

## City of Thomasville Council Meeting, February 23, 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 Tem Lucinda Brown and Councilmembers Todd Mobley, Terry Scott and Royal Baker. Also present were the City Manager, Chris White; City Attorney, Timothy C. Sanders; 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](http://www.thomasville.org).

### **CALL TO ORDER**

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

### **INVOCATION**

Mayor Scott Chastain gave the Invocation.

### **PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Lucinda Brown led the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

Councilmember Scott moved to approve the Regular Meeting Minutes of February 9, 2026, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

### **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. Joby Crawford, resident of Cecil Street, Thomasville, Georgia, noted that he had a petition from concerned residents and property owners to close a portion of the alley connecting Cherokee Street, Reid Street and Cecil Street, citing safety concerns of illegal dumping, unauthorized traffic, other safety issues; and other quality of life issues for residents impacted by this alley.
2. Candee Henderson, resident of Egg and Butter Road South, stated her mission of having Thomasville-Thomas County to be ready for 100 % renewably sourced energy by 2035. She encouraged Council and staff to consider researching opportunities to include roof top solar arrays, hybrid solar backup generators, and other renewably source energy options for the On-Bill Financing. She further noted that it is disturbing that Thomasville Utilities is promoting the use of gas, which is a fossil fuel. Ms. Henderson also noted that while gas prices may be low currently, they will rise again and customers will continue to pay the higher prices. Renewably sourced energy can help with those costs.

### **ADOPT AGENDA**

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

## OLD BUSINESS

### **Second 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 that there had been no changes to the ordinance since its passage on first reading.

Councilmember Scott moved to order the ordinance to transfer real property from City of Thomasville to the Thomasville Payroll Development Authority (PDA) as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The ordinance read for the second time, passed and adopted follows.

### **ORDINANCE NO.: ORD-10-02232026**

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.

#### **SECTION I**

**WHEREAS**, the City of Thomasville owns that certain real property located on Davenport Drive, consisting of 6.136 acres more or less, more particularly described as follows (“Property”):

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, and being a parcel of land containing 6.136 acres and being more particularly described in accordance with a plat of survey prepare by Frank E. Carlton, Georgia Registered Land Surveyor No. 1544, dated January 24, 1985, and recorded in Plat Cabinet 1, Page 44-E, among the deed records of Thomas County, Georgia, said tract of land being more particularly described as follows: To reach the point of beginning of the property herein conveyed, commence at a point marking the intersection of the northern right-of-way margin of Davenport Drive with the western right-of-way margin of Industrial Boulevard and thence run south 80 degrees 28 minutes west along the said northern right-of-way margin of Davenport Drive a distance of 1211.26 feet to a point marked by an iron pin, which point is the point and place of beginning of the property herein conveyed. FROM SAID POINT AND PLACE OF BEGINNING thence continue south 80 degrees 28 minutes west along the said northern right-of-way margin of Davenport Drive a distance of 162.50 feet to a point which marks the beginning of a curve in said right-of-way; thence continue along the curve in said northern right-of-way margin of Davenport Drive to a point which is marked by an iron pin and located south 85 degrees 31 minutes 34 seconds west a distance of 153.90 feet from the last previous point referenced above; thence run north 09 degrees 33 minutes west a distance of 834.30 feet to a point marked by an iron pin and the southern right-of-way margin of a railroad spur track; thence run north 80 degrees 24 minutes 36 seconds east along said right-of-way margin of said railroad spur track a distance of 316.01 feet to point marked by an iron pin and the northwestern corner of lands now or formerly owned by Sing Oil Company; thence run south 09 degrees 32 minutes east along said Sing Oil Company lands (now or formerly) a distance of 848.50 feet to a point marked by an iron pin and located on the aforesaid northern right-of-way margin of Davenport Drive, the same being the

point and place of beginning of the property herein conveyed. Said plat of survey referenced above is made a part hereof by such reference.

**WHEREAS**, the Thomasville Payroll Development Authority (“PDA”) is a development authority and public body corporate and politic duly created by local amendment to the Georgia Constitution, Ga. L. 1960, p. 1329, ratified by electors in 1960, and continued by the Thomasville Payroll Development Authority Act, Ga. L. 1985, p. 4552;

**WHEREAS**, the City Council for the City of Thomasville deems it in the best interest of the City of Thomasville to transfer the Property to the PDA;

#### **SECTION II**

**NOW, THEREFORE, BE IT ORDAINED**, and it is hereby ordained by the authority of the same, that the City of Thomasville does authorize the transfer of the Property to the PDA and the Mayor is authorized and directed to sign all documents and deeds, recorded or otherwise, relating to the transfer and conveyance of the Property to the PDA.

#### **SECTION III**

**BE IT FURTHER ORDAINED**, the recitals set forth above in Section I are incorporated herein by reference as if set forth fully in this Section III.

#### **SECTION IV**

**BE IT FURTHER ORDAINED**, this ordinance shall be effective on the date of its final reading and passage.

#### **SECTION V**

**BE IT FURTHER ORDAINED**, this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville, but shall nevertheless be spread upon the public minutes and records of the City of Thomasville.

#### **SECTION VI**

**BE IT FURTHER ORDAINED**, all ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

#### **SECTION VII**

**BE IT FURTHER ORDAINED**, from and after the approval of this Ordinance, the Mayor, proper officers, agents, and employees of the City of Thomasville, are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary and proper to carry out the purposes and intents of this Ordinance, all in consultation with the city attorney.

#### **SECTION VIII**

**BE IT FURTHER ORDAINED**, all acts and doings of the Mayor, proper officers, agents, employees of the City of Thomasville that are in conformity with the purposes and intents of this Ordinance and in the furtherance of the purposes and intents of this Ordinance and the execution, delivery of the deed necessary to convey the Property and related documents shall be, and the same hereby are, in all respects approved and confirmed.

### SECTION IX

**BE IT FURTHER ORDAINED**, and it is hereby declared to be intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of this Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

### SECTION X

**BE IT FURTHER ORDAINED**, and it is hereby declared by the Mayor and the Council of the City of Thomasville that (i) to the greatest extent allowed by law, each and every section paragraph sentence, clause or phrase of this Ordinance is severable from every other section paragraph sentence, clause or phrase of this Ordinance and (ii) that to the greatest extent allowed by law, no section paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of this ordinance.

### SECTION XI

**BE IT FURTHER ORDAINED**, and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs or sections of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

### SECTION XII

This ordinance was introduced and read at a lawful meeting of the City council for the City of Thomasville, Georgia, held on February 9, 2026, and read the second time, passed and adopted in like meeting held on February 23, 2026.

#### **Second reading of an ordinance to deannex 2410 Old Monticello Road.**

City Planner, Kenneth Thompson, reported that there had been no changes to the ordinance since its passage on first reading.

Councilmember Mobley moved to order the ordinance to deannex 2401 Old Monticello Road, Thomasville, Georgia, 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 unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The ordinance read for the second time, passed and adopted follows.

#### **ORDINANCE NO.: ORD-11-02232026**

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.

## SECTION I

**BE IT ORDAINED**, by the Council of the City of Thomasville, Georgia, and it is hereby ordained by the authority of the same, that the real property more particularly described below (“Real Property”), all of the interest in such Real Property being owned by Kevin C. Taylor & Rena C. Taylor that executed a petition formally requesting the Real Property be deannexed from the corporate limits of the City of Thomasville, a copy of which is located in the files of the City Clerk, is hereby deannexed from the corporate limits of the City of Thomasville pursuant to and in conformity with the requirements of O.C.G.A. §36-36-22:

All that tract or parcel of land lying in Land Lot 98, of the 13<sup>th</sup> District of Thomas County Georgia and near the City Limits of the City of Thomasville and being more particularly described as follows.

