

City of Thomasville Council Meeting, February 9, 2026

The Council of the City of Thomasville met in regular session on the above date. Mayor Scott Chastain presided, and the following Councilmembers were present: Mayor Pro Lucinda Brown and Councilmembers Todd Mobley, Terry Scott and Royal Baker. Also present were the City Manager, Chris White; City Attorney, Timothy C. Sanders; Assistant City Manager, Sheryl Sealy; CFO, Ashley Cason; other city staff; citizens and members of the media. The meeting was held in Council Chambers at City Hall, located at 144 East Jackson Street, Thomasville, Georgia. Simultaneous access to the meeting was provided to those members of the media and citizens unable to attend the meeting via the City of Thomasville's online live stream feed located at www.thomasville.org.

CALL TO ORDER

Mayor Scott Chastain called the meeting to order at 6:00 PM.

INVOCATION

Councilmember Royal Baker gave Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Lucinda Brown led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Scott moved to approve the Regular Meeting Minutes of January 26, 2026, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

RECOGNITIONS

1. Congressional Record Commemorating Thomasville, Georgia's Bicentennial Celebration, was presented by Field Representative (U.S. Congressman, Sanford D. Bishop) Paul Fryer. Field Representative Fryer presented a commemorative plaque with the Honorable Sanford D. Bishop, Jr.'s recognition of Thomasville's Bicentennial to the House of Representatives on January 23, 2026. The recognition contained a listing of Thomasville's historical events since its founding in 1826; the recognition of Thomasville as the birthplace to many notable Georgians, including athletes, statesmen, and artists; noted that the City is home to the former United States Secretary of Defense, Llyod Austin, III, former Atlanta mayor and Ambassador to the United Nations Andrew young and the first African American graduate of West Point Military Academy, Henry O Flipper. Field Representative Fryer then presented the commemorative plaque to Mayor Chastain.
2. City Manager Chris White acknowledged Thomasville Fire Chief, Tim Connell, and congratulated him on his most recent achievement. City Manager White stated the following: "According to the Georgia Fire Chiefs Association, the Fire Chief of the Year award is given annual to a fire chief who has demonstrated exceptional leadership, commitment, and service to their community, the fire profession, and the state of Georgia. Thomasville Fire Chief Tim Connell was recognized for his unwavering commitment to serving and building relationships throughout the Thomasville community while fostering a culture of professionalism, preparedness, and teamwork. Through his vision, professionalism, and dedication, he sets a standard of excellence that inspires the men and women of Thomasville Fire Rescue to achieve greatness, leaving an enduring legacy within the organization and the community. This incredible honor not only recognizes Chief Connell's excellence throughout 2025 but also celebrates his nearly 26 years in public safety. His leadership and dedication make a difference protecting and serving our community, we're proud to see that commitment recognized statewide and by Georgia Governor Brian Kemp." Fire Rescue Assistant Chief Craig Dukes noted that on behalf of the Georgia Association of Fire Chiefs, it was their honor to name Fire Chief Connell as the 2025 Georgia Fire Chief of the Year. He further noted that Chief Connell was recognized for his exemplary leadership, integrity and unwavering dedication to public safety.

CITIZENS TO BE HEARD

Mayor Chastain noted the following rules of decorum: During Citizens to be Heard, speakers shall only make comments that are relevant to the business and government of the City of Thomasville and that are related to public officials and City employees in their official capacities. Each speaker shall refrain from threats of violence and profanity. Citizens following the sign-in procedure listed on the sign-in sheet will be allowed three (3) minutes to address Council during Council Meeting. Mayor Chastain then acknowledged the following citizens listed on the Citizens to be Heard Sign-In Form.

1. Candee Henderson, resident of Egg and Butter Road South, Thomas County, Georgia, shared her mission to have Thomasville and Thomas County at 100% renewably sourced energy by 2035. She noted that there are numerous opportunities for government to achieve this goal. The City could encourage residents to install solar arrays on south facing roofs, and the City could be more transparent and have more communications with residents about the advantages of the installation of solar arrays.
2. Betty Herbert, resident of Marshall Street, Thomasville, Georgia, noted that she does have solar arrays installed on her home's roof and has Thomasville Utilities. However, the utility bill is very confusing. She was told that the solar arrays would provide a decrease in the monthly utility bill; but overall has only increased. Additionally, the bill shows zero usage on the left side, while still reflecting charges and titles of line items change. She noted that the inconsistent billing and line items are difficult to understand.
 - a. Mayor Chastain reported he had spoken with Ms. Herbert earlier in the day about her utility bill. Councilmembers also indicated they would like clarity of this utility bill and solar arrays as well. City Manager White noted that he and staff would review her account and monthly bills for clarity and report back to Ms. Herbert.

