

**City of Tifton
Council Workshop
February 4, 2019
5:30 PM
Tifton City Hall**

Attendees

Mayor Julie Smith

Council Member Wes Ehlers

Council Member Jack Folk

Council Member Johnny Terrell

Council Member Frank Sayles

Pete Pyrzenski, City Manager

Rob Wilmot, City Attorney

Jessica White, City Clerk

Mayor Julie Smith called the meeting to order at 5:30 PM.

Public Hearings

Mr. Rob Wilmot mentioned staff will give the initial presentation and the information will be applicable for all eight rezoning public hearings.

Mr. Wilmot asked the conflict questions to the Council Members. Council Member Ehlers disclosed that he has a business/financial conflict and excused himself from the hearings.

Application PP18-0068 – Request to Rezone Approximately 6.15 Acres Located at 313 Old Omega Road from MHP (Mobile Home Park) to MR (Multi Residential)

Mr. Danny Wallace, Asst. Director of Community Development, mentioned the City brought the application forward and is requesting the property be rezoned from MHP (Mobile Home Park) to MR (Multi Residential). Mr. Wallace mentioned the change has no negative impact, does not create an island in the surrounding zoning. Mr. Wallace mentioned the requested zoning of multi-residential would allow for single family homes, duplexes, apartments, and daycares. He mentioned the request is consistent with the City's Comprehensive Plan and staff feels it will have a positive effect on the area. Mr. Wallace mentioned the current mobile home park could continue to operate as it currently stands and can be maintained, but mentioned it would become a non-conforming use. Mr. Wilmot explained non-conforming uses for the public. Mr. Wallace stated staff recommends approval of the application and the application was also approved by the Planning & Zoning Board by a 4 to 1 vote.

Mr. Bruce Green, Interim Main Street Director, mentioned the rezoning request aligns with the Urban Redevelopment Plan, Comprehensive Plan, and South Tifton Redevelopment Plan. He mentioned the change and the South Tifton Redevelopment Plan allows for the property owners to be on the forefront of planning for redevelopment in the area and mentioned it would benefit the property owners, surrounding properties, and City for years to come.

Mr. Travis Hurst, Current Property Owner & Resident of Chula, Georgia: Mr. Hurst spoke in opposition of the rezoning request. He mentioned he was beginning to close on the property with another buyer when the notice was published. He mentioned the zoning change would negatively impact his property value. He mentioned the property was appraised in 2017 at \$509,000 and if the zoning is changed the property's value will decrease to an estimated \$250,000. Mr. Hurst mentioned a fire or natural disaster could possibly eliminate the mobile home park if the zoning is changed and the property becomes non-

conforming. Mr. Hurst mentioned he is not in favor of the rezoning because it would negatively impact him as the property owner.

Mr. Homer Day, 616 Golden Road, and Shaundra Clark, Tifton Housing Authority Director

Ms. Clark mentioned the Housing Authority has been evaluating their properties and they own the property west of the mobile home park. She mentioned the Housing Authority is in the process of enhancing their properties in the area and they feel the change will improve the area. Mr. Homer Day also spoke of the planned renovations on the Housing Authority properties in the area.

Barbara Campbell, 1109 S. College Circle

Ms. Campbell spoke in favor of the rezoning request. She also asked why the single family homes were built and the zoning was not changed before the single family home were built. Mr. Wilmot stated he could not answer that questions. She mentioned the residents surrounding the mobile home park would like to see the property rezoned, and she spoke in reference to several noise issues which stem from the residents of the mobile home park.

Alton Pertilla, 507 W. 17th Street

Mr. Pertilla mentioned Captain's Point is a dump and he mentioned any reasonable person would be able to see the mobile home park needs to be removed. He mentioned the park has a history of illegal activities and having it removed would be positive to the neighborhood.