BEGINNING at a point on the southerly margin of the Thomasville-Monticello Highway (formerly U. S. Highway No. 19), and which beginning point is located 330.5 feet southeasterly (measured along the southerly margin of the aforeside Thomasville-Monticello Highway) from the property line at the corner formed by the intersection of the southeasterly margin of Pinetree Boulevard with the southerly margin of the aforementioned Thomasville-Monticello Highway, and from the said point of beginning, run thence south 29 degrees 40 minutes west 404.22 feet to a point; thence south 3 degrees 14 minutes east 125.88 feet to a fence line; thence north 88 degrees 52 minutes east 356.79 feet to a point; thence north 27 degrees 01 minute east 312.08 feet to the southerly margin of the aforementioned Thomasville-Monticello Public Highway; thence along the southerly margin of the aforementioned Thomasville-Monticello Highway north 58 degrees 33 minutes west 289.65 feet; thence continuing in a northwesterly direction along the southerly margin of the aforementioned Thomasville-Monticello Highway and in a curving direction 71.05 feet to the point of beginning.

ALSO: Any and all reversionary rights in that certain fifty-foot access road, which is adjacent to the westerly margin of the aforementioned Thomasville-Monticello Highway of uniform width to the property of Shelly Davis. Also, any and all right, title and interest that Grantor has in said fifty-foot access road, as aforesaid, subject to the easement for the purpose of ingress and egress, as aforesaid.

## SECTION II

**BE IT FURTHER ORDAINED**, that the City Clerk is hereby authorized and directed to deliver a certified copy of this ordinance to the Department of Community Affairs and the Thomas County Board of Commissioners as required by O.C.G.A. §36-36-22.

## SECTION III

**BE IT FURTHER ORDAINED**, that this ordinance shall be effective on the date of its final reading and passage.

## SECTION IV

**BE IT FURTHER ORDAINED**, all ordinances or part of ordinances in conflict herewith are hereby expressly repealed.

## SECTION V

**BE IT FURTHER ORDAINED**, and it is hereby declared to be the intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of the Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

#### **SECTION VI**

**BE IT FURTHER ORDAINED**, and it is hereby declared by the Mayor and Council of the City of the Thomasville that (i) to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase and (ii) that to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

#### **SECTION VII**

**BE IT FURTHER ORDAINED**, and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extend allowed by law, all remaining phrases, clauses, sentences, paragraphs or section of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

#### **SECTION VIII**

**BE IT FURTHER ORDAINED**, this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but shall nevertheless be spread upon the public minutes and records of the City of Thomasville.

#### **SECTION IX**

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held on February 9, 2026, and read the second time, passed and adopted in like meeting held on February 23, 2026.

#### **Second reading of an ordinance to annex and rezone 104 Stratford Way.**

City Planner, Kenneth Thompson, reported that there had been no changes to the ordinance since its passage on first reading.

Mayor Pro Tem Brown moved to order the ordinance to annex and rezone 104 Stratford Way, Thomasville, Georgia, 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 unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The ordinance read for the second time, passed and adopted follows.

#### **ORDINANCE NO.: ORD-12-02232026**

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.

#### SECTION I

**BE IT ORDAINED** by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that land described, which land is contiguous under the provisions of O.C.G.A. 36-36-1 to the existing corporate limits of the City of Thomasville and which is incorporated land, all of which land is owned by the person signing the petition (a copy of which is located in the files of the City Clerk's Office and to which reference is made); said owner having, by said petition formally requested the Council of the City of Thomasville to have said land annexed to and become incorporated within the City of Thomasville in accordance with said petition, and the limit of the City of Thomasville are hereby extended to include the following tract of land:

ALL THAT TRACT OF PARCEL OF LAND situate, lying and being in Land Lot No. 5 of the 13<sup>th</sup> Land District of Thomas County, Georgia, and more particularly identified as Parcel No. 2 on that plat of survey prepared for Charles H. Kerr and Muriel R. Kerr by Frank e. Carlton Georgia Registered Surveyor Number 1544, dated May 26, 2005, recorded in Plat Book 8, Page 470 among the Deed Records of Thomas County, Georgia, reference to which plat is made for a more particular description by metes and bounds, courses and distances as set forth thereon (the "Property").

#### SECTION II

**BE IT FURTHER ORDAINED** that a copy of this ordinance, properly certified, together with a copy of the plat of survey of the property to be annexed, be filed by the Clerk of Council of the City of Thomasville with the Department of Community Affairs of the State of Georgia, as provided by the laws of the State of Georgia.

#### SECTION III

**BE IT FURTHER ORDAINED** that the Code of the City of Thomasville is amended by excluding a certain tract from Thomas County and to AND TO DESIGNATE THE SAID SAME TRACT AS Parcel 50, of Section 22-91 captioned "R-1A, Single Family Residential"

#### SECTION IV

**BE IT FURTHER ORDAINED** that this ordinance shall be effective on the date of its final reading and passage.

#### SECTION V

**BE IT FURTHER ORDAINED** all ordinances or part of ordinances in conflict herewith are hereby expressly repealed.

## SECTION VI

**BE IT FURTHER ORDAINED** and it is hereby declared to be the intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrase of the Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

## SECTION VII

**BE IT FURTHER ORDAINED** and it is hereby declared by the Mayor and Council of the City of the Thomasville that (i) to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase and (ii) that to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

## SECTION VIII

**BE IT FURTHER ORDAINED** and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extend allowed by law, all remaining phrases, clauses, sentences, paragraphs or section of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

## SECTION IX

**BE IT FURTHER ORDAINED** that this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but shall nevertheless be spread upon the public minutes and records of the City of Thomasville.

## SECTION X

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held on February 9, 2026, and read the second time, passed and adopted in like meeting held on February 23, 2026.

**Consider second readings of four (4) separate ordinances to rezone properties into the Traditional Neighborhood Infill Zoning District (TNID).**

City Planner, Kenneth Thompson, reported there had been no changes to any of the four ordinances since their passage on first reading.

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

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

The adopted ordinance, ORD-13-02232026, is attached to these meeting minutes as Exhibit A.

**2. Second 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 second time, passed and adopted, as presented. Mayor Pro Tem Brown seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-14-02232026, is attached to these meeting minutes as Exhibit B.

**3. Second 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 second time, passed and adopted, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-15-02232026, is attached to these meeting minutes as Exhibit C.

**4. Second 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 second time, passed and adopted, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted ordinance, ORD-16-02232026, is attached to these meeting minutes as Exhibit D.

## **NEW BUSINESS**

**First reading of an ordinance to rezone 201 Chatham Drive from R-1, Residential, to R-2, Conditional Use (Multi-Family/Group Development), with conditions.**

City Planner, Kenneth Thompson, reported 201 Chatham Drive, colloquially known as the former Balfour School Campus, sits on approximately ten acres on Chatham Drive between the unimproved section of Woodland Drive and North Young Street. The applicant seeks to rezone the property to rehabilitate the existing school buildings and construct new multi-family housing. The request is consistent with the Thomasville: Blueprint 2028 Comprehensive Plan and the Future Land Use Map. However, additional conditions are necessary to ensure the development is compatible with adjacent properties, the surrounding neighborhood, and the existing school structures.

- General Conditions addressing neighborhood compatibility, site development standards, and architectural design;
- Specific Conditions tailored to the site, including building height, number of units, managed access to North Young Street, and preservation of historic structures; and
- Adherence to the conceptual site plan, with changes permitted only as required for compliance with law, engineering, or historic preservation review.

