

City of Thomasville Council Meeting Minutes, August 10, 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, and Terry Scott. 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. It shall be recorded that Councilmember Royal Baker was not present at this meeting. The meeting was held in the Flipper Room of the Thomas County Public Library, located at 201 North Madison Street, Thomasville, Georgia. It shall be recorded that that the Flipper Room will be the City Council meeting location for more than a year, while renovations were taking place at the Municipal Building. The meeting was recorded and uploaded to the 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

Mayor Scott Chastain 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 City Council Regular Meeting Minutes of July 27, 2026, as presented. Councilmember Todd Mobley seconded the motion. There was no discussion. The motion passed 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott.

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. Rosemary Boykins, resident of Augusta Avenue, Thomasville, Georgia, requested that Council deny the rezoning request and the proposed housing development of 319 and 321 Augusta Avenue. She provided a handout to Councilmembers stating her concerns of safety, parking, and street width not accommodating two-way traffic. Ms. Boykins noted that she was not aware of the Planning & Zoning meeting and was not present due to lack of interest. She cited additional concerns for parking, as there was an 18-wheeler (semi-tractor trailer) parked on the street in the area now, providing visibility and safety concerns.
 - a. Councilmembers inquired if the tractor trailer was parked there often. Ms. Boykins noted it was often there, but not every day. Councilmember Scott reported he was in that area and the tractor trailer was there the day before the meeting.
2. Judson Rehberg, resident of Hopkins Street, Thomasville, Georgia, introduced himself to Councilmembers and to the community noting that he was originally from Thomasville, graduating in 1975 as Valedictorian, and had recently returned. He welcomed anyone interested in classical education to contact him as that was his educational degree and Thanked Council for allowing him the opportunity to introduce himself.

ADOPT AGENDA

Mayor Pro Tem Brown moved to adopt the agenda as presented. Councilmember Scott seconded the motion. There was no discussion. The motion passed 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott.

OLD BUSINESS

Second reading of an ordinance to amend the Cassidy Farm Planned Unit Development (PUD) to provide for signage regulations.

City Planner, Kenneth Thompson reported that there had been no changes to the ordinance since its passage on first reading. He reviewed the request before Council and noted that this ordinance provides for only one sign at each entrance to the Cassidy Farm PUD development.

Councilmember Mobley moved to order the ordinance to amend the Cassidy Farm PUD to provide for signage regulations, 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 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott.

The adopted ordinance follows.

ORDINANCE NO.: ORD-31-08102026

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 2 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) WITH CONDITIONS", AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 2 OF SECTION 22-81 CAPTIONED "PLANNED UNIT DEVELOPMENT (PUD) WITH CONDITIONS (AMENDMENT 1 OF 1)". 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 2 from Section 22-91 captioned Planned Unit Development (PUD) with Conditions and to designate the said same tract as Parcel 2 of Section 22-91 captioned "Planned Unit Development (PUD) with Conditions (Amendment 1 of 1)", such Amendment 1 of 1 attached hereto and made a part hereof as Exhibit A, and

Parcel 2 more particularly described as follows:

All that tract or parcel of land located on Cassidy Road and Albany Road, City of Thomasville, Thomas County, Georgia, consisting of 29.184 acres and being identified as Parcel No. 1 on a plat of survey prepared for Byron W. Howell and Frances D. Howell by Frank E. Carlton, Georgia Registered Land Surveyor, dated August 30, 1996, and recorded in Plat Cabinet 3, Page 13-D, Thomas County, GA Deed Records. Reference is made to said plat of said plat of survey for a more particular description by metes and bounds, courses and distances.

SECTION II

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 extent 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

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 July 27, 2026, and read the second time, passed and adopted in like meeting held on August 10, 2026.

Second reading of an ordinance to rezone 118 Business Circle from C-1, Commercial, to C-1, Conditional Use (Manufacturing, Processing, and Packaging – Light).

City Planner, Kenneth Thompson reported that there had been no changes to the ordinance since its passage on first reading. He reviewed that this rezoning ordinance brings the property into compliance and will allow a modest expansion of the existing building.

Councilmember Mobley moved to order the ordinance to rezone 118 Business Circle from C-1, Commercial, to C-1, Conditional Use (Manufacturing, Processing, and Packaging – Light), as read for the second time, passed and adopted, as presented. Councilmember Scott seconded the motion. There was no discussion. The motion passed 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott.

The adopted ordinance follows.