Vivian Hightower, 510 W. 11th Street

Ms. Hightower spoke about the violence and illegal activity in the area. She also mentioned the Captain's Point trailer park is an eyesore to the entire neighborhood. She mentioned the area breeds illegal activity and it needs to be cleaned up.

Tony Bruce, 1106 S. College Circle

Mr. Bruce spoke in favor of the rezone and he agreed with the comments made by Ms. Campbell. He also spoke favorably of the cleanup that had already been done in the area.

There being no further comments, the public hearing was closed at 6:15 pm.

Application PP18-0069 – Request to Rezone Approximately 0.46 Acres Located at 319 Old Omega Road from MHP (Mobile Home Park) to MR (Multi Residential), Map & Parcel T032 028

Mr. Wilmot asked the conflict questions to Council. The following Council Members did not have any conflicts hearing the request and participated in the public hearing: Mayor Julie Smith, Council Member Jack Folk, Council Member Johnny Terrell, and Council Member Frank Sayles. Council Member Wes Ehlers recused himself and did not participate in the public hearings.

Mr. Danny Wallace mentioned the property is owned by the Tift County Board of Education and the same facts presented during the previous hearing apply to this property. Mr. Wallace mentioned the application is requesting rezoning of the property from MHP (Mobile Home Park) to MR (Multi Residential). He furthered that staff recommends approval of the rezone and the request was also unanimously approved by the Planning and Zoning Board.

The public hearing opened to public comments, but no one spoke. Public hearing was closed at 6:20 pm.

Application PP18-0070 – Request to Rezone Approximately 0.11 Acres Located at 1111 College Circle from MHP (Mobile Home Park) to R-10 (Residential), Map & Parcel T031 205

Mr. Wilmot asked the conflict questions to Council. The following Council Members did not have any conflicts hearing the request and participated in the public hearing: Mayor Julie Smith, Council Member Jack Folk, Council Member Johnny Terrell, and Council Member Frank Sayles. Council Member Wes Ehlers recused himself and did not participate in the public hearing.

Mr. Wallace mentioned the property currently has a single family dwelling and it is currently non-conforming. The application is to rezoning the property from MHP (Mobile Home Park) to R-10 (Residential). Mr. Wallace mentioned the change would allow the property to become a conforming use. Mr. Wallace mentioned the change is also consistent with the City's Comprehensive Plan.

The public hearing opened to public comments, but no one spoke. Public hearing was closed at 6:25 pm.

Application PP18-0071 – Request to Rezone Approximately 0.26 Acres Located at 1109 College Circle from MHP (Mobile Home Park) to R-10 (Residential)

Mr. Wilmot asked the conflict questions to Council. The following Council Members did not have any conflicts hearing the request and participated in the public hearing: Mayor Julie Smith, Council Member Jack Folk, Council Member Johnny Terrell, and Council Member Frank Sayles. Council Member Wes Ehlers recused himself and did not participate in the public hearing.

Mr. Wallace mentioned the property currently has a split zoning and currently has a single family dwelling. Mr. Wallace mentioned the surrounding properties are also zoning R-10 (Residential). Mr. Wallace mentioned staff is trying to clean up the zoning map and this change would allow the property to become conforming. Mr. Wallace mentioned staff is recommending approval of the rezone and the rezone was also approved by the Planning & Zoning Commission, and it is also consistent with the City's Comprehensive Plan.

The Public Hearing opened to public comments. Ms. Barbara Campbell, 1109 College Circle, spoke in favor of the rezone. No one spoke in opposition. Public Hearing closed at 6:28 pm.

Application PP18-0072 – Request to Rezone Approximately 0.23 Acres Located at 1110 College Circle from MHP (Mobile Home Park) to R-10 (Residential), Map & Parcel T031 205C

Mr. Wilmot asked the conflict questions to Council. The following Council Members did not have any conflicts hearing the request and participated in the public hearing: Mayor Julie Smith, Council Member Jack Folk, Council Member Johnny Terrell, and Council Member Frank Sayles. Council Member Wes Ehlers recused himself and did not participate in the public hearing.