During the initial Planning and Zoning Commission meeting, neighboring property owners raised concerns related to property values, traffic, and safety. The Commission tabled the request to allow time for staff and the applicant to develop and refine conditions. With the proposed conditions in place, staff believes these concerns are addressed and mitigated. City Planner Thompson reviewed the following proposed conditions:

**General Conditions:**

***Neighborhood Compatibility Standards:***

- Preserve Existing Historic Buildings
- New Development must meet criteria for Historic Preservation
- Architectural standards to ensure neighborhood scale development

***Site Standards, including parking, lighting, and fencing***

- All buildings must face a street or public space
- Parking, dumpsters, and HVAC to be screened from the street
- New lighting must be pedestrian scale
- Buildings must be connected with sidewalks

***Architectural Standards***

- Regulates building size and massing

- Requires quality siding materials (wood, cement fiber, brick, etc.)
- Standards for frontage elements (porches and canopies)
- Includes standards for windows and openings

**Site Specific Conditions:**

***Site Specific Compatibility Standards:***

- Phase I will not exceed 60 multifamily units total. The overall density of the site will not exceed 90 units total.
- Structures on the site shall not exceed two stories in height.
- New and existing structures shall be retained, renovated, and constructed consistent with the Secretary of the Interior’s Standards of Rehabilitation and with the Conditions outlined within *Exhibit A*.
- The developer shall install and permanently maintain screening to buffer existing residential dwellings from any new or expanded vehicular traffic lanes, drive aisles, loading areas, or parking facilities associated with the development.
- The existing driveway access on Young Street may remain; however, no additional access drive onto Young Street shall be allowed.
- Modifications to the concept plan may be allowed in order to conform with all applicable laws, the above conditions, and the policies of the Blueprint 2028 Comprehensive Plan. Additional modifications may be required based on engineering analysis and historic preservation review.

It was noted that the Planning and Zoning Commission agreed and unanimously voted to recommend approval to the City Council, subject to the conditions.

Councilmember Scott moved to order the ordinance to rezone 201 Chatham Drive from R-1, Residential, to R-2, Conditional Use (Multi-Family/Group Development), with conditions, as read for the first time, passed and carried over, as presented. Councilmember Mobley seconded the motion. Brief discussion ensued regarding the family housing that would be constructed, The motion remained unchanged. There was no further discussion. The motion passed unanimously 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 81 OF SECTION 22-91 CAPTIONED “R-2, CU “MULTI-FAMILY, GROUP DEVELOPMENT RESIDENTIAL WITH CONDITIONS”. TO ESTABLISH THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

**First reading of an ordinance to approve and authorize amendment to the City of Thomasville’s On-Bill Financing Program and its participation in the Electric Cities of Georgia’s (ECG) On-Bill Financing Grant Program to raise the funding limit.**

Managing Director of Customer Service Mark Parrillo, reported that The City of Thomasville and Electric Cities of Georgia have agreed to increase the limit for financing home energy upgrades. The limit will be raised to \$7,500.00. This will cover energy-efficient upgrades for customers’ homes. Those eligible for loans must be residential homeowners and have a good utility payment history with the City of Thomasville. The monthly loan payment must be billed to a residential homeowner on their monthly utility bill. Funds are available for residential homeowners that receive electric service from the City of Thomasville. Funding will be available for the following:

- Purchase and installation of EnergyStar qualified appliances, including:
  - Refrigerators
  - Freezers
  - Clothes washers

- Dishwashers
- Water heaters
- Purchase and installation of EnergyStar qualified central heating and air conditioning equipment and systems, including:
  - Central electric air conditioners and heat pumps
  - Programmable electronic thermostats (in conjunction with new equipment listed above)
- Home weatherization services, including:
  - Installation of insulation
  - Air sealing and caulking
  - Duct sealing and insulation

The following terms and guidelines will apply to each homeowner residential loan.

- Maximum loan limit - \$7,500
- To qualify customer must have been a customer of the utility for at least 12 months.
  - The customer's City utility accounts with all City utilities must be current with no outstanding balance; and
  - The customer must have had no more than one late payment in the past 12-month period with any City utility account.
- Maximum loan term – 60 months for funding amounts in excess of \$3,000; 36 months maximum loan term for funding amounts \$3,000 or less.
- Each loan will carry a monthly administrative fee equal to 0.1% of the Funding Amount, but no less than a minimum monthly administrative fee of \$3.00.

Director Parrillo reported that since its inception in 2011, the ECG On-Bill Financing program has loaned out \$3.7million to 795 customers, of which 763 used the loans for HVAC appliances.

Councilmember Mobley moved to order the ordinance to approve and authorize amendment to the City of Thomasville's On-Bill Financing Program and its participation in the Electric Cities of Georgia's (ECG) On-Bill Financing Grant Program to raise the funding limit, as read for the first time, passed and carried over, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 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.

ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, APPROVING AND AUTHORIZING, AMONG OTHER THINGS, (A) ITS ON-BILL FINANCING PROGRAM, (B) THE DEVELOPMENT BY CITY STAFF OF MINIMUM TERMS AND QUALIFICATIONS FOR CONTRACTORS FOR THE GRANT PROGRAM AND ISSUANCE OF A REQUEST FOR QUALIFICATIONS FOR SUCH CONTRACTORS, (C) ITS ON-BILL FINANCING UTILITY TARIFF, AND (D) EXECUTION, DELIVERY AND PERFORMANCE OF A SUPPLEMENT TO ITS GRANT SERVICES CONTACT WITH ELECTIC CITIES OF GEORGIA, INC., DATED AS OF JUNE 1, 2010, AND OTHER MATTERS.

**First reading of an ordinance to approve and authorize the City of Thomasville's Municipal Gas Authority's (MGAG) On-Bill Financing Program and its participation in MGAG's On-Bill Financing Program.**

Managing Director of Customer Service Mark Parrillo, reported that The City of Thomasville has finalized policies and procedures to allow city utility customers to apply for financing for the purchase and installation of residential natural gas appliances. Those eligible for loans must be residential homeowners and have a good utility payment history with the City of Thomasville. The monthly loan payment must be billed to a residential homeowner on their monthly utility bill. The program will cover all of the following, however, is not limited to those listed below:

- Natural gas furnace w/ac
- Natural gas furnace
- Natural gas tankless water heater
- Natural gas tank water heater
- Natural gas dryer

- Natural gas range
- Natural gas logs
- Natural gas lights
- Natural gas grill
- Whole-House Generators

The following terms and guidelines will apply to each homeowner residential loan.

- Maximum loan limit - \$7,500
- Loans are available for the purchase and installation of residential natural gas appliances.
- To qualify customer must have been a customer of the utility for at least 12 months;
  - The customer's City utility accounts with all City utilities must be current with no outstanding balance; and
  - The customer must have had no more than one late payment in the past 12-month period with any City utility account.
- Maximum loan term – 60 months for funding amounts in excess of \$3,000; 36 months maximum loan term for funding amounts \$3,000 or less.
- Each loan will carry a monthly administrative fee equal to 0.1% of the Funding Amount, but no less than a minimum monthly administrative fee of \$3.00.

It was noted that both the ECG On-Bill Financing and the MGAG on-Bill Financing programs are similar. Customers can use both programs simultaneously; and there is not a limit to how many times a customer can use the programs.

Mayor Pro Tem Brown moved to order the ordinance to approve and authorize the City of Thomasville's Municipal Gas Authority's (MGAG) On-Bill Financing Program and its participation in MGAG's On-Bill Financing Program, as read for the first time, passed and carried over, as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed unanimously 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.

ORDINANCE OF THE CITY OF THOMASVILLE, GEORGIA, APPROVING AND AUTHORIZING, AMONG OTHER THINGS, (A) ITS MUNICIPAL GAS AUTHORITY OF GEORGIA'S ON-BILL FINANCING PROGRAM, AND (B) ITS PARTICIPATION IN THE MUNICIPAL GAS AUTHORITY OF GEORGIA'S ON-BILL FINANCING PROGRAM, AND OTHER MATTERS.

