

**CITY OF TIFTON  
COUNCIL WORKSHOP  
MARCH 7, 2022  
TIFTON CITY HALL**

**Attendees**

Mayor Julie Smith

Vice Mayor Jack Folk

Council Member Josh Reynolds

Council Member Lester Cromer, Jr.

Council Member M. Jay Hall

Pete Pyrzenski, City Manager

Elizabeth Torres , Asst. City Attorney

Jessica White, City Clerk

**PUBLIC HEARINGS**

**Public Hearing on Zoning Application PP21-0046, Received from Bruce Payne, Requesting to Rezone Approximately 54 Acres Located on North Carpenter Road from Residential (R14) to Suburban Agriculture (SA), Map and Parcel number 0045 025A**

City Clerk Jessica White introduced the application, reviewed the zoning procedures, and asked the Council Members the following conflict questions to determine their eligibility for participating in the hearing.

1. Have any of the applicants or opponents to applications contributed at least \$250 to any of the campaigns for election during the past two years? Everyone stated no.

2. Do you or any members of your family own property that would be impacted by these classification applications whether that be a positive impact or a negative impact? Everyone stated no.

3. Do you or any members of your family have an interest in a business that would be impacted by these classification applications whether that be a positive impact or a negative impact? Everyone stated no.

Ms. White asked that the record reflect that the Council Members present did not have any conflicts of interest and were eligible to participate in the hearing.

Ms. Crystal Gaillard gave an overview of the rezoning application. She mentioned the property was annexed into the city some years back for residential development, but no development has occurred. She mentioned the owner is requesting the zoning of the property be rezoned to suburban agriculture to allow for horse stables. She mentioned the application was brought before the Planning and Zoning Board and they recommended approval with the condition, that the property be rezoned to SA for the use of stables only. The public hearing opened to public comment.

Bruce Payne, 306 Orchard Circle, spoke in favor of the application. He mentioned he planned to develop the property into a subdivision, but because of infrastructure cost, he didn't feel that

would be a development he could undertake. He mentioned he is proposing to construct stables to allow residents and students to use the property for housing their horses.

There being no further comments, the hearing was closed.

**Public Hearing on Zoning Application PP22-0004 Concerning a Text Amendment to City of Tifton Land Development Code to add Cryptocurrency Mining Operations to the Table of Uses (Section 2.03.03) and to add standards for Cryptocurrency Mining Operations**

Ms. Jessica White introduced the application and mentioned the application was being brought forth by the City of Tifton. Ms. Crystal Gaillard presented the application. She mentioned a moratorium was recently placed on cryptocurrency mining operations to allow staff additional time to review and determine appropriate standards. The following standards were being proposed:

1. Cryptocurrency mining facilities may locate only in the **HI (Heavy Industrial) Zoning District**.
2. **Minimum Lot Size:** 5 Acres
3. **Setbacks:** 150ft Front, 150ft Sides, 150ft Rear
4. All servers, computers, processors, materials, and equipment must be enclosed within buildings. These buildings will be subject to commercial design standards.
5. The use of cargo containers, railroad cars, semi-truck trailers, and other similar storage containers for any component of the operation is prohibited.
6. Prior to issuance of a building permit, the applicant shall provide written verification from the power provider (Georgia Power or Colquitt EMC) that the applicant has calculated the maximum potential electrical consumption of the proposed use and has verified the utility supply equipment and related electrical infrastructure is sufficiently sized and can safely accommodate the proposed use during the power provider's peak consumption hours.
7. No Cryptocurrency Mining Operation shall produce a noise level exceeding ninety decibels (90dB) from a distance of twenty-five feet from the exterior property line.
8. A fence with a minimum height of 6 feet must be installed. A sign containing the name(s) of the facility owners and operator(s), their addresses, and telephone numbers shall be posted on the fence at the entry of the facility.
9. Cryptocurrency Mining Operations shall be buffered by the following:
  - A 25-foot buffer area maintained on the outer perimeter of the fencing shall be landscaped.
  - Landscaping shall include trees, shrubs, or hedgerows which will attain a minimum height of ten feet and full opacity within five years of installation.
  - The above requirement may be met by existing vegetation subject to the Director's approval, as long as sufficient opaqueness and the required height are achieved.