Mr. Wallace mentioned the property currently has a split zoning and currently has a single family dwelling. Mr. Wallace mentioned the surrounding properties are also zoning R-10 (Residential). Mr. Wallace mentioned staff is trying to clean up the zoning map and this change would allow the property to become conforming. Mr. Wallace mentioned staff is recommending approval of the rezone and the rezone was also approved by the Planning & Zoning Commission, and it is also consistent with the City's Comprehensive Plan.

The Public Hearing opened to public comments, but no one spoke. Public Hearing closed at 6:32 pm.

Application PP18-0073 – Request to Rezone Approximately 0.16 Acres Located at 1106 College Circle from MHP (Mobile Home Park) to R-10 (Residential)

Mr. Wilmot asked the conflict questions to Council. The following Council Members did not have any conflicts hearing the request and participated in the public hearing: Mayor Julie Smith, Council Member Jack Folk, Council Member Johnny Terrell, and Council Member Frank Sayles. Council Member Wes Ehlers recused himself and did not participate in the public hearing.

Mr. Wallace mentioned the property currently has a split zoning and currently has a single family dwelling. Mr. Wallace mentioned the surrounding properties are also zoning R-10 (Residential). Mr. Wallace mentioned staff is trying to clean up the zoning map and this change would allow the property to become conforming. Mr. Wallace mentioned staff is recommending approval of the rezone and the rezone was also approved by the Planning & Zoning Commission, and it is also consistent with the City's Comprehensive Plan.

Mr. Barnett, Pehler Drive

Mr. Barnett asked if this change would allow for the City to enforce codes for cleaning up abandon properties. Mr. Wilmot mentioned the rezoning would not have an affect those issues, but the city does have ordinances in place to address code enforcement issues and blight properties. Mr. Barnett mentioned there are two abandoned properties on College Circle.

There being no further comments, the public hearing closed at 6:36 pm.

Application PP18-0074 – Request to Rezone Approximately 0.23 Acres Located at 1108 College Circle from MHP (Mobile Home Park) to R-10 (Residential), Map & Parcel T031 205A

Mr. Wilmot asked the conflict questions to Council. The following Council Members did not have any conflicts hearing the request and participated in the public hearing: Mayor Julie Smith, Council Member Jack Folk, Council Member Johnny Terrell, and Council Member Frank Sayles. Council Member Wes Ehlers recused himself and did not participate in the public hearing.

Mr. Wallace mentioned the property currently has a split zoning and currently has a single family dwelling. Mr. Wallace mentioned the surrounding properties are also zoning R-10 (Residential). Mr. Wallace mentioned staff is trying to clean up the zoning map and this change would allow the property to become conforming. Mr. Wallace mentioned staff is recommending approval of the rezone and the rezone was also approved by the Planning & Zoning Commission, and it is also consistent with the City's Comprehensive Plan.

Public hearing opened for public comments, but no one spoke. Public hearing closed at 6:38 pm.

Application PP18-0076 – Request to Rezone Approximately 11.97 Acres Located at 310 Old Omega Road from MHP (Mobile Home Park) to MR (Multi Residential), Map & Parcel T032 122

Mr. Wilmot asked the conflict questions to Council. The following Council Members did not have any conflicts hearing the request and participated in the public hearing: Mayor Julie Smith, Council Member Jack Folk, Council Member Johnny Terrell, and Council Member Frank Sayles. Council Member Wes Ehlers recused himself and did not participate in the public hearing.

Mr. Wallace mentioned the property is known as Captain's Point Mobile Home Park and staff is recommending approval of the rezoning request. Mr. Wallace also mentioned the application was also

approved unanimously by the Planning & Zoning Board and is consistent with the City's Comprehensive Plan.

Public Hearing opened for public comment, but no one spoke. Public Hearing closed at 6:42 pm.