**First reading of an ordinance to amend text of Chapter 2, Article IV, Division 4, Section 2-143, "Main Street Advisory Board Created Membership".**

Managing Director of Marketing & Communications, April Norton, reported that the Main Street Advisory Board Work Plan in 2025 identified under the category of Organization to improve the overall structure of the board. Key initiatives included strengthening the bylaws by incorporating additional language to enhance the board's responsibilities and expectations, restructuring the board positions to ensure sustainability of the board with staggered terms. Staff and board worked with Georgia Municipal Association representatives and activated an updated set of Bylaw's that more clearly follow the standards initiated by the Georgia Department of Community Affairs Downtown Development as best practices. Main Street Advisory Board unanimously approved the updated Bylaw's on November 4, 2025. The Bylaw's reference to the General Code, however with these changes, sparked the need to update the Ordinance to the new terms and member seats established as the following:

There is hereby created the Main Street Advisory Board that shall consist of a total of nine (9) members appointed by the City Council. Initially, members shall be appointed to serve staggered terms as follows:

- Three (3) members appointed by the city council serving a one-year term each, one of whom represents an interest in finance, fundraising or accounting, one of whom owns real property located in the Downtown Development District or is a real estate professional, and one of whom is a City of Thomasville resident;
- Three (3) members appointed by the city council serving a two-year term each, one of whom is a downtown merchant or downtown business owner, one of whom owns real property located in the

- Downtown Development District or is a real estate professional, and one of whom represents an interest in tourism or cultural arts;
- Two (2) members appointed by the city council serving a three-year term each; one of whom represents and interest in historic preservation, architecture or planning, and one of whom is a downtown merchant or downtown business owner;
- One (1) member of the City of Thomasville Council appointed by the Mayor; and
- All of whom shall have an interest in the success and revitalization of downtown Thomasville.

It was noted that these changes will better reflect GMA’s recommendations from the workplan that is required of DCA. Currently all positions are filled and each board member will fulfill their individual terms. At the conclusion of each sitting board members’ term, the terms will then change and be for two years each. This will provide for staggering of board seats so that there will not be a complete turnover of board members in any one year.

Councilmember Mobley moved to order the ordinance to amend text of Chapter 2, Article IV, Division 4, Section 2-143, “Main Street Advisory Board Created Membership”, as read for the first time, passed and carried over, as presented. Councilmember Scott seconded the motion. There was no discussion. The motion passed unanimously 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 CODE OF THOMASVILLE, GEORGIA, BY AMENDING THE FOLLOWING SECTIONS OF CHAPTER 2, ARTICLE IV, DIVISION 4, MAIN STREET ADVISORY BOARD: (1) SECTION 2-143., “CREATED; MEMBERSHIP; TERM; QUORUM.”; (2) REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND (3) PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND FOR OTHER PURPOSES.

**Resolution to award bid proposal and enter into an agreement between City of Thomasville and Smallwood for architectural services for the Municipal Auditorium Renovation Project.**

Managing Director of Marketing & Communications, April Norton, reported that as a continuation of the 2025 Market Study for the Thomasville Municipal Auditorium, led by Theatre Projects, the City of Thomasville engaged Turner & Townsend Heery and Theatre Projects in summer 2025 to conduct a comprehensive facility assessment and renovation planning study. This initiative, involved community stakeholders with roundtable discussion, workshops and discovery tours aimed to address critical life safety concerns, evaluate long-term facility needs, and develop a phased renovation strategy that integrates life safety improvements and historic preservation with modernization goals and community impact. The resulting plan provides a clear and actionable roadmap for revitalizing the Auditorium as a safe, accessible, and vibrant civic and cultural venue. The project management group was awarded to Turner & Townsend Heery, LLC. by council vote of resolution on January 12, 2026. A Pre-Proposal Walkthrough occurred on January 7, 2026. Request for Proposals (RFP) Submission Deadline was January 20, 2026. It was noted that the next step is to Award Architectural Services. The following is a summary of bids received:

<u>BIDDER</u>	<u>BID AMOUNT</u>
Conn & Architects	\$ 550,000.00
Gilchrist Ross Crowe Architects	\$1,152,000.00
MLD Architects	\$ 860,000.00
Mosa Architects	\$ 382,800.00
TVS	\$ 948,435.00
Williamson & Associates	DISQUALIFIED
OTJ Architects	\$1,175,650.00
Smallwood	\$1,198,944.00   Final Proposal \$711,259
DAG Architects	\$ 982,697.00
Architects Lewis & Whitlock	\$ 702,936.00

It was noted that all bids were scored with Bid Amount sealed. Following tabulating scores, top four were identified, bid amounts were then provided, and interviews with each of the top four were conducted. Each were re-scored based on their interviews and fee proposal, narrowing down to requested architectural firm. Negotiations began with Smallwood and finalized at the rate of \$711,259. Following the presentation, discussion ensued regarding the scoring

method, vast differences between bid amounts, and the efforts of the Project Manager Group Turner & Townsend Heery, LLC to assist with forming an overall budget and project oversight. It was noted that Small wood has worked on auditoriums previously and has extensive historic preservation experience. Director Norton also noted there was input from those in the community with vast theatrical and theatre experience.

Councilmember Mobley moved to adopt the resolution to award the bid, accept the proposal and enter into an agreement between the City of Thomasville and Smallwood, and authorize the Mayor or Mayor Pro Tem to execute the agreement regarding architectural services for the Municipal Auditorium Renovation Project, as presented. Councilmember Scott seconded the motion. There was no discussion. The motion passed 4-1, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott; and NAY: Baker.

The adopted resolution follows.

### **CITY OF THOMASVILLE, GEORGIA RESOLUTION**

**WHEREAS**, the City of Thomasville prides itself in historic preservation and economic vitality;

**WHEREAS**, the City of Thomasville has conducted a comprehensive facility assessment and renovation study for the Municipal Building and Auditorium; and

**WHEREAS**, pursuant to these goals, the City of Thomasville launched an initiative to involve community stakeholders through roundtable discussions, workshops, and discovery tours aimed to address critical life safety concerns, evaluate long-term facility needs, and develop a phased renovation strategy that integrates life safety improvements and historical preservation with modernization goals and community impact; and

**WHEREAS**, the City of Thomasville has awarded Turner & Townsend Heery, LLC as the project management group to execute Phase I renovation; and

**WHEREAS**, the resulting plan provides a clear and actionable roadmap for revitalizing the Auditorium as a safe, accessible, and vibrant civic and cultural venue; and

**WHEREAS**, the City of Thomasville, Georgia solicited requests for proposals for Architectural Services; and

**WHEREAS**, the City Council for the City of Thomasville, Georgia desires to award a contract to Smallwood in the amount of seven hundred and eleven thousand two hundred and fifty-nine dollars (\$711,259.00) to perform architectural services for work necessary to complete the Municipal Building and Auditorium Renovation Phase I project; and

**NOW, THEREFORE, BE IT RESOLVED** as follows:

Section 1. Incorporation of Recitals. The Recitals set forth above are incorporated herein by this reference as if set forth fully in this Section 1.

Section 2. Approval and Authorization of Award. Subject to review and approval by the City Attorney. The City Council for the City of Thomasville, Georgia approves the award amount attached hereto and made a part hereof as Exhibit A (“Award”) and authorizes the Mayor, or Mayor Pro Tempore in the Mayor’s absence, to execute and deliver the Award to proceed.

