

**Tifton City Council
Workshop and Called Meeting
January 10, 2022
5:30 PM
Tifton City Hall**

Attendees

Mayor Julie Smith

Council Member Josh Reynolds

Council Member Jack Folk

Council Member Lester Cromer, Jr.

Council Member M.Jay Hall

Pete Pyrzenski, City Manager

Jessica White, City Clerk

Swearing-In Ceremony for Newly Elected Council Members

Judge Chad VanOrman administered the oath of office and sworn in Councilman Josh Reynolds, District 1, and Councilman Lester Cromer, Jr, District 3. Both newly elected Council Members will serve a four-year term of office.

Call to Order

Mayor Julie Smith called the meeting to order at 5:35 PM.

Approval of the Agenda

Council Member Hall made the first motion for approval of the agenda, seconded by Cromer and unanimously approved.

Public Hearing on Zoning Application PP21-0052, Received from Nelson Kunes Representing Wright Click, LLC, Requesting to Rezone Approximately 39.66 Acres Located on King Road from Residential (R20) to General Business (GB), Map and Parcel 0046 046

Ms. Jessica White opened the public hearing and read aloud the following conflict of interest questions to determine the council's eligibility for participating in the hearing.

1. Have any of these applicants or opponents to the application contributed at least \$250 to any of the campaigns for election during the past two years?
2. Do you or any members of your family have a property interest that would be affected by the proposed rezoning or re-classification of the property whether it is a positive or negative impact?
3. Do you or any members of your family have a financial interest in any business entity that has a property interest in any real property that would be affected by the proposed rezoning or re-classification of the property whether it is a positive or negative impact?

Each Council Member answers No to each question and were eligible to participate in the hearing.

Ms. Crystal Gaillard gave an overview of the application and presented a map of the area being considered for rezoning. She mentioned the parcel currently has split zoning, where the

majority of the parcel is zoned general business (GB) and the back portion of the property is zoned residential (R20). She mentioned the applicant is requesting the entire parcel be zoned general business (GB) to accommodate a buyer's interest in purchasing the property for a retail development. Ms. Gaillard mentioned the requested rezone is consistent with the City's Comprehensive Plan as the parcel is located within the Urban Commercial Corridor Character Area and GB is a permitted use in the area. The application was also presented to the Planning and Zoning Board on December 13, 2021 and was approved. Following the staff review, the public hearing opened for public comments.

Nelson Kunes, listing agent/broker and applicant - spoke in favor of the application. He mentioned the property has been listed for four years and the owners have not had a lot of interest in the property because of the split zoning. He mentioned the potential buyer is a local reputable developer and the sale is contingent upon the rezone. Mr. Kunes mentioned the adjoining neighborhood has voiced concerns with the development increasing traffic to the area and negatively impacting property values, but was confident the developer would provide a suitable quality development.

DeNean Stafford, 4702 Woodland Drive - Spoke in favor of the rezone. He mentioned he plans to develop retail on the King Road frontage and a business complex on the remaining land, but he has not yet prepared a formal development plan.

Karen Shultz, 2003 Melba Drive - Spoke in opposition to the rezone with concerns of increased traffic and safety for the neighborhood residents.

Sarah Hand, 1702 Slack Drive - Spoke in opposition to the rezone with concerns that the development would decrease walkability of the area, increase noise, and negatively impact property values. Ms. Hand recommended the portion of the property be rezoned to residential professional (RP) and not general business (GB) to remain compatible with the adjoining neighborhood.

Jeff Klingenberg, 803 Bowen Marchant Road - Spoke in opposition to the rezone and expressed a plan for the property should be provided before approving the rezoning.

Kim Moorman, 1603 Pine Needle Place - Spoke in opposition to the rezone, voiced concern with traffic, and would like to see a more defined plan for the property.

John Hodges, 1504 Pine Needle Place - Spoke in opposition to the rezone as he would prefer to see a plan for development before he could support the rezoning.