#### 10. Fire Safety

- An active clean agent fire protection system must be provided and maintained in good working order within any structure which contains a Server Farm. High sensitivity smoke detectors shall be installed and operational in order to activate the clean agent fire suppression system.
- There shall be an emergency electrical termination switch installed outside of any containment structure which contains a Server Farm.
- The equipment used in any Server Farm shall be housed in an individually metered, electronically grounded structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes. The containment space shall contain baffles that will automatically close in the event of fire independent of a possible electric system failure.
- All building requirements required by this section, including but not limited to heat transfer apparatuses, fire detection/suppression systems, or containment structures shall be designed by a State of Georgia licensed engineer and in accordance with all applicable codes and standards.

#### 11. Heat

- The ambient temperature inside of a containment space which houses a Server Farm shall not exceed 120 degrees Fahrenheit at any time. No person shall be permitted to regularly inspect and work within the containment area which houses a Server Farm if the ambient temperature within the containment area exceeds 90 degrees Fahrenheit.
- Any Server Farm shall ensure that no more than 20% of the heat dissipated by the mining activity shall be released directly to the outside when the average daily temperature is less than 40 degrees Fahrenheit.

12. The property upon which the Cryptocurrency Mining Operation is located shall be maintained as required under the International Property Maintenance Code and the City of Tifton Code of Ordinances.

The public hearing opened to public comment. There being no public comments, the hearing was closed.

## COUNCIL WORKSHOP

### **Call to Order**

Mayor Smith called the meeting to order.

### **Approval of the Agenda**

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

### Old Business

#### **Consider Action Following Alcohol License Hearing for Eastside Superette, 933 Ferry Lake, LLC, 933 Ferry Lake Road, Tifton**

Ms. Jessica White mentioned action was postponed from the February Council Meeting on the alcohol license renewal. Council reviewed, but no motion was made.

### **Solid Waste and Recycling Update**

Mr. Ricky Hobby, Landfill Director, & Mr. John Nail w/Ryland Environmental recommended suspending the curbside recycling and proposed implementing a drop-off site. Mr. Nail mentioned Ryland currently does not have any options available locally which accept the recyclables they collect curbside. Mr. Hobby mentioned one recycling cart can contaminate an entire load and the city is experiencing issues of this with each pickup. Mr. Hobby mentioned a recycling site where recyclables can be sorted and dropped off would be a better solution, and presented photos from a recycling site in Centerville, Georgia. Mr. Hobby mentioned a drop-off facility would make recycling more manageable and not an overburdened expense to the City. Ryland Environmental requested suspending the current recycling program and adjusting service cost to \$17.00 per customer effective April 1<sup>st</sup>. Ryland Environmental also requested to add an additional 5% surcharge for rising fuel costs. Council briefly discussed.

### New Business

#### **Review of Zoning Application PP21-0046, Received from Bruce Payne, Requesting to Rezone Approximately 54 Acres Located on North Carpenter Road from Residential (R14) to Suburban Agriculture (SA), Map and Parcel Number 0045 025A**

Council briefly reviewed the application and questioned if the current residents had any opposition. Ms. Crystal Gaillard mentioned the public notice signage was posted onsite and the adjacent property owners also received letters. She mentioned the city has not received any opposition to date. Mr. Bruce Payne mentioned horses were already located on the adjoining property.

#### **Review of Zoning Application PP22-0004 Concerning a Text Amendment to City of Tifton Land Development Code to Add Cryptocurrency Mining Operations to the Table of Uses (Section 2.03.03) and to Add Standards for Cryptocurrency Mining Operations**

Council briefly reviewed the proposed standards and appropriate locations for cryptocurrency mining operations. Council Member Folk questioned and Ms. Gaillard confirmed that operations would only be allowed in Heavy Industrial (HI) Zones that met the proposed standards. She

mentioned Conditional Zoning would be another option for regulating this business type.

