

City of Thomasville Council Meeting Minutes, March 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; Assistant City Manager, Sheryl Sealy; City Attorney, Timothy C. Sanders; other city staff; citizens and members of the media. The meeting was held in Council Chambers at City Hall, located at 144 East Jackson Street, Thomasville, Georgia. Simultaneous access to the meeting was provided to those members of the media and citizens unable to attend the meeting via the City of Thomasville's online live stream feed located at www.thomasville.org.

CALL TO ORDER

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

INVOCATION

Councilmember Todd Mobley gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Lucinda Brown led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Terry Scott moved to approve the Regular Meeting Minutes of March 9, 2026, 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.

PROCLAMATION

Fair Housing Month, April 2026: Mayor Chastain reported the City of Thomasville recognizes the month of April as Fair Housing Month in celebration of the passage of the Fair Housing Act in April of 1968. Mayor Chastain presented a proclamation to Earl Williams, Director of Thomasville Community Development Corporation (TCDC) in recognition of Fair Housing Month and TCDC's efforts to assist the community with housing needs.

RECOGNITION

Honorary Councilmember March 2026: Councilmember Terry Scott recognized Reverend Dr. Earl J. Griffin, Sr., as the Honorary Councilmember for the month of March 2026. Councilmember Scott thanked Reverend Dr. Griffin for his service as the Honorary Councilmember. Reverend Dr. Griffin, thanked City Council for the opportunity to serve as Honorary Councilmember and noted that it was an eye-opening experience. He encouraged other citizens to take advantage of the program to learn more about City Government.

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 citizen listed on the Citizens to be Heard Sign-In Form:

1. Candee Henderson, resident of Egg and Butter Road South, Thomas County, Georgia, reported of her mission to have Thomasville-Thomas County utilizing 100% renewably sourced energy by 2035. She noted that there were several programs offered by the City of Thomasville that were great (LIHEAP, Share Program,

ECG On-Bill Financing); however, she spoke in opposition of the MGAG On-Bill Financing Program as it was not in the interest of humanity to encourage customers in the use of fossil fuels (natural gas).

ADOPT AGENDA

Councilmember Mobley moved to adopt the agenda as presented. Councilmember Royal 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.

OLD BUSINESS

There was no Old Business for consideration at this meeting.

NEW BUSINESS

First reading of an ordinance to rezone 218 Reid Street from R-2 to Traditional Neighborhood Infill Zoning District (TNID).

City Planner, Kenneth Thompson reported that in 2025 the City of Thomasville adopted the Traditional Neighborhoods Infill District (TNID), a voluntary zoning option that supports new housing and reinvestment in the City's traditional neighborhoods. The TNID follows the goals of the Blueprint Comprehensive Plan and helps provide more attainable housing while protecting neighborhood character. The TNID allows housing types that current zoning often does not, such as smaller lots, cottages, and house-scaled multi-unit buildings. These are the same patterns that shaped Thomasville's historic neighborhoods and help bring new life to vacant and underused properties. The owner of 218 S. Reid Street is requesting to rezone this property into the TNID. This reflects growing interest from property owners in reinvesting in these neighborhoods. The TNID is voluntary and requires approval by the Planning and Zoning Commission and City Council before development can proceed. Once rezoned, all TNID development and design standards apply. Key features of the TNID include:

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

Staff have reviewed the rezoning request and finds it to be consistent with the TNID and the Blueprint Comprehensive Plan. The proposed rezonings support reinvestment, expand housing options, and strengthen the long-term health of Thomasville's traditional neighborhoods. The Planning and Zoning Commission voted unanimously to recommend the passage of this ordinance to Council.

Councilmember Scott moved to order the ordinance to rezone 218 Reid Street from R-2 to Traditional neighborhood Infill Zoning District (TNID), as read for the first time, passed and carried over, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The ordinance title 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-2 MULTIFAMILY RESIDENTIAL**", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS **PARCEL 13** 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.

Resolution to enter into an agreement with the Thomas County Sherriff's Office for the purpose of housing inmates.