ADOPT AGENDA

Councilmember Mobley moved to adopt the agenda as presented. Mayor Pro Tem Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

OLD BUSINESS

Consider on second readings, six (6) separate ordinances to rezone properties into the Traditional Neighborhood Infill Zoning District (TNID).

City Planner Kenneth Thompson, reported that there have been no changes to any of these six ordinances since their passage on first reading. City Planner Thompson reviewed average lot lengths and average appropriately sized homes which could be placed on the lots being rezoned.

1. **Second reading of an ordinance to rezone 104 Teddy Street, 106 Teddy Street, and 1 Bibb Lane, from R-1 to TNID.**

Councilmember Scott moved to order the ordinance to rezone 104 Teddy Street and 1 Bibb Lane from R-1 to TNID, as read for the second time, passed and adopted, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-03-02092026, will be made a part of the public minutes and records of the City of Thomasville.

2. **Second reading of an ordinance to rezone Ely Street Parcel 007 004 058, from R-1 to TNID.**

Councilmember Scott moved to order the ordinance to rezone Ely Street, Parcel 007 004 058, from R-1 to TNID as read for the second time, passed and adopted as presented. Mayor Pro Tem Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-04-02092026, will be made a part of the public minutes and records of the City of Thomasville.

3. **Second reading of an ordinance to rezone Ely Street Parcel 007 004 059, from R-1 to TNID.**

Councilmember Mobley moved to order the ordinance to rezone Ely Street parcel 007 004 059, from R-1 to TNID, as read for the second time, passed and adopted, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-05-02092026, will be made a part of the public minutes and records of the City of Thomasville.

4. **Second reading of an ordinance to rezone 108 E. Jerger Street, from R-1 to TNID.**

Councilmember Baker moved to order the ordinance to rezone 108 East Jerger Street, from R-1 to TNID, as read for the second time, passed, and adopted as presented. Mayor Pro Tem Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-06-02092026, will be made a part of the public minutes and records of the City of Thomasville.

5. **Second reading of an ordinance to rezone Hardaway Street Parcel 003 012 007, from R-1 to TNID.**

Councilmember Scott moved to order the ordinance to rezone Hardaway Street Parcel 003 012 007, from R-1 to TNID, as read for the second time, passed and adopted, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-07-02092026, will be made a part of the public minutes and records of the City of Thomasville.

6. **Second reading of an ordinance to rezone 625 N. Crawford Street, from R-1 to TNID.**

Mayor Pro Tem Brown moved to order the ordinance to rezone 625 North Crawford Street, from R-1 to TNID as read for the second time, passed and adopted, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-08-02092026, will be made a part of the public minutes and records of the City of Thomasville.

Second reading of an ordinance to amend text of Chapter 18, Article VII, Division 2, "Pawnbrokers" of the Thomasville Code of Ordinances.

Customer Service Manager, Melissa Creel, reported there had been no changes to this ordinance since its passage on first reading. The ordinance proposes provisions to allow the City Manager to approve Pawnbroker Licenses and renewals.

Councilmember Mobley moved to order the ordinance to amend text of Chapter 18, Article VII, Division 2, "Pawnbrokers" of the Thomasville City Code as read for the second time, passed and adopted, as presented. Mayor Pro Tem Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-09-02092026, will be made a part of the public minutes and records of the City of Thomasville.

NEW BUSINESS

First reading of an ordinance to transfer real property from City of Thomasville to the Thomasville Payroll Development Authority (PDA).

Director of Economic Development, Andy Goodwin, reported GPS Trailers, currently located at 350 Davenport Drive, has outgrown their current footprint and is seeking to acquire additional land for their semi-truck pickups and deliveries, additional trailer storage, and employee parking. The 6.31 acres that is adjacent to the GPS property, that the City currently owns, is undeveloped and after internal staff discussions, it has been determined that the City does not have a need to hold on to this property. PDA has requested the transfer of the 6.13 acres of undeveloped City-owned property, Parcel #56 TH 026, from the City to the PDA. Upon approval of transfer, the PDA will decide to either sell or donate the property to GPS Trailers based on the PDA's standards for donating or selling PDA owned land. Brief discussion ensued regarding discussions of PDA-owned property on Cassidy Road that could be utilized for future community development, it was noted that the two properties were not connected in any way. Further discussion ensued regarding the accountability for job creation that is tied to PDA Incentives, it was noted that PDA keeps up with anticipated job creation and actual job creation that is tied to incentives.

