

**MINUTES OF THE COUNCIL MEETING HELD BY MOULTRIE CITY  
COUNCIL ON TUESDAY FEBRUARY 17, 2026 AT 6:00 P.M. IN THE COUNCIL  
CHAMBERS**

**MEMBERS PRESENT:** Mayor McIntosh, Council Members Barber, Posey, Ponder, Hadley, Clarke Hill; and Mobley Assistant City Manager Meadows, City Attorney Waller and Clerk Kudela

**MEMBERS ABSENT:** City Manager Dillard

**1. Call to Order**

Mayor McIntosh called the meeting to order at 6:00p.m.

**2. Invocation and Pledge of Allegiance**

Council Member Clarke Hill gave the Invocation and led the Pledge of Allegiance

**3. Consider Approval of Minutes**

Work Session-January 20, 2026 at 5:30 p.m.  
Executive Session- January 20, 2026 at 5:55pm  
Council Meeting- January 20, 2026 at 6:00 p.m.

Council Member Clarke Hill made a motion to approve the minutes. Council Member Hadley seconded the motion and it passed unanimously.

**4. Conduct Public Hearing regarding a request to rezone property referenced by Tax Map and Parcel Number C029B 003 land in Land Lot 265 of the 8<sup>th</sup> Land District of Colquitt County, Georgia, from County AG to RPUD**

Applicant Calathora Development Enterprises

Location Land located in Land Lot Number 265 of the 8<sup>th</sup> Land District of Moultrie, Georgia  
(Tax Map and Parcel Number C029B 003)

Zoning County AG (Agricultural District) to RPUD (Residential Planned United Development District)

Stephen Godley, Director of Planning and Community Development gave a Power Point presentation of the property requesting to be annexed and rezoned. Mayor McIntosh conducted the Public Hearing. Applicant Michael Morton with Calathora Development Enterprises was present at the meeting.

Jerry Laney of Cherokee Drive came forward and spoke on behalf of Barbara Hall of 2032 Magnolia Ave. He stated that Calathora Development plans to place approximately 20 people in the small space directly across from Barbara Hall's home, which he believes is too many for the area. He further commented that he wished everyone could visit the site in person, as he feels the proposal would not fit that many homes on the property.

City Attorney Waller stated the parcel just to the west of that was developed by Troy O'Hearn and is zoned under the county. He explained that the City has stricter regulations than the county if the property is annexed into the City. In some respects, if the development is going to be built there, it will likely proceed regardless; however, the question is whether it will be built according to City standards. Annexation would allow the City to apply those standards and could also open the door for additional surrounding areas to be annexed into the City.

Michael Morton stepped forward and explained that the homes would resemble "Charleston-style houses" similar to those seen in Charleston, South Carolina. The homes would feature attractive curb appeal from the street and would be two stories tall, each with its own private courtyard.

Council Member Barber and Clarke Hill asked how many units were planned and what their square footage would be. Mr. Morton responded that the development would include 11 units, with each unit containing approximately 2500 square feet, including three bedrooms and two-and-a-half-bathrooms.

Chad Scarborough Civil Engineer representing the Morton Family and Calathora Development also addressed the council. He stated that the site design meets all Georgia stormwater management requirements. The plan includes a retention pond, and the Morton family will be making a significant investment by extending a water line across Highway 37 West, as well as installing a sewer line for the development.

**5. Consider Third and Final Reading of Ordinance to provide for the Annexation of Territory to the Territorial Limits of the City of Moultrie, and Other Purposes**

Applicant      Calathora Development Enterprises

Location      Land located in Land Lot Number 265 of the 8<sup>th</sup> Land District of Moultrie, Georgia

(Tax Map and Parcel Number C029B 003)

Council Member Posey made a motion to approve the annexation, rezone and Third and Final Reading of Ordinance to amend the City of Moultrie Zoning Ordinance adopted October 17, 1972 as amended with Councilman Barber

Seconded the motion and it was passed unanimously

**6. Consider Third and Final Reading of Ordinance to amend the City of Moultrie Zoning Ordinance adopted October 17, 1972, as amended**

See Agenda Item Number 5

Council Member Posey made a motion to approve the Third and Final Reading of Ordinance adopted October 17, 1972 as amended with Council Member Hadley seconded the motion and it passed unanimously.

**CONSENT AGENDA (ITEMS #7-25)**

**The Consent Agenda includes routine items that the City Council will act on with a single vote. Any Council Member may pull any item from the Consent Agenda in order that the Council may act upon it individually.**

