Award which is coordinated by the local American Red Cross.

City Council members are invited to attend the Valdosta-Lowndes County Development Authority Tour on February 15, 2018 from 9:00 a.m. to 1:00 p.m.

Several Staff members of the City of Valdosta's Fire Department were recognized recently. Lt. John Herpin was recognized by Governor Nathan Deal at the State Capitol on February 6, 2018 as being a recipient of the Life Saving Valor Award. Lt. Dereck Willis was recently named as an Honorary Commander at Moody Air Force Base. Sgt. Darren Williams was named as one of the top three for the Chamber of Commerce's Young Professional of the Year. Tangela Rowe, Public and Life Safety Educator, was nominated for the same Award. We are very proud of each of these individuals.

The Valdosta Fire Department and the Valdosta Police Department are partnering with the Department of Labor to host a Public Safety Career Fair on March 1, 2018 from 1:00 p.m. to 4:00 p.m. at Fire Station No. 1 located at 106 South Oak Street. Citizens are encouraged to attend.

The Strategic Initiative Summit (SIS), formerly known as the Mayor and Council Retreat, will be held on March 16-17, 2018 at the Lenox River Ranch. Topics for discussion are due tomorrow. The SIS will be formatted a little differently this year.

## COUNCIL COMMENTS

Councilman Vickers stated that when Mayor Dorothy Hubbard from Albany was in Valdosta for Larry Hanson's Retirement Reception, he asked her about having some of our Council members come to Albany to look at their transit system. He would also like to look at the transit system in Gainesville, Florida. This will be a topic of discussion at the SIS and he would like to schedule some visits soon. Mark Barber, Interim City Manager, stated that he has already contacted the City of Albany and they will be providing some dates for us to meet.

Councilwoman Miller-Cody stated that there were three outstanding City of Valdosta employees, Gloria White, Lawrence McCoy, and Charles Brantley, who reached out to her to assist with the funeral arrangements for Ernest Hardwick, a former City of Valdosta employee in the Public Works Department. They did an outstanding job and are still collecting funds. Donations can still be given to her or Tonja Shackelford, Public Works Coordinator. Also, Bill Donaldson, an outstanding volunteer, is heading up the Valentine Social Ball for the children of Ora Lee West and Hudson Docket. It is geared for children ages 5 to 15. The dress attire is blue jeans and a regular T-shirt and sneakers so parents do not have to purchase a new outfit. Chief Childress will have a Patrol Officer stationed in that area to ensure safety. Their goal is to show that they are making a difference in the community.

## ADJOURNMENT

Mayor Gayle entertained a motion for adjournment.

**A MOTION** by Councilman Vickers, seconded by Councilman Carroll, was unanimously adopted (7-0) to adjourn the February 8, 2018 Meeting of the Valdosta City Council at 6:25 p.m. to meet again in Regular Session on Thursday, February 22, 2018.

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City Clerk, City of Valdosta

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Mayor, City of Valdosta