Mr. Hayward Fowler, Resident of N. Park Ave

Mr. Fowler spoke favorably the South Tifton Redevelopment Plan, and mentioned the area is in dire need of redevelopment. He spoke in reference to the crime and issues of the neighborhood.

Mr. Charles Johnson, City Resident

Mr. Johnson mentioned anyone that lives in the area wants to see neighborhood get better.

Mr. Jarod Bell, 1121 S. Park Ave

Mr. Bell mentioned the neighborhood has been in the same condition for the past 20 years and hopes the plans to redevelopment the area will move a little bit quicker.

Mr. Pete Pyrzenski gave a brief update on the Matt Wilson Redevelopment Plan and mentioned the Board of Education purchased the Owens Property located in front of Matt Wilson and has already began clearing the lot. Mr. Pyrzenski mentioned the City has also signed a contract to purchase Captain's Point Trailer Park and the clearing of that property will be completed soon. Mr. Pyrzenski mentioned the City plans to bring in affordable housing to the area. Mayor Smith mentioned the area didn't deteriorate overnight and the issues won't be fixed overnight, but the City is committed to bringing improvements to the area. Council Member Terrell thanked everyone for coming and supporting the redevelopment.

Council Member Wes Ehlers returned to the meeting.

Alcohol Beverage Hearing for A & D Krishna Krupa, LLC located at 1313 S. Ridge Ave

Ms. Patel asked for a continuance until the March Workshop so she can gather some additional documents to present to Council. Council agreed to allow Ms. Patel additional time and rescheduled the alcohol hearing.

Moratorium for Fences in the Central Business District

Mr. Wilmot mentioned staff has considered multiple options to what would be appropriate for fences and walls in commercial downtown but needs additional time to review. The presented moratorium will allow staff and Council time to development standards for fences in commercial downtown.

Review of the City of Tifton Housing Plan and Work Plan

Ms. Jessica White mentioned the plan was originally presented to Council in December for review. Staff is requesting the plan be approved in order to submit to DCA as a requirement for the GICH program.

Resolution Providing for Enterprise Zone Incentives for LeeAllen Enterprises, LLC dba The Local Kitchen & Bar

Ms. White presented the application for The Local who has applied for incentives for moving their existing business to the previous Lankford Manor location. Staff is recommending the maximum incentive for the business license fees; Building Permit Fees at 80% (\$800 maximum), and 100% tax abatements for 3 years. Ms. White mentioned Council has the authority to award incentives as they see fit, and the information being presented is only the staff recommendation. Mr. White mentioned the property being considered,

previously received incentives granted to the previous owners from 2010 thru 2017. Council reviewed the application and briefly discussed.

Resolution Providing for an Amended the Alcohol License for The Pub located at 1803 US Hwy 41

Ms. White mentioned the Pub is adding catering to their alcohol license and the amended application has been approved by staff.

Resolution Providing for a New Alcohol License for SpringHill Tifton located at 401 Boo Drive

Ms. White mentioned the application is for a new alcohol license for the SpringHill Tifton Hotel. Staff has reviewed the application and completed the investigation on the licensee and manager, and is recommending approval.

Resolution Providing for an Amended Alcohol License for Quality Inn located at 1004 Kind Rd

Ms. White mentioned the business has a new manager for the location. Staff has completed the investigation on the licensee and manager and is recommending approval.

Board Report

Council reviewed the board report, but no appointments were made.

City Manager Report

Mr. Pyrzenski introduced Brandon Howard, newly hired Administrative Assistant.

Executive Session


Council Member Johnny Terrell made the first motion to go into Executive Session to discuss legal matters, motion seconded by Folk, and unanimously approved. Meeting closed to executive session

Council Member Johnny Terrell made the first motion to come out of executive session, seconded by Ehlers, and unanimously approved.

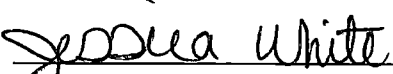
Resolution Providing for Executive Session

Council Member Jack Folk made the first motion for approval of the resolution, seconded by Sayles, and the resolution was unanimously approved.