- 7. Consider Agreement for Professional Administrative Services with Sunbelt Consulting LLC for Community Development Block Grant (CDBG)**
- 8. Consider Agreement for Professional Engineering and Related Services with ESG Engineering, INC for Community Development Block Grant (CDBG)**
- 9. Consider Memorandum of Land Lease Agreement with Rural Cellular Corporation DBA Verizon Wireless**
- 10. Consider Bid for Rural Workforce Housing Infrastructure (RWHI) Grant to serve Briarwood Subdivision Phase I to Hancock & Sons Construction of Doerun, Georgia in the amount of \$2,468,742.67 funded with \$100,000 SPLOST of the \$2,500,000.00 for this RWHI Grant**
- 11. Consider Sole Bid for (2) Ford Ranger Trucks to Hutson Motors of Moultrie, Georgia in the amount of \$64,770.00 funded by the Planning Department Budget**
- 12. Consider Sole Bid for 3/4 Ton Crew Cab Pickup to Hutson Motors of Moultrie, Georgia in the amount of \$41,679.00 funded from the Public Works Budget**
- 13. Consider Sole Bid for 1/2 Ton 4x4 Pickup Crew Cab to Hutson Motors of Moultrie, Georgia in the amount of \$49,029.00 funded from the Utility Department Budget**
- 14. Consider Sole Bid for 1/2 Ton Extended Cab Pickup Truck to Hutson, Motors of Moultrie, Georgia in the amount of \$39,965.00 funded from the**

**Utility Department Water and Sewer Budget**

15. **Consider One Ton Dual Wheel Crew Cab & Chassis/Service Body/Ladder Rack to Hutson, Motors of Moultrie, Georgia in the amount of \$62,998.00 funded from the Utility Departments' Water & Sewer Pumping and Treatment Budget**
16. **Consider One Ton Single Axle Dual Wheel Regular Cab & Chassis with Service Body to Hutson Motors of Moultrie, Georgia in the amount of \$61,778.00 funded from the Gas Department Budget**
17. **Consider Sole Bid for 6" Bypass Pump to Yancey Cat Rental of Valdosta, Georgia in the amount of \$57,904.00 funded by the Water/ Sewer Budget**
18. **Consider First and Second Reading to Amend the Offenses and Miscellaneous Provisions Ordinance For the City Of Moultrie: To Repeal Conflicting Ordinances And For Other Purposes**

**Begging**

19. **Consider First and Second Reading to Amend the Offenses and Miscellaneous Provisions Ordinance For the City Of Moultrie: To Repeal Conflicting Ordinances And For Other Purposes**

**Panhandling**

20. **Consider First and Second Reading to Amend the Traffic and Vehicles Ordinance for the City of Moultrie: To Repeal Conflicting Ordinances and For Other Purposes**

**Parking in residentially zoned district**

21. **Consider First and Second Reading to Amend the Businesses Ordinances for the City of Moultrie; to Repeal Conflicting Ordinances and for other Purposes**

**Vape Shops**

22. **Consider Recommendation of the Moultrie Colquitt County Planning Commission regarding a request to annex property referenced by Tax Map and Parcel Number M052 005A, Land Lot Number 400 of the 8<sup>th</sup> Land District of Colquitt County Georgia, Place Ordinance on the First and Second Reading, and call for a Public Hearing to be held March 17, 2026 at 6:00p.m.**

Applicant      J&J Success, LLC

Location Land Located in Land Lot Number 400 of the 8<sup>th</sup> Land District of Moultrie, Georgia  
(Tax Map and Parcel Number M052 005A)

Zoning C3 (Commercial District) to RPUD (Residential Planned United Development District)

**23. Consider First and Second Reading of Ordinance to Amend the City of Moultrie Zoning Ordinance adopted October 17, 1972, as amended**

See Agenda Item Number 22

**24. Consider Recommendation of Moultrie-Colquitt County Planning Commission regarding a request to rezone land in Land Lot 246 of the 8<sup>th</sup> Land District of Colquitt County, Georgia Portion of (M048B, 026), Place Ordinance on First and Second Reading, and call for a Public Hearing to be held on March 17, 2026 at 6:00 p.m.**

Applicant W. Lynn Lasseter  
Location Land located in Land Lot Number 246 of the 8<sup>th</sup> Land District of Moultrie, Georgia  
Portion of (M048B,026)  
Zoning AG (Agricultural District) to C3(Commercial District)

**25. Consider First and Second Reading of Ordinance to amend the City of Moultrie Zoning Ordinance adopted October 17, 1972, as amended**

See Agenda Item Number 24

Council Member Clarke Hill made a motion to approve Consent Agenda Items 7-25. Council Member Hadley seconded the motion and it passed unanimously.

**26. Citizens to be Heard**

- THE SPEAKER MUST IDENTIFY BY NAME/ADDRESS BEFORE SPEAKING
- NO FORMAL ACTION CAN BE TAKEN
- FIVE MINUTE SPEAKING LIMIT
- RULES OF DECORUM ATTACHED

Jerron Bridges-620 2<sup>nd</sup> Street Northwest came forward with a concern about the cones and water leak problem at the corner of 5<sup>th</sup> Ave NW and North Main by DFACS. Utilities Director Greg Monfort stood and stated they are aware of the issue and that project should be corrected within a few weeks.

Jerrell Anderson and John Eubanks provided a follow-up presentation to the Mayor and Council regarding the proposed local clergy partnership. They explained that pastors and ministry leaders from across the community would offer a brief moment of reflection and encouragement at the beginning of each Council meeting. Mayor McIntosh responded that the Council had not yet had the opportunity to fully discuss the proposal in depth. He apologized for the delay and stated that a decision or response would be provided soon.

**27. City Manager's Report**

Assistant City Manager Meadows had nothing to report.

**28. Other Business**

No other business was discussed

**29. Adjourn**

The meeting was adjourned at 6:30p.m.

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor