

**City of Tifton**  
**Zoning Public Hearings**  
**January 2, 2018**  
**5:30 PM**  
**Tifton City Hall**

**Attendees**

Mayor Julie Smith

Pete Pyrzenski, City Manager

Vice Mayor Wes Ehlers

Houston Shultz, Environmental Mgt. Director

Council Member Johnny Terrell

Jessica Jones, City Clerk

Council Member Jack Folk

**Public Hearing to Consider Annexation and Reclassification of Approximately 3.01 Acres Located at 18 Casseta Road, Map and Parcel Number T020 042A, into the Tifton City Limits (Application X-17-000-008)**

Mr. Houston Shultz reviewed the annexation and rezoning application with Council and mentioned if annexed the property would be zoning from County general business to City general business zoning class. Mr. Shultz read aloud the conflict questions and Council did not have any conflicts with the proposed application and were able to participate in the hearing. Mr. Shultz mentioned the item was brought before the planning and zoning board for review and the application was unanimously approved by the planning and zoning board. He also stated staff is recommending approval of the application.

Mr. Stephen Rakestraw w/ Rakestraw and Associates, 83 Ty Ty Omega Road: Mr. Rakestraw spoke in favor of the application and provided Council with a ariel view of the property which included the existing RV Park. Mr. Rakestraw mentioned he liked the City's standards for RV parks over the County and that is the reason behind the annexation request. Dr. James Graham, property owner, mentioned he is requesting annexation in order to expand the Pines RV Park. He mentioned the current RV Park is located in the City and annexing this property will allow for him to expand the park and have consistent regulations in the future development with dealing with just the City development standards. Vice Mayor Ehlers asked if this project would be done in two phases. Mr. Rakestraw confirmed the project will be done in two phases and the first phase plans have already been approved by the city.

No one spoke in opposition of the application. Public hearing was closed.

**Public Hearing to Consider a Text Amendment to the City of Tifton Land Development Code to Amend Chapter 2, Section 2.03.03 Table of Use so as to Allow for Stand-alone Religious Facilities and Related Uses in the Commercial Downtown Zoning Designation (Application T17-000-009)**

Mr. Houston Shultz reviewed the zoning public hearing procedures and reviewed the request from Mr. Lawrence Thomas to allow stand-alone religious facilities in the commercial downtown, but would not allow store front religious facilities. Mr. Shultz mentioned the Planning and Zoning commission unanimously approved the request on December 11, 2017.

Mr. Lawrence Thomas, Pastor of One Love City Church: Mr. Thomas mentioned he would like to bring his church into the City and he has found a vacant property located next door to the

downtown welcome station which is currently owned by the Downtown Development Authority. Mr. Thomas mentioned he has met with the DDA and they are open to the Church at the location. Mr. Thomas reviewed his church's mission and mentioned his church would like to help and be a blessing to City. Mr. Thomas urged the Council to consider approving the text amendment to allow for his church to locate in the downtown area.

No one spoke in opposition of the application; public hearing was closed.

**Public Hearing to Consider Rezoning Approximately 6.65 Acres Located at 1805 US Hwy 82 West, Map & Parcel Number 0046 006A, from General Business (GB) to Multi-Residential (MR)**

Mr. Shultz reviewed the rezoning application requested by Mr. Charlie Hand and reviewed the zoning procedures. Mr. Shultz read aloud the conflict questions and Council did not have any conflicts with the proposed application and were able to participate in the hearing. Mr. Shultz mentioned the Planning and Zoning Board voted in favor of the application with a 3 to 2 vote on December 11, 2017. Mr. Shultz mentioned the concerns of the planning and zoning board were increased traffic in the area and suggested adding a traffic light or conducting a traffic study at Larkin Road and Carpenter Road. Mr. Shultz mentioned staff had to deny the application based on the zoning ordinance, but based on the "Live, Work, Play Movement" staff believes this is a positive development for Tifton. Public hearing opened for comments.

Mr. Charlie Hand, Developer: Mr. Hand provided a conceptual drawing of the proposed development and also provided pictures of his other developments. Mr. Hand mentioned his plan is to development to property in phases and the first phase would be to construct three buildings off of Carpenter Road and each building will house eight (8) units. The apartments would be either 3 bedrooms/2 baths or 2 bedrooms/2 baths. Mr. Hand mentioned there would be two entrances into the complex. The main entrance would be on Carpenter Road and the second entrance would be on Larkin Road. Council questioned about the final number of apartments and traffic concerns and Mr. Hand stated initially there would be twenty-four (24) units, but full build-out of the property would house eighty (80) units. Mr. Shultz mentioned Mr. Hand is not requesting a planned development overlay, so he will have to conform to the city's current standards.

Mr. Kirk Scott w/ Stafford Development: Mr. Scott spoke in favor of the project and mentioned Stafford would also be overseeing the project and would be approving the aesthetics of the exterior of the apartments. Mr. Scott also spoke in reference to the traffic concerns and stated there would be two points of egress from the apartment complex and the two roads should be substantial enough to control the additional traffic.

Mr. Joe Pope, Century 21 Smith, Branch, & Pope: Mr. Pope spoke in favor of the application because there is a great need for additional apartments and rentals in Tifton.

No one spoke in opposition of the application; the public hearing was closed.

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Mayor Julie Smith

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Jessica Jones, City Clerk