Mayor Smith questioned if the property could be rezoned for residential professional (RP) and Ms. Crystal Gaillard mentioned the request would need to go back before the Planning and Zoning Commission for consideration.

There being no further public comments, the public hearing was closed.

Public Hearing on Zoning Application PP21-0053, Received from John Thomas Representing First Assembly of God of Tifton, LLC, Requesting to Rezone Approximately 3.21 Acres located at 1800 N. Central Ave from Residential (R14) to General Business (GB), Map and Parcel T040 071

Ms. Jessica White opened the public hearing and read aloud the following conflict of interest questions to determine the council's eligibility for participating in the hearing.

1. Have any of these applicants or opponents to the application contributed at least \$250 to any of the campaigns for election during the past two years?
2. Do you or any members of your family have a property interest that would be affected by the proposed rezoning or re-classification of the property whether it is a positive or negative impact?
3. Do you or any members of your family have a financial interest in any business entity that has a property interest in any real property that would be affected by the proposed rezoning or re-classification of the property whether it is a positive or negative impact?

Each Council Member answers No to each question and were eligible to participate in the hearing.

Ms. Crystal Gaillard, Community Improvement Director, gave an overview of the application and presented a map of the property. She mentioned the property is currently occupied by First Assembly of God Church and The Potter's House Daycare. She mentioned the Church is wanting to add a digital sign on 20th street and digital signs are not permissible within the R-14 zoning district. She mentioned the property is located within the Residential Character Area of the City's Comprehensive Plan and the Planning and Zoning Commission recommended approval of the rezone. Following the staff review, the public hearing opened for public comments.

John Thomas, 1602 Hall Ave - spoke in favor of the rezoning request. He further mentioned the church property was previously zoned GB, but a mass rezoning in 2012 changed the zoning of the property.

Matthew Thomas, church staff member - spoke in favor of the rezone to modernize the current signage on the property.

Carolyn Turner, church member - spoke in favor of the rezone and mentioned this church is looking to move forward with renaming the church and updating their sign.

Nikki Raines, church member - spoke in favor of the request.

Steve Cooksey, 1809 Central Ave - voiced concerns with the sign and fence blocking sight when pulling onto 20th Street. He didn't oppose the rezoning but was concerned the sign would decrease the visibility at the intersection.

There being no further comments, the public hearing was closed.

Alcohol License Hearing for Speego #1, Jay Shree Maharaj Sales Corporation, 1939 Whiddon Mill Road, Tifton

Ms. Jessica White mentioned during the 2022 Alcohol License Renewal process, Speego #1 located at 1939 Whiddon Mill Road disclosed they had received a citation in 2021 from the Georgia Dept. of Alcohol & Tabacco for underage sales. She furthered that the location also had an underage sales violation in 2020 and their alcohol license was suspended for 60 days. She mentioned staff chose to defer action on their renewal to Council for consideration. Mr. Alpeshkumar Patel, Owner/Licensee, was present and provided details on the violation. City Council questioned Mr. Patel on the violations and briefly discussed. Action was not taken on the matter during the hearing and would be considered at the next meeting.

Alcohol License Hearing for Pepi's Food Mart, KD Food Inc., 921 W. 20th Street, Tifton

Ms. Jessica White mentioned during the 2022 Alcohol License Renewal process, staff found that Pepi's located at 921 W. 20th Street had received a citation in 2021 from the Georgia Dept. of Alcohol & Tabacco for underage sales and it was not disclosed on their renewal. She mentioned this location also had an underage sales violation in 2020 and their alcohol license was suspended for 60 days. She mentioned staff chose to defer action on their renewal to Council for consideration. Ms. Sangita Patel, owner/licensee was present to discuss the violation and mentioned she now has a system in place that requires all id's be checked. City Council questioned Ms. Patel on the violations and briefly discussed. Action was not taken on the matter during the hearing and would be considered at the next meeting.

There being no further business to discuss, the meeting adjourned at 6:35 PM.

Respectively Submitted,

Julie Smith, Mayor

Jessica White, City Clerk