Councilmember Mobley moved to order the ordinance to transfer 6.31 acres of real property (Parcel #56 TH 026) from the City of Thomasville to the Thomasville Payroll Development Authority as read for the first time, passed, and carried over, as presented. Councilmember Scott seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The title of the ordinance read for the first time, passed and carried over follows.

AN ORDINANCE TO AUTHORIZE THE TRANSFER OF A CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THOMASVILLE, THOMAS COUNTY, GEORGIA, FROM THE CITY OF THOMASVILLE TO THE THOMASVILLE PAYROLL DEVELOPMENT AUTHORITY; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

First reading of an ordinance to deannex 2410 Old Monticello Road.

City Planner, Kenneth Thompson reported the applicant is requesting to deannex 2410 Old Monticello Road from the City of Thomasville. Currently, this is the home of Kevin & Rena Taylor. The property is partially surrounded on 2 sides by the county with the applicant's adjacent property being in the county. The property is currently being used as a single-family dwelling. There will be a slight increase in costs for the property owner for some City Services. The County has been notified of the deannexation request and has approved absorbing the properties back into the county. It was noted that the Planning and Zoning Commission unanimously recommended deannexation of the property.

Councilmember Mobley moved to order the ordinance to deannex 2410 Old Monticello Road as read for the first time, passed and carried over, as presented. Mayor Pro Tem Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The title of the ordinance read for the first time, passed and carried over follows.

AN ORDINANCE TO DEANNEX CERTAIN REAL PROPERTY FROM THE CITY OF THOMASVILLE PURSUANT TO AND IN CONFORMITY WITH THE REQUIREMENTS OF O.C.G.A. §36-36-22, UPON THE REQUEST OF KEVIN C. TAYLOR AND RENA C. TAYLOR, THE OWNER OF THE REAL PROPERTY PROPOSED TO BE DEANNEXED FROM THE CORPORATE LIMITS OF THE CITY OF THOMASVILLE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND TO ESTABLISH AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

First reading of an ordinance to annex and rezone 104 Stratford Way

City Planner, Kenneth Thompson reported that the applicant is requesting to annex into the City limits to allow for the construction of a single-family dwelling. At the time Stratford Way was developed, the property fronted onto Metcalf Road and the property owner desired to remain in the County. In 2012, the property was subdivided with one property facing Metcalf Road, and the other property facing Stratford Way. The property owner is requesting annexation into the City for the purposes of developing a home consistent with the surrounding development. The property is surrounded on 3 sides by the City. The annexation and rezoning requests are in conformance with the ***Thomasville: Blueprint 2028 Comprehensive Plan and Future Land Use Map*** and will permit a use that is suitable in view of the use and development of adjacent and nearby property. The annexation request has been reviewed to ensure that no new utilities, including roads, water, sewer, and electricity, will be required to service this property.

Councilmember Scott moved to order the ordinance to annex and rezone 104 Stratford Way, as read for the first time, passed, and carried over, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The title of the ordinance read for the first time, passed and carried over follows.

AN ORDINANCE TO ANNEX AND INCORPORATE CERTAIN UNINCORPORATED LAND, WHICH IS CONTIGUOUS UNDER THE PROVISIONS OF O.C.G.A 36-36-1 TO THE EXISTING CORPORATE LIMITS OF SAID CITY, UPON THE REQUEST PAUL M. & KAREN L. BROWN, OWNER (S) OF THE LAND PROPOSED TO BE ANNEXED AND INCORPORATED; TO DESCRIBE THE LAND AND PROVIDE THAT A CERTIFIED COPY OF THE ORDINANCE AND SURVEY OF SAID LAND, SO INCORPORATE, BE FILED BY THE CLERK OF THE COUNCIL OF THE CITY OF THOMASVILLE WITH THE DEPARTMENT OF COMMUNITY AFFAIRS OF THE STATE OF GEORGIA; TO PRESCRIBE THE EFFECTIVE DATE OF THE ANNEXATION AS PROVIDED BY O.C.G.A. 36-36-2; TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM THOMAS COUNTY AND TO DESIGNATE THE SAID SAME TRACT AS **PARCEL 50, OF SECTION 22-91 CAPTIONED "R-1A, SINGLE FAMILY RESIDENTIAL"**; TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith AND FOR OTHER PURPOSES.

Consider on first readings, four (4) separate ordinances to rezone properties into the Traditional Neighborhood Infill Zoning District (TNID).