Section 3. General Authority. From and after the approval of this Resolution, the Mayor, Mayor Pro Tempore, City Manager, officers, and employees of the City of Thomasville, Georgia are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to comply with the provisions of the Award as executed and are

further authorized to take any and all further actions and execute and deliver any and all other documents and certificates, including but not limited to the Award, as may be necessary or desirable in connection with the execution and delivery of the Award and any related documents, all of the forgoing in consultation with the City Attorney.

Section 4. Actions Approved and Confirmed. All acts and doings of the City Council, Mayor, Mayor Pro Tempore, the City Manager, the officers, and employees of the City of Thomasville, Georgia that are in conformity with the purposes and intents of this Resolution and in the furtherance of the Award and the execution, delivery, and performance of the Award and related documents shall be, and the same hereby are, in all respects approved and confirmed.

Section 5. Severability of Invalid Provisions. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separable from the remaining provisions and shall in no way affect the validity of any of the other provisions hereof or of the Award ratified hereunder.

Section 6. Repealing Clause. All resolutions or parts thereof in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 7. Effective Date. This resolution shall be effective immediately upon its adoption.

Adopted and approved this 23<sup>rd</sup> day of February, 2026.

**Resolution to approve a change order for 2023 SPLOST LMIG Street Improvements.**

City Engineer, Todd Powell, reported that City Council approved an award to RPI on August 25, 2025, to furnish all labor and equipment to complete various street improvements that include resurfacing, storm water and water improvements on multiple streets. This is part of a yearly roadway maintenance effort based on utility conditions and roadway scores. The City has accumulated Georgia Department of Transportation (GDOT) Local Maintenance Improvement Grant (LMIG) funds from 2024 through 2026 that could be utilized to fund a change order to the current 2023 SPLOST LMIG Street Improvements project and resurface some additional streets for the City in 2026. The LMIG funds accumulated to date include: \$302,827.46 (FY 2024), \$305,604.20 (FY 2025), and \$346,129.69 (FY 2026). We consulted with GDOT and they were in favor of the City pursuing a combination of the FY 2024 through 2026 LMIG funds into a change order for the 23 SPLOST LMIG Street Improvement project. We looked into several streets with utilities in good condition that needed resurfacing. Resurfacing streets with utilities in good condition will reduce the time required to complete the change order. Using the accumulated LMIG funds FY 2024 to 2026, the following roads will be added to RPI's current contract through a change order: Artzi Drive (Glenwood To End ); Bennett (Remington Ave.-Smith Ave.); Campbell Street (N. Martin Luther King Dr.-West 319 Bypass); Eagles Landing; E. Washington St. (Mitchell St.-Glenwood Ave.); Swan Street (Robin Dr.-Oriole Dr. ); Washington St. (Stevens St.-Madison St.); and West Webster St.(Pine –Stevens St.). The change order requires the contractor to furnish all labor and equipment; the cost is \$885,553.50 and will be funded with FY 2024 to 2026 LMIG funds. The additional unused funds from the 2026 LMIG of \$69,007.85 will be applied to the current 2023 SPLOST LMIG Street Improvement project. There will be 60 days added to the contract; and it will contain a total adjusted contract amount of \$6,095,831.70. This change order will get the City up to date with LMIG three-year grant usage requirements and allow us to apply for the 2027 LMIG grant in February 2027. Discussion ensued regarding the criteria used in scoring of streets' condition and paving schedule. It was noted that scoring is completed by an independent firm.

Councilmember Scott moved to adopt the resolution to approve the change order as presented. Councilmember Baker seconded the motion. Discussion ensued and Mayor Pro Tem Brown noted there were streets which had not been paved in many, many years that were still in good condition; however, there were streets that had been paved more recently that were in terrible condition. It was noted that streets that receive heavy traffic, and intersections, will deteriorate faster than those that receive minimal traffic; as well as those streets that get a lot of large truck traffic, such as Campbell Street with lumber trucks headed to and from the sawmill. It was further noted that there were more streets that needed paving than there was money to do so and that paving also was dictated by infrastructure repairs

under the streets. There was no further discussion. The motion remained unchanged. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

### **CITY OF THOMASVILLE, GEORGIA RESOLUTION**

**WHEREAS**, the City of Thomasville has it as their responsibility to maintain, repair, and replace city streets in order to provide transportation, access, and social and economic activity within our community;

**WHEREAS**, the Civil Engineering Department for the City of Thomasville, Georgia maintains a road scoring program for city streets and developed construction and contract documents for the 2023 SPLOST LMIG Street Improvement project;

**WHEREAS**, the City Council for the City of Thomasville, Georgia awarded the 2023 SPLOST LMIG Street Improvement project to RPI on the 25<sup>th</sup> day of August 2025 at a regularly scheduled City Council meeting in the amount of \$5,195,905.50; and

**WHEREAS**, on the 13<sup>th</sup> day of November 2023, the City Council for the City of Thomasville, Georgia resolved to authorize the submittal of the Georgia Department of Transportation FY 2024 Local Maintenance and Improvement Grant application and the required supporting documentation; authorize the provision of commitment of funds as required in the Georgia Department of Transportation Local Maintenance and Improvement Grant; and authorize the Mayor of the City of Thomasville, or Mayor Pro Tempore, as the signatory on all necessary and related documents as shall be necessary in relation to the Georgia Department of Transportation Local Maintenance and Improvement Grant application in the amount of \$302,827.46 with 30% local matching funds required.

**WHEREAS**, on the 13<sup>th</sup> day of January 2025, the City Council for the City of Thomasville, Georgia resolved to authorize the submittal of the Georgia Department of Transportation FY 2025 Local Maintenance and Improvement Grant application and the required supporting documentation; authorize the provision of commitment of funds as required in the Georgia Department of Transportation Local Maintenance and Improvement Grant; and authorize the Mayor of the City of Thomasville, or Mayor Pro Tempore, as the signatory on all necessary and related documents as shall be necessary in relation to the Georgia Department of Transportation Local Maintenance and Improvement Grant application in the amount of \$305,604.20 with 30% local matching funds required.

**WHEREAS**, on the 13<sup>th</sup> day of October 2025, the City Council for the City of Thomasville, Georgia resolved to authorize the submittal of the Georgia Department of Transportation FY 2026 Local Maintenance and Improvement Grant application and the required supporting documentation; authorize the provision of commitment of funds as required in the Georgia Department of Transportation Local Maintenance and Improvement Grant; and authorize the Mayor of the City of Thomasville, or Mayor Pro Tempore, as the signatory on all necessary and related documents as shall be necessary in relation to the Georgia Department of Transportation Local Maintenance and Improvement Grant application in the amount of \$346,129.69 with 30% local matching funds required.

**WHEREAS**, the City Council for the City of Thomasville, Georgia desires to make additional street improvements using the \$954,561.35 from the 2024 through 2026 Local Maintenance and Improvement Grant through a Change Order with the 2023 SPLOST LMIG Street Improvement project for RPI in the amount of \$885,553.50 for a total adjusted contract amount of \$6,095,831.70.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

Section 1. Incorporation of Recitals. The Recitals set forth above are incorporated herein by this reference as if set forth fully in this Section 1.

Section 2. Approval and Authorization of Change Order. The City Council for the City of Thomasville, Georgia approves the change order attached hereto and made a part hereof as Exhibit A (“Change Order”) and authorizes the Mayor, or Mayor Pro Tempore in the Mayor’s absence, to execute and deliver the Change Order to proceed.

Section 3. General Authority. From and after the approval of this Resolution, the Mayor, Mayor Pro Tempore, City Manager, officers, and employees of the City of Thomasville, Georgia are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to comply with the provisions of the Change Order as executed and are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates, including but not limited to the Change Order, as may be necessary or desirable in connection with the execution and delivery of the Change Order and any related documents, all of the forgoing in consultation with the City Attorney.