**Discussion of Approved Planned Development Overlays (PDO)**

Ms. Crystal Gaillard presented Council with an overview of the current PDOs inside the City. She mentioned some of the PDOs have progressed forward, but others have not since approval. She mentioned once a planned development overlay is approved and on file, no other development can occur on the property. She reviewed the PDOs which have not progressed forward and mentioned some which are dated should be reviewed to ensure the proposed development is still appropriate as Tifton. Council briefly discussed and City Manager Pete Pyrzenski suggested having the City Attorney update our ordinance on planned development overlays to establish timelines for implementing plans once approved.

<b>Ordinance</b>	<b>PDO Name</b>	<b>Status</b>	<b>Description</b>
2003-08	Cypress Ridge Subdivision	In Progress	Single Family housing
2006-04/ 2014-02/ 2018-05	Mill Ridge Subdivision	In Progress	Single Family, Duplexes, Retail
2006-05/ 2014-03	Oaks at Carpenter	Complete	Apartments/Duplexes
2006-06/ 2015-18/ 2016-15	20 <sup>th</sup> Street - VA	Partial completion	Six Buildings – professional offices, 5.96 Acres
2006-15	Turtle Cove	In Progress	40 Residential Lots 13 Rental
2007-27 / 2008-23/ 2012-19 / 2014-21	N. Central between 26 <sup>th</sup> & 28 <sup>th</sup>	No permit or submissions	Nine buildings, 34 units total – single story 6.06 Acres
2009-10	Ferry Lake State (MH Park)	No permit or submissions	LIHTC – 38 unit Single Family rental community,6.963 Acres
2012-18	Central – 16 <sup>th</sup> block	Complete	Creekside Villas 60 SF
2013-06/ 2022	Whiddon Mill Road	No permit or submissions	12 building - 192 MF Units Multifamily
2015-17	Baldwin Square	No permit or submissions	No approved site plan 19.95 Acres
2019- 12/2019-16	31 North Real Estate	In Progress	Retail, Hotel
2020-03	Beaver Run Subdivision	In Progress	Findley Chase

### **Review of Proposed Enterprise Zone for Implementing Local Incentives**

Ms. Crystal Gaillard, Community Improvement Director, gave an overview of the Enterprise Zone Incentives which were used to spur development in areas that are underdeveloped or declining. Ms. Gaillard presented a map of the proposed area staff recommended designating as an Enterprise Zone. The proposed map included Hwy 82 from Magnolia Drive to South Tift Ave, Commerce Way, Magnolia Drive, Parkway Drive, and a small portion of 2<sup>nd</sup> Street. Ms. Gaillard mentioned the focused area was very similar to the Opportunity Zone recently approved. Staff recommended designating the proposed area as a local Enterprise Zone to promote economic development and property improvements in the area. She mentioned once approved, property owners and businesses could qualify for certain fee and tax abatements for providing investments in the designated area. Council reviewed.

### **Ordinance to Amend the City Charter to Establish Election Districts Consistent with the 2020 CENSUS, and Amending Section 2-40 of the Code of Ordinances**

Ms. Jessica White mentioned at the last Council Meeting, Council approved to move forward with Plan 1 of the presented options for Council redistricting. The Ordinance presented was to officially update the City's Charter, redistrict properties based on population updates, and allow for public comment before final consideration. Ms. White mentioned the ordinance would require two readings and official adoption is scheduled for the April 2022 Council Meeting.

### **City Manager Report**


Mr. Pyrzenski gave a brief update on the Package Store Application and Process. He also mentioned the Regional T-SPLIST project on 8<sup>th</sup> Street is moving forward and construction should begin soon. Council also discussed other areas where traffic safety was an issue.

### **Mayor & Council Comments**

Mayor Julie Smith spoke on the recent positive events in Tifton, the "Gasoline Alley" Movie Premiere and Rhythm & Ribs Festival. She thanked the OMG Committee, City Staff, and ESG for all of their work in making these events successful.

There being no further business to discuss, the meeting adjourned.

Respectively Submitted

  
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Julie Smith, Mayor

  
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Jessica White, City Clerk