City Planner Kenneth Thompson, reported that last year, the City adopted the Traditional Neighborhoods Infill District (TNID), a voluntary zoning option that supports new housing and reinvestment in the City's traditional neighborhoods. The TNID follows the goals of the Blueprint Comprehensive Plan and helps provide more attainable housing while protecting neighborhood character. The TNID allows housing types that current zoning often does not, such as smaller lots, cottages, and house-scaled multi-unit buildings. These are the same patterns that shaped Thomasville's historic neighborhoods and help bring new life to vacant and underused properties. Four properties within the Traditional Neighborhood Boundary are requesting rezoning to the TNID. This reflects growing interest from property owners in reinvesting in these neighborhoods. The TNID is voluntary and requires approval by the Planning and Zoning Commission and City Council before development can proceed. Once rezoned, all TNID development and design standards apply. Key features of the TNID include:

- **Limited Eligibility:** Only properties inside the Traditional Neighborhood Boundary may apply.
- **Neighborhood-Based Standards:** Development rules are designed to match the scale and form of existing neighborhoods.
- **Design Requirements:** The TNID includes clear design standards to protect neighborhood character while allowing flexibility in housing types.
- **Review and Compliance:** All projects are reviewed at permitting to ensure the standards are met.

Staff have reviewed all four requests and found them eligible and consistent with the TNID and the Blueprint Comprehensive Plan. The proposed rezonings support reinvestment, expand housing options, and strengthen the long-

term health of Thomasville's traditional neighborhoods. It was noted that the Planning and Zoning Commission unanimously recommended approval of each rezoning request into the Traditional Neighborhood Infill District.

1. First reading of an ordinance to rezone 117 Hayes Street, from R-1 to TNID.

Councilmember Scott moved to order the ordinance to rezone 117 Hayes Street, from R-1 to TNID, as read for the first time, passed and carried over, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The title of the ordinance read for the first time, passed and carried over follows.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 6 OF SECTION 22-91 CAPTIONED "R-1 SINGLE FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 9 OF SECTION 22-91 CAPTIONED "TNID, TRADITIONAL NEIGHBORHOOD INFILL DISTRICT". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

2. First reading of an ordinance to rezone 406 Wright Street, from R-2 to TNID.

Councilmember Baker moved to order the ordinance to rezone 406 Wright Street, from R-2 to TNID, as read for the first time, passed and carried over, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The title of the ordinance read for the first time, passed and carried over follows.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 3 OF SECTION 22-91 CAPTIONED "R-2 MULTIFAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 10 OF SECTION 22-91 CAPTIONED "TNID, TRADITIONAL NEIGHBORHOOD INFILL DISTRICT". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

3. First reading of an ordinance to rezone 525 Fletcher Street, from R-2 to TNID.

Councilmember Scott moved to order the ordinance to rezone 525 Fletcher Street, from R-2 to TNID, as read for the first time, passed and carried over, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The title of the ordinance read for the first time, passed and carried over follows.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 3 OF SECTION

22-91 CAPTIONED "R-2 MULTIFAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 11 OF SECTION 22-91 CAPTIONED "TNID, TRADITIONAL NEIGHBORHOOD INFILL DISTRICT". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

4. First reading of an ordinance to rezone 225 South College Street, from R-2 to TNID.

Councilmember Mobley moved to order the ordinance to rezone 225 South College Street, from R-2 to TNID, as read for the first time, passed and carried over, as presented. Mayor Pro Tem Brown seconded the motion. There was no discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The title of the ordinance read for the first time, passed and carried over follows.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, OF 1971, AS AMENDED WHICH IS SET FORTH IN THE CODE OF THE CITY OF THOMASVILLE AS CHAPTER 22, CAPTIONED "ZONING", BY EXCLUDING A CERTAIN TRACT OF LAND FROM PARCEL 3 OF SECTION 22-91 CAPTIONED "R-2 MULTIFAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 12 OF SECTION 22-91 CAPTIONED "TNID, TRADITIONAL NEIGHBORHOOD INFILL DISTRICT". TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

REPORTS

Leadership and Councilmembers collectively commend Fire Chief Connell for being named Georgia Fire Chief of the Year. They also asked that Field Representative Fryer express their gratitude to Congressman Bishop for the Congressional Recognition for the Bicentennial Celebration.

Assistant City Manager Sealy noted that February is designated as Black History Month. In celebration of the designation, the City of Thomasville will conduct a weekly trivia question on social media throughout the month of February. Winners are selected at random from all the correct entries and will be announced on Fridays.

ADJOURNMENT

Having no other business for consideration by the City Council, the Thomasville City Council Meeting was adjourned at 6:40 PM.

CITY OF THOMASVILLE, GEORGIA



Mayor, Scott Chastain



ATTEST: City Clerk