Section 4. Actions Approved and Confirmed. All acts and doings of the City Council, Mayor, Mayor Pro Tempore, the City Manager, the officers, and employees of the City of Thomasville, Georgia that are in conformity with the purposes and intents of this Resolution and in the furtherance of the Change Order and the execution, delivery, and performance of the Change Order and related documents shall be, and the same hereby are, in all respects approved and confirmed.

Section 5. Severability of Invalid Provisions. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separable from the remaining provisions and shall in no way affect the validity of any of the other provisions hereof or of the Change Order ratified hereunder.

Section 6. Repealing Clause. All resolutions or parts thereof in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 7. Effective Date. This resolution shall be effective immediately upon its adoption.

Adopted and approved this 23<sup>rd</sup> day of February 2026.

**Resolution to award a Design-Build Contract for Design and Pre-Construction Services for Paradise Park Phase II Improvements.**

City Planner, Kenneth Thompson, reported that in 2025, the Georgia Outdoor Stewardship Program awarded the City of Thomasville a \$3,000,000 grant to construct Phase II improvements for Paradise Park, including restrooms, pavilions, a new playground, parking, walkways, and signage. In addition to the grant, private donors have raised approximately \$1,500,000 in matching funds for park improvements. In an effort to effectively steward funds and control costs, the City has elected to pursue a design-build project delivery method for Phase II improvements. The design-build contract includes all design services, as well as construction services necessary to arrive at a Guaranteed Maximum Price (GMP). The project was advertised on the Georgia Procurement Registry (GPR), and 14 interested parties requested packets. However, only two contractors submitted proposals, with JCI selected as the preferred contractor through a competitive RFP process with a bid of \$501,677. It is recommended that the City Council award the Design-Build Contract for Paradise Park Phase II Improvements in the sum not to exceed \$501,677 for design and pre-construction services to JCI and to authorize the Mayor or Mayor Pro Tempore to sign all the required paperwork to execute the contract. Additionally, the City shall come back before Council with the guaranteed maximum price to request a resolution to approve it before moving forward with construction.

Councilmember Mobley moved to adopt the resolution to award a Design-Build Contract to JCI for Design and Pre-Construction Services for Paradise Park Phase II improvements, as presented. Mayor Pro Tem Brown seconded the motion. Mayor Chastain asked Planner Thompson when a parks schedule update would be ready for Council review. City Manager White noted that they are finalizing the draft and will have the report ready in the coming days. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

**CITY OF THOMASVILLE, GEORGIA  
RESOLUTION**

**WHEREAS**, the City of Thomasville aspires to improve the level of service and quality of facilities offered throughout the City's park system;

**WHEREAS**, the Comprehensive Plan directs the City of Thomasville to work with the community to create individual master plans for improving the City's community and neighborhood parks in accordance with the action plan and priorities set forth in the Parks and Recreation Master Plan; and

**WHEREAS**, pursuant to these goals, the City of Thomasville launched an initiative to create a master plan of park improvements specifically for Paradise Park that is community driven and hired a professional design team to help bring the community's vision for Paradise Park to life; and

**WHEREAS**, the design team provided a master plan of phased park improvements and developed a preliminary design concept for Phase 1 implementation; and

**WHEREAS**, the City was awarded a Georgia Outdoor Stewardship Program grant in the amount of \$3,000,000 with a grant period of 10/29/2025-10/29/2027; and

**WHEREAS**, the City of Thomasville, Georgia solicited requests for proposals for a design-build team; and

**WHEREAS**, the City Council for the City of Thomasville, Georgia desires to award a contract to JCI General Contractors, Inc. in the amount of five hundred one thousand six hundred seventy-seven dollars (\$501,677.00) to perform pre-construction services for work necessary to complete the Paradise Park Phase II project.

**WHEREAS**, the City Council for the City of Thomasville, Georgia desires JCI General Contractors, Inc. to develop a Guaranteed Maximum Pricing (GMP) for review and approval by City Council before moving forward with construction services.

**NOW, THEREFORE, BE IT RESOLVED as follows:**

Section 1. Incorporation of Recitals. The Recitals set forth above are incorporated herein by this reference as if set forth fully in this Section 1.

Section 2. Approval and Authorization of Award. Subject to review and approval by the City Attorney. The City Council for the City of Thomasville, Georgia approves the award amount attached hereto and made a part hereof as Exhibit A ("Award") and authorizes the Mayor, or Mayor Pro Tempore in the Mayor's absence, to execute and deliver the Award to proceed.

Section 3. General Authority. From and after the approval of this Resolution, the Mayor, Mayor Pro Tempore, City Manager, officers, and employees of the City of Thomasville, Georgia are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to comply with the provisions of the Award as executed and are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates, including but not limited to the Award, as may be necessary or desirable in connection with the execution and delivery of the Award and any related documents, all of the forgoing in consultation with the City Attorney.

Section 4. Actions Approved and Confirmed. All acts and doings of the City Council, Mayor, Mayor Pro Tempore, the City Manager, the officers, and employees of the City of Thomasville, Georgia that are in conformity with the purposes and intents of this Resolution and in the furtherance of the Award and the execution, delivery, and performance of the Award and related documents shall be, and the same hereby are, in all respects approved and confirmed.

Section 5. Severability of Invalid Provisions. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separable from the remaining provisions and shall in no way affect the validity of any of the other provisions hereof or of the Award ratified hereunder.

Section 6. Repealing Clause. All resolutions or parts thereof in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 7. Effective Date. This resolution shall be effective immediately upon its adoption.

Adopted and approved this 23<sup>rd</sup> day of February, 2026.

**Resolution to authorize submission of application for FY2027 Congressionally Directed Spending for Public Safety Communications Migration.**

Grants Administrator, Pam Schalk, reported that the City of Thomasville and Thomas County currently operate an aging analog radio infrastructure that has reached its critical end-of-life status. Manufacturers have announced end-of-support dates for existing G-Series Prime site equipment and MCC 7500 consoles, necessitating a transition to modern standards. Reliable communication is essential for the safety of first responders and the community, yet the current system is hindered by increasing failure points and known "dead zones". To address this, the City is pursuing federal assistance through the FY2027 Congressionally Directed Spending (CDS) process. This request seeks federal funding to migrate the City's communications to the P25 Phase II digital standard. The project involves a comprehensive modernization of the ASTRO 25 system, including:

- Virtualized Prime Site: Replacing end-of-life site controllers with a next-generation redundant platform to lower the total cost of ownership and eliminate single points of failure.
- Dispatch Console Upgrade: Replacing MCC 7500 consoles with CommandCentral AXS consoles, which offer a streamlined, secure, and browser-based interface for dispatchers.
- Infrastructure Upgrades: Replacing GTR 8000 stations with D-Series base stations and upgrading site Fault Management to MC-EDGE technology.

The total budgetary estimate for this project is \$5,399,819. The City is requesting \$2,000,000 in federal CDS funding through Senator Reverend Raphael Warnock's office to support this migration. To support the application, the City of Thomasville and Thomas County must pledge a combined local match of \$3,339,820 or \$1,669,910 each. It is recommended that the City Council approve the resolution to submit a formal application for FY2027 Congressionally Directed Spending in the amount of \$2,000,000.00 for the Public Safety Communications Migration project. Furthermore, it is recommended that the Council authorize the Mayor to sign all necessary documents and certify the City's commitment to the required matching funds.