City Manager, Chris White reported that as outlined in the Service Delivery Strategy, Thomas County has the responsibility of operating a county jail facility, and the City contracts with the County for the purpose of housing inmates. Previously, this agreement has been signed by the Chief of Police and the Sheriff. With a newly elected Sheriff, the current agreement required updating and, with the guidance of the City Attorney, it was decided that the Mayor or Mayor Pro-Tem should represent the City as signatory of this agreement. This agreement has been negotiated between TPD and the TCSO and outlines the responsibilities surrounding the housing of inmates that are detained at the jail facility at the direction of TPD. This includes the outline of costs, responsibility for medical care, cost of damaged property and other administrative items. While this agreement was developed in 2025, we only recently received the signed copy from the Sheriff. The parties have been operating under this revised agreement for several months.

Councilmember Baker moved to adopt the resolution to enter into an agreement with the Thomas County Sherriff's Office for the purpose of housing inmates, 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 resolution follows.

CITY OF THOMASVILLE, GEORGIA
RESOLUTION

WHEREAS, the City of Thomasville desires to continue to contract with the Sheriff of Thomas County, Georgia ("Sheriff") to house inmates charged with criminal offenses in the jail facility maintained and operated by the Sheriff;

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Thomasville, Georgia as follows:

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

Section 2. The Jail Inmate Agreement, effective January 1, 2026 ("Agreement"), a copy of which is attached hereto and made a part hereof as Exhibit A is hereby approved and the execution, delivery and the execution of the Agreement by the Mayor is hereby authorized and approved.

Section 3. 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 covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining agreements and provisions and shall in no way affect the validity of any of the other agreements and provisions hereof or of the agreements ratified hereunder.

Section 4. All resolutions or parts thereof in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 5. This resolution shall be effective immediately upon its adoption.

SO RESOLVED, this 23rd day of March, 2026.

Resolution to accept Georgia Department of Transportation's (GDOT) contract to receive funds for the Taxiway A Project; approve Passero Associates' scope of work and fee for the project; and to authorize the Mayor or Mayor Pro Tem to sign any necessary and related documents.

Airport Manager, Robert Petty reported that The consideration of the Georgia Department of Transportation (GDoT) draft contract to the City of Thomasville's Regional Airport and the Passero Associate's scope and fee document for the rehabilitation/replacement of Taxiway A pavement, lighting, and signage. The scope and fee document includes the engineering and bid phase services for the Taxiway A project, to include a base bid to reconfigure the fillet geometry, taxiway connectors, taxiway edge lighting, and a bid additive for the mill and overlay of existing pavement. Council approved the Tentative Allocation Letter from GDoT for the \$1,151,250 Taxiway A Lightning project (Phase I) in September 2025. The Design and Bid portion for Phase I is \$238,823.07 with Phase I local match of \$12,091.93 already budgeted for FY2026. It is requested that Council consider adoption of a resolution for the acceptance of the GDoT contract to receive funds for the Taxiway A project and for the approval of the Passero Associates scope and fee for the Taxiway A project and the GDoT contract for the rehabilitation of Taxiway A pavement, lighting, and signage. The Taxiway A pavement PCI average was 75 seven years ago. With an annual degradation of 2 to 3 points per year the PCI is estimated as low as 49. The condition of the taxiway connectors to Runway 4-22 are also in the same condition. The Taxiway A lighting system was installed over 20 years ago and has degraded to the point where portions of it are inoperable.

Councilmember Baker moved to adopt the resolution to accept GDOT's contract to receive funds for the Taxiway A Project as presented. Councilmember Mobley seconded the motion. There was brief discussion regarding the Airport's budget, expenses and revenue amounts. There was no further discussion. The motion passed unanimously 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 had determined that there is a need to replace the Taxiway A edge lighting at the City of Thomasville Municipal Airport to satisfy safety and operational requirements with a total project cost of Three Million Three Hundred Thousand and No/100 Dollars ("Taxiway A");

WHEREAS, Passero Associates, LLC, devised a Scope of Work for the Taxiway A edge lighting and paving project, having provided initial design assistance and provided applications to Georgia Department of Transportation (GDOT) to acquire grant funding for said development;

WHEREAS, GDOT has issued a Contract to the City of Thomasville for the Taxiway A project for the design and bid phase of the project in the amount of \$238,823.07 from GDOT and the balance to be a match from the City of Thomasville of \$12,091.93;

WHEREAS, the City Council for the City of Thomasville, Georgia desires to confirm acceptance of the contract with GDOT to proceed and fully fund the project in calendar year 2026.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1. Incorporation 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 to GDOT Contract. The City Council approves the GDOT contract to proceed attached hereto and made a part hereof as Exhibit A ("Contract"), and authorizes the Mayor or Mayor Pro Tempore in the Mayor's absence to execute and deliver the Contract to proceed.