Respectively Submitted,



Julie Smith, Mayor



Jessica White, City Clerk

AT A MEETING OF THE
CITY COUNCIL OF THE CITY OF TIFTON
HELD ON Feb 4, 2019
A MOTION TO ENTER INTO EXECUTIVE SESSION

Council member Terrell makes the following motion:

1. That City Council now enters into executive session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing the following:

(check all that apply)

- Legal Matters.
 Personnel Matters.
 Real Estate Matters.

That each member of this body, in open session, at the conclusion of such executive session, and consistent with the provisions of City of Tifton Resolution No. 99-66, either:

1. Execute the Affidavit, the form of which having been previously approved; or
2. Vote upon the Resolution, the form of which having been previously approved, to be followed by the execution of the above-referenced Affidavit by so many members of this Council that so desire,

all of which is in compliance with O.C.G.A. Section 50-14-4; thereby this body, by appropriate form of either Affidavit or Resolution/Affidavit, ratifying the actions of the Council taken in executive session and confirming that the subject matters of the closed session were within exceptions permitted by the Open Meetings law.

Council member Folk seconds the motion.

Motion Approved

Those voting in favor of the motion for closure:

Council Members: All

Those voting against the motion for closure:

Council Members: None

AFFIDAVIT

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in the State of Georgia:

<u>Present</u>	<u>Absent</u>	
<u>✓</u>	_____	Julie B. Smith
<u>✓</u>	_____	Wes Ehlers
<u>✓</u>	_____	Jack Folk
<u>✓</u>	_____	Johnny Terrell
<u>✓</u>	_____	Frank Sayles

Who, after being duly sworn, deposes and on oath states the following:

1. I am a member of the Tifton City Council and I was present at a meeting of the City Council held on the 4th day of February, 2019.

2. That it was my understanding that O.C.G.A. Section 50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) Of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

3. The subject matter of the closed meeting or closed portion of the meeting held on the 4th day of Feb, 2019, which was closed for the purpose(s) of :

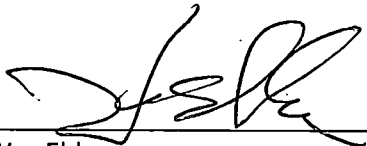
- Legal Matters
- Personnel Matters
- Real Estate Matters


As allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.

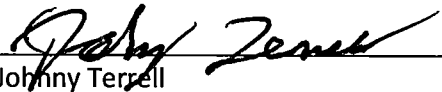
4. This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. Section 50-14-4(b) that such an affidavit be executed.
5. This affidavit is likewise executed by the following members of the City Council present at such executive session in support of open and honest government and in compliance with City of Tifton Resolution 99-66.

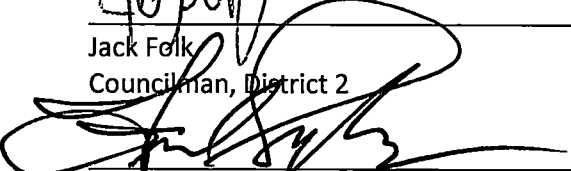
This 4th day of February, 2019.


 Julie Smith
 Mayor, City of Tifton

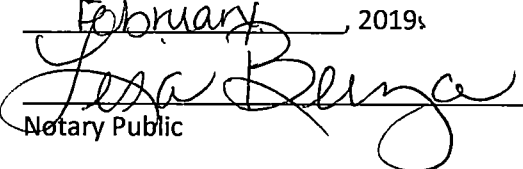

 Wes Ehlers
 Councilman, District 1


 Jack Folk
 Councilman, District 2


 Johnny Terrell
 Councilman, District 3


 Frank Sayles, Jr.
 Councilman, District 4

Sworn to and subscribed before me
 By all City Council members
 on this 4th day of
February, 2019.


 Notary Public