Councilmember Mobley moved to adopt the resolution to authorize submission of application for FY2027 Congressionally Directed Spending for Public Safety Communications Migration, as presented. Councilmember Scott seconded the motion. Discussion ensued regarding the application timeline, letters of support, and collaboration efforts of cities/counties in the region. There was no further discussion. The motion passed 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

## RESOLUTION

**WHEREAS**, the City of Thomasville, Georgia, is committed to delivering excellent and dependable public services and ensuring the safety of its citizens and first responders; and,

**WHEREAS**, the Council of the City of Thomasville, Georgia, recognizes the critical need to modernize its aging analog radio infrastructure, which has reached end-of-life status and presents significant communication "dead zones"; and,

**WHEREAS**, the Council of the City of Thomasville, Georgia, desires to submit a request for FY2027 Congressionally Directed Spending (CDS) to obtain federal funding assistance for the City of Thomasville Public Safety Communications Migration and Equipment Upgrade project, which will transition the City to the P25 Phase II digital standard; and,

**WHEREAS**, the total estimated project cost is \$5,399,819.00, which includes critical upgrades to the virtualized prime site, dispatch consoles, and field subscriber units; and,

**WHEREAS**, the Council of the City of Thomasville, Georgia, desires to formally certify a provision of commitment for matching funds in the FY2027 City Budget in the amount of \$1,003,137 as a requirement for the federal appropriations request; and,

**WHEREAS**, the Council of the City of Thomasville, Georgia, further authorizes the Mayor to sign all necessary and related documents as shall be necessary in relation to this funding request.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Thomasville, Georgia, that it hereby authorizes the submittal of an application for FY2027 Congressionally Directed Spending to the offices of Senator Jon Ossoff and Senator Reverend Raphael Warnock to obtain assistance for the Public Safety Communications Migration project; and

**BE IT FURTHER RESOLVED**, that the Council of the City of Thomasville, Georgia, further authorizes the provision of commitment of City funds in the FY2027 Budget so as to provide the required matching funds as specified in the application; and

**BE IT FURTHER RESOLVED**, that the Council of the City of Thomasville, Georgia, further authorizes the Mayor of the City of Thomasville, or his/her successor, as the signatory on all necessary and related documents as shall be necessary in relation to the federal funding application.

**PASSED, APPROVED AND ADOPTED** by the Council of the City of Thomasville, Georgia, on this, the 23rd day of February 2026.

## REPORTS

City Manager White noted that regarding Mr. Joby's comments about closing the alley, the City has been working on that effort for many months and only have about 50% of the property owners in favor of closing it. When an alley is considering being closed, it is ideal if all property owners are in favor of the closure, as they are all impacted financially.

City Manager White provided the following reports:

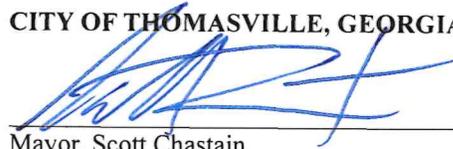
- New city limit signs with the Bicentennial logo have been placed.
- Coffee and Conversations will take place Tuesday, February 24<sup>th</sup>, at (30 Am in the Thomas County Public Library.
- The Black History Parade and Celebration will be held on Saturday, February 28<sup>th</sup>, in Downtown Thomasville.

Councilmembers collectively thanked those in attendance and those watching the live stream. They also encouraged the community to attend the Black History Parade and thanked City staff for their efforts in coordinating the event.

**ADJOURNMENT**

Having no other business for consideration by the City Council, the Thomasville City Council Meeting was adjourned at 7:06 PM.

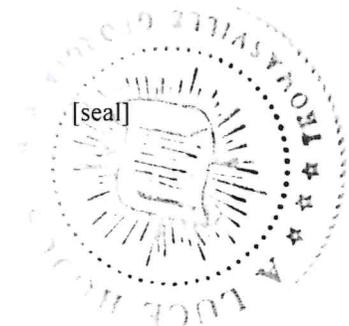
**CITY OF THOMASVILLE, GEORGIA**



Mayor, Scott Chastain



ATTEST: City Clerk



## EXHIBIT A

*Ordinance to rezone 117 Hayes Street, from R-1 to TNID  
Second Reading, 02.23.2026  
Page 1 of 2*

### ORDINANCE NO.: ORD-13-02232026

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.

### SECTION I

**BE IT ORDAINED** by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 6 from Section 22-91 captioned "R-1, Single Family Residential " and to designate the said same tract as Parcel 9 of Section 22-91 captioned "TNID, Traditional Neighborhood Infill District" for the protection or benefit of the neighboring properties and neighbors to ameliorate the effects, if any, of the change in zoning."

and more particularly described as follows:

All that tract or parcel of land situate, lying and being a part of Lot 4 as shown per plat of survey of Mallette's Hardaway Addition of record in Deed Book U, Page 471, Deed Records of Thomas County, Georgia and more particularly described as follows: BEGIN at a point on the northwesterly margin of Hayes Street which point is 160 feet, more or less, southwest of the intersection of the northwesterly margin of Hayes Street with the southwesterly margin of Hansell Street and from said point nm thence in a northwesterly direction at right angles to said margin of Hayes Street a distance of 96 feet to a point; thence southwesterly parallel to Hayes Street 50 feet to a point; thence at right angles; thence in a southerly direction 96 feet, more or less, to the margin of Hayes Street; thence in a northeast direction 50 feet, more or less, to the point of beginning.

The above-described property has a physical address of 117 Hayes Street, Thomasville, Georgia 31792 and a Map Parcel No. 3-3-3 according to the numbering system currently in use in Thomas County, Georgia.

### SECTION II

**BE IT FURTHER ORDAINED** that this ordinance shall be effective on the date of its final reading and passage.

### SECTION III

**BE IT FURTHER ORDAINED** all ordinances or part of ordinances in conflict herewith are hereby expressly repealed.

**SECTION IV**

**BE IT FURTHER ORDAINED** and it is hereby declared to be the intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrases of the Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

**SECTION V**

**BE IT FURTHER ORDAINED** and it is hereby declared by the Mayor and Council of the City of the Thomasville that (i) to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase and (ii) that to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

**SECTION VI**

**BE IT FURTHER ORDAINED** and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extend allowed by law, all remaining phrases, clauses, sentences, paragraphs or section of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**SECTION VII**

**BE IT FURTHER ORDAINED** that this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but shall nevertheless be spread upon the public minutes and records of the City of Thomasville.

**SECTION VIII**

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held on February 9, 2026, and read the second time, passed and adopted in like meeting held on February 23, 2026.

CITY OF THOMASVILLE, GEORGIA

By: \_\_\_\_\_

Mayor, Scott Chastain

Attest: \_\_\_\_\_

Felicia Brannen  
Felicia Brannen, City Clerk

(SEAL)

End EXHIBIT A

**EXHIBIT B**

*Ordinance to rezone 406 Wright Street, from R-2 to TNID  
Second Reading, 02.23.2026  
Page 1 of 3*

**ORDINANCE NO.: ORD-14-02232026**

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.

**SECTION I**

**BE IT ORDAINED** by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 6 from Section 22-91 captioned "R-2, Multi-Family Residential " and to designate the said same tract as Parcel 10 of Section 22-91 captioned "TNID, Traditional Neighborhood Infill District" for the protection or benefit of the neighboring properties and neighbors to ameliorate the effects, if any, of the change in zoning."

and more particularly described as follows:

All that certain property situated and being in the City of Thomasville, Georgia and more particularly described according to a plat of survey made for S. L. Williams by Robert P. Jolley, Georgia Registered Surveyor No. 1856 dated January 22, 1980 and recorded in Plat Book 4, Page 103 of the Deed Records of Thomas County, Georgia, as follows:

To reach a point of beginning, commence at the point of intersection of the northwestern right of way of Wright Street with the southwestern right of way of Bartow Street, said point being marked by a concrete marker; and run south 21 degrees 15 minutes 00 seconds west along said northwestern margin of Wright Street a distance of 127 feet to the point and place of beginning; from said point of beginning, continue South 21 degrees 15 minutes 00 seconds West along said northwestern margin of Wright Street a distance of 125.00 feet to a point on the northeastern margin of a 20 foot unnamed alley; thence run north 68 degrees 45 minutes 00 seconds West along said northeastern margin of said alley a distance of 90.0 feet to a point; thence run north 21 degrees 15 minutes 00 seconds east a distance of 124.6 feet to a point; thence run south 69 degrees 00 minutes 20 seconds east a distance of 90.00 feet to the point and place of beginning.