Section 3. General Authority. From and after the approval of this Resolution, the Mayor, Mayor Pro Tempore, City Manager, and officers employees of the City are hereby authorized,

empowered and directed to do all such acts and things to execute all such documents as may be necessary to comply with the provisions of the Contract 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 Contract, as may be necessary or desirable in connection with the execution and delivery of the Contract and any related documents, all of the following 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 that are in conformity with the purposes and intents of this Resolution and in the furtherance of the Contract and the execution, delivery, and performance of the Contract 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 Contract 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 23rd day of March, 2026.

Resolution of necessity to amend the Traditional Neighborhoods Urban Redevelopment Area (TN-URA).

City Planner, Kenneth Thompson reported that The Traditional Neighborhoods Urban Redevelopment Area (TN-URA) and corresponding Urban Redevelopment Plan were adopted by Council in 2023 with a focus on neighborhood revitalization. Since then, there has been a marked increase in private investment for housing and community development projects within the TN-URA. This includes the adaptive reuse of the Douglass High School campus, the Marathon Marketplace opening, and several new homes built. Council later adopted the Traditional Neighborhoods Infill District (TNID) in 2025 as a complementary zoning designation to encourage more infill residential development in the TN-URA's high potential neighborhoods. This spurred yet another noticeable increase in private development interests, as several properties have been rezoned to activate underutilized residential lots. The Planning Department would like to expand the success of the TN-URA to include more high potential neighborhoods that are outside the TN-URA boundary as currently adopted. The boundary of the TN-URA was defined initially to align with the Comprehensive Plan's "traditional neighborhoods" future character area; however, staff has observed adjacent neighborhoods with comparable characteristics that would benefit from the advantages afforded to properties found within the TN-URA. With this potential in mind, staff is requesting that Council consider amending the TN-URA plan and boundary. The proposed amendment will expand the boundary of the TN-URA and the potential impact of the TNID zoning district. In addition to amending the boundary, some of the plan's content may be updated and clarified. Given the success and reception of the TN-URA, the plan will maintain its fundamental objectives and guidance, and no substantive changes are proposed. In accordance with Georgia's Urban Redevelopment Law (O.C.G.A §36-61-1 et. seq.), amendments to an existing URA are subject to the same procedural requirements as creating a URA. There are essentially three benchmarks in this process: adopting a resolution of necessity, conducting a publicly noticed hearing, and adopting the final plan and boundary. Pending Council's adoption of the resolution of necessity, a public meeting is tentatively scheduled for March 26th to solicit public input prior to adoption. The final version of the plan and boundary will be presented to the City Council for approval in April. A brief discussion ensued regarding potential restrictions on properties within a TN-URA. It was noted that this will not put any restrictions or extra things on the properties within the boundary; the state designation will assist in unlocking potential for the properties within the boundary to be eligible for additional grant funds. It was further noted that public comment will be obtained in the processes.

Councilmember Scott moved to adopt the resolution of necessity to amend the TN-URA as presented. Councilmember Mobley seconded the motion. There was no further discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

The adopted resolution follows.

RESOLUTION

A Resolution of Necessity for the City of Thomasville, Georgia to Amend the Traditional Neighborhoods Urban Redevelopment Area Boundary and Urban Redevelopment Plan

WHEREAS the State of Georgia declared in its legislative findings and declarations of intent in the Urban Redevelopment Law (O.C.G.A. §36-61 et. seq.), as amended, that there are pockets of blight existing within municipalities; and

WHEREAS, in accordance with the Urban Redevelopment Law, the City of Thomasville is empowered to designate pocket(s) of blight where there exists one or more areas containing a substantial number of deteriorated or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; deterioration of site or other improvements; or the existence of conditions which endanger life or property by fire and other causes; and

WHEREAS the Mayor and Council of the City of Thomasville, Georgia designated by resolution on April 10, 2023, a defined geographical area containing pockets of blight, said area hereinafter referred to as the Traditional Neighborhoods Urban Redevelopment Area (TN-URA); and

WHEREAS the Mayor and Council of the City of Thomasville, Georgia adopted by resolution on May 8, 2023, the Traditional Neighborhoods Urban Redevelopment Plan (URP) for said area, which sets forth a workable program to foster the rehabilitation, conservation, or redevelopment, of a defined geographical area containing pockets of blight; and

WHEREAS the Mayor and Council of the City of Thomasville, Georgia find that there are additional blighting influences as described above that exist in the area immediately abutting the TN-URA's northwest boundary, and this additional pocket of blight was not encompassed within the TN-URA designation nor addressed in the workable program set forth in the URP;

WHEREAS the Mayor and Council of the City of Thomasville, Georgia find that the combination of such factors substantially impairs or arrests the sound growth of the municipality, retards the provisions of housing accommodations, and constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS the Mayor and Council of the City of Thomasville, Georgia find that one or more pockets of blight exist in areas immediately adjacent to the TN-URA and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the city of Thomasville, Georgia; and furthermore,

WHEREAS the Mayor and Council of the City of Thomasville, Georgia find it necessary for an amendment to be prepared, in accordance with the provisions of O.C.G.A. §36-61 et. seq., to modify the boundary of the TN-URA and modify the workable program of the URP; and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Thomasville, Georgia cause to be prepared an amendment to the Traditional Neighborhoods Urban Redevelopment Area boundary and Urban Redevelopment Plan to include those portions of the City of Thomasville, Georgia.

This Resolution shall become effective on the 23rd day of March, 2026.

ADOPTED AND APPROVED this 23rd day of March, 2026.

Motion to approve Final Plat of Phase #1 of Cassidy Farm Subdivision.

City Planner, Kenneth Thompson reported that the applicant is requesting approval of Phase 1; Cassidy Farm Subdivision, located between Cassidy Road and Old Albany Road. The proposal meets the zoning requirements outlined in the Planned Unit Development. City Planner Thompson provided the following Development History: The original 29.18 development concept was approved as a Planned Unit Development in 2023. The southern 19 acres of the original parcel are being developed as Phase 1 and will include 87 single-family lots. (see Exhibit A). The remainder of the parcel will be developed at a later date. The request has been through the preliminary subdivision process and conforms with the zoning and engineering requirements laid out in the City's subdivision and Planned Unit Development regulations. Specifically:

- All lots meet the requirements of the Planned Unit Development
- All easements and private covenants have been identified
- All lots are serviced by city streets and utilities
- All streets have been designed and constructed to the City's standards
- An agreement for the installation of the sidewalks and street trees has been signed.

Councilmember Baker moved to approve the Final Plat of Phase 1 of Cassidy Farm Subdivision, as presented. Councilmember Scott seconded the motion. There was no further discussion. The motion passed unanimously 5-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott, Baker.

REPORTS

City Manager White reported that the City would host its Annual Easter Eggstravaganza event at Weston Park on Saturday, March 28, 2026, 11:00 AM until 1:00 PM. He encouraged the community to attend the family friendly event.

City Manager White further reported that Cassidy Pond Park would be temporarily closed for upcoming construction of improvements at the park.

Councilmembers collectively thanked citizens for attending meetings and their participation with City Government. Councilmembers also commended each other for the ability to work together as a Council and governing body for the City of Thomasville.

ADJOURNMENT

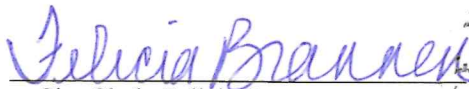
Having no other business for consideration by the City Council, the Thomasville City Council Meeting was adjourned at 6:24 PM.

CITY OF THOMASVILLE, GEORGIA

By: 

Mayor, Scott Chastain

ATTEST:


City Clerk, Felicia Brannen