This is the same property described in that certain deed from Jack E Rigsby, et. al. to S. L. Williams, et.al. dated June 14, 1960 and recorded in Deed Book 9-A, Page 419, Deed

Records of Thomas County, Georgia.

**SECTION II**

**BE IT FURTHER ORDAINED** that this ordinance shall be effective on the date of its final reading and passage.

**SECTION III**

**BE IT FURTHER ORDAINED** all ordinances or part of ordinances in conflict herewith are hereby expressly repealed.

**SECTION IV**

**BE IT FURTHER ORDAINED** and it is hereby declared to be the intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrases of the Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

**SECTION V**

**BE IT FURTHER ORDAINED** and it is hereby declared by the Mayor and Council of the City of the Thomasville that (i) to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase and (ii) that to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

**SECTION VI**

**BE IT FURTHER ORDAINED** and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extend allowed by law, all remaining phrases, clauses, sentences, paragraphs or section of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**SECTION VII**

**BE IT FURTHER ORDAINED** that this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but shall nevertheless be spread upon the public minutes and records

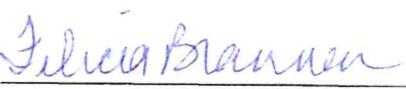
of the City of Thomasville.

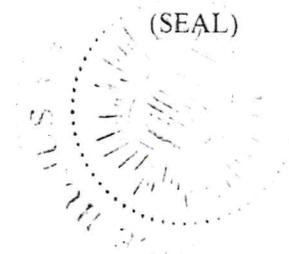
**SECTION VIII**

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held on February 9, 2026, and read the second time, passed and adopted in like meeting held on February 23, 2026.

**CITY OF THOMASVILLE, GEORGIA**

By:   
Mayor, Scott Chastain

Attest:   
Felicia Brannen, City Clerk



**End EXHIBIT B**

## **EXHIBIT C**

*Ordinance to rezone 525 Fletcher Street, from R-2 to TNID*

*Second Reading, 02.23.2026*

*Page 1 of 3*

### **ORDINANCE NO.: ORD-15-02232026**

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.

### **SECTION I**

**BE IT ORDAINED** by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 6 from Section 22-91 captioned "R-2, Multi-Family Residential " and to designate the said same tract as Parcel 11 of Section 22-91 captioned "TNID, Traditional Neighborhood Infill District" for the protection or benefit of the neighboring properties and neighbors to ameliorate the effects, if any, of the change in zoning."

and more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia more particularly described as follows: To reach the point of beginning commence at the corner formed by the intersection of the northeast margin of the right-of-way of Fletcher Street and run thence in a northeasterly direction along the southeast margin of the right-of-way of Fletcher Street a distance of 102 feet to the northwest corner of the property of Thomasville Property Management & Rentals, Inc. (Deed Book 372, Page 383) and the point of beginning. FROM SAID POINT OF BEGINNING run thence in a southeasterly direction parallel to the northeast margin of the right-of-way of College Avenue along the northeast boundary of Thomasville Property Management & Rentals, Inc. a distance of 126 feet, more or less to a point; run thence in a northeasterly direction parallel with Lester Street a distance of 153 feet, more or less, to a point; run thence in a northwesterly direction along the southwesterly boundary of the property of West Side Baptist Church of Thomasville, Inc. a distance of 126 feet, more or less, to a point the southeastern margin of the right-of-way of Fletcher Street; run thence in a southwestern direction along the southeastern margin of the right-of-way of Fletcher Street, a distance of 160 feet, more or less, to the point of beginning.

### **SECTION II**

**BE IT FURTHER ORDAINED** that this ordinance shall be effective on the date of its final reading and passage.

**SECTION III**

**BE IT FURTHER ORDAINED** all ordinances or part of ordinances in conflict herewith are hereby expressly repealed.

**SECTION IV**

**BE IT FURTHER ORDAINED** and it is hereby declared to be the intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrases of the Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

**SECTION V**

**BE IT FURTHER ORDAINED** and it is hereby declared by the Mayor and Council of the City of the Thomasville that (i) to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase and (ii) that to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

**SECTION VI**

**BE IT FURTHER ORDAINED** and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extend allowed by law, all remaining phrases, clauses, sentences, paragraphs or section of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**SECTION VII**

**BE IT FURTHER ORDAINED** that this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but shall nevertheless be spread upon the public minutes and records of the City of Thomasville.

**EXHIBIT D**

*Ordinance to rezone 225 South College Street, from R-2 to TNID  
Second Reading, 02.23.2026  
Page 1 of 2*

**ORDINANCE NO.: ORD-16-02232026**

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.

**SECTION I**

**BE IT ORDAINED** by the Council of the City of Thomasville and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is amended by excluding a certain Parcel 6 from Section 22-91 captioned "R-2, Multi-Family Residential " and to designate the said same tract as Parcel 12 of Section 22-91 captioned "TNID, Traditional Neighborhood Infill District" for the protection or benefit of the neighboring properties and neighbors to ameliorate the effects, if any, of the change in zoning."

and more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, being designated as lot number five (5) according to a plat recorded in Book 6-X, folio 277, Record of Deeds in the Office of the Clerk of the Superior Court of Thomas County, Georgia, said lot fronting fifty four and five-tenths (54.5) feet on the northern margin of South College Street and extending back in a northerly direction a width 102 feet along its western boundary and 83 feet along its eastern boundary as this lot is more particularly shown on the above referenced plat of survey.

The property is known as No. 225 South College Street according to the present numbering of the City of Thomasville.

**SECTION II**

**BE IT FURTHER ORDAINED** that this ordinance shall be effective on the date of its final reading and passage.

**SECTION III**

**BE IT FURTHER ORDAINED** all ordinances or part of ordinances in conflict herewith are hereby expressly repealed.

**SECTION IV**

**BE IT FURTHER ORDAINED** and it is hereby declared to be the intention of the Mayor and Council of the City of Thomasville that all sections, paragraphs, sentences, clauses, and phrases of the Ordinance are and were, upon their enactment, believed by the Mayor and the Council to be fully valid, enforceable, and constitutional.

**SECTION V**

**BE IT FURTHER ORDAINED** and it is hereby declared by the Mayor and Council of the City of the Thomasville that (i) to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase and (ii) that to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

**SECTION VI**

**BE IT FURTHER ORDAINED** and it is hereby declared that in the event that any phrase, clause, sentence, paragraph or section of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and the Council of the City of Thomasville that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that to the greatest extend allowed by law, all remaining phrases, clauses, sentences, paragraphs or section of this ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**SECTION VII**

**BE IT FURTHER ORDAINED** that this ordinance shall not be made a part of the official codified ordinances of the City of Thomasville but shall nevertheless be spread upon the public minutes and records of the City of Thomasville.

**SECTION VIII**

This ordinance was introduced and read at a lawful meeting of the City Council for the City of Thomasville, Georgia, held on February 9, 2026, and read the second time, passed and adopted in like meeting held on February 23, 2026.

**CITY OF THOMASVILLE, GEORGIA**

By: \_\_\_\_\_

Mayor, Scott Chastain

Attest: \_\_\_\_\_

Felicia Brannen, City Clerk

(SEAL)

**End EXHIBIT D**