ORDINANCE NO.: ORD-32-08102026

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 19 OF SECTION 22-91 CAPTIONED "C-1, COMMERCIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 99 OF SECTION 22-91 CAPTIONED "C-1 CU, COMMERCIAL CONDITIONAL USE" "MANUFACTURING, PROCESSING, AND PACKAGING-LIGHT (LESS THAN 12,000 SF)" . 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 2 from Section 22-91 captioned "C-1, Commercial" and to designate the said same tract as Parcel 99 of Section 22-91 captioned "C-1 CU, Commercial Conditional Use" "Manufacturing, Processing, and Packaging - Light (less than 12,000 sf " 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 and being more particularly described according to a plat of survey prepared for Jimmy Palmer and Donnie Merritt by Murry A. Maxwell, Georgia Registered Land Surveyor No. 1653, dated May 9, 1997 and recorded in Plat Book 7, Folio 638, among the Deed Records of Thomas County, Georgia, as follows:

To reach the point of beginning commence at an iron pin located at the intersection of the northwest margin of the right-of-way of East Jackson Street with the northeast margin of the right-of-way of Business Circle and run thence north 40 degrees 37 minutes 39 seconds west along the northeast margin of the right-of-way of Business Circle a distance of 233.71 feet to a point; run thence north 01 degree 15 minutes 00 seconds west along the eastern margin of the right-of-2way of Business Circle a distance of 279.93 feet to an iron pin and the point of beginning. From said point of beginning continue thence north 01 degree 15 minutes 00 seconds west along the eastern margin of the right-of-way of Business Circle a distance of 92.38 feet to an iron pin; run thence along a curve to the right, which curve has a radius of 20.00 feet, an arc distance of 8.85 feet to an iron pin, which pin lies along a chord bearing north 64 degrees 26 minutes 05 seconds east a chord distance of 8.78 feet from the last referenced point; run thence along a curve to the left, which curve has a radius of 50 feet, an arc distance of 21.55 feet to an iron pin, which iron pin lies along a chord bearing north 64 degrees 45 minutes 46 seconds east a chord distance of 21.38 feet from the last referenced point; run thence north 89 degrees 26 minutes 37 seconds east a distance of 164.38 feet to an iron pin; run thence south 00 degrees 26 minutes 44 seconds west a distance of 190.69 feet to an iron pin and the point of beginning on the eastern margin of the right-of-way of Business Circle.

The above-described property is a portion of Lot 7 on a plat of survey prepared for R.C. Ausley recorded in Deed Book 9-N, Page 383, Deed Records of Thomas County, Georgia, and a portion of Lot 6 and Lot 8 on a plat of survey prepared of Business Circle Extension for R.C. Ausley recorded in Plat Bood 4, Page 39, among the Deed Records of Thomas County, Georgia

The above-described property is known as 118 Business Circle according to the present numbering system of the City of Thomasville, Georgia.

SECTION II

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

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 July 27, 2026, and read the second time, passed and adopted in like meeting held on August 10, 2026.

Second reading of three separate ordinances to rezone three properties on Harris Street.

City Planner, Kenneth Thompson reported that there had been no changes to either of these ordinances since their passage on first reading. He reviewed that several properties located along Harris Street are currently zoned M (Manufacturing), despite being developed and used primarily as residential properties for many years. Prior to 2005, residential uses were permitted within the M zoning district. In 2005, the City amended the zoning ordinance to prohibit residential uses within manufacturing districts. As a result, several existing homes became legal non-conforming uses under the current zoning ordinance. The City has recently become aware of issues related to the continued non-conforming status of these properties and is proposing this rezoning to better align the zoning map with the existing residential character and development pattern of the area. This rezoning corrects an outdated zoning designation that no longer reflects existing conditions. It eliminates unnecessary non-conforming residential uses, supports continued reinvestment, and is consistent with the Blueprint Thomasville Comprehensive Plan and the Traditional Neighborhood future character area. It was noted that each ordinance must be voted on separately.

1. Second reading of an ordinance to rezone 411 Harris Street from M (Manufacturing) to R-2 (Multi-Family Residential).

Councilmember Scott moved to order the ordinance to rezone 411 Harris Street from M (Manufacturing) to R-2 Multi-Family Residential), as read for the second time, passed and adopted, as presented. Councilmember Mobley seconded the motion. There was no discussion. The motion passed 4-0, with the following votes recorded: Chastain, Brown, Mobley, Scott.

The adopted ordinance follows.

ORDINANCE NO.: ORD-33-08102026

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 2 OF SECTION 22-91 CAPTIONED "M, MANUFACTURING", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 83 OF SECTION 22-91 CAPTIONED "R-2, MULTI-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 the Code of the City of Thomasville is amended by excluding a certain Parcel 2 from Section 22-91 captioned "M, Manufacturing" and to designate the said same tract as Parcel 83 of Section 22-91 captioned "R-2, Multi-Family Residential" 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 OF PARCEL OF LAND situate, lying and being in Lot 1 in Block 19 of Normal School Park, a subdivision of Thomasville, Thomas County, Georgia as per plat of record in the office of the Clerk of Superior Court of Thomas County, Georgia.

This is the parcel shown on the plat of survey prepared for Gregory A. Hobbs by Frank E. Carlton dated 5-25-99 and recorded in Plat Book 8, Page 100, of the Deed Record of Thomas County, Georgia, being all of that parcel shown on the said plat of survey as "No. 503 Harris Street 16,113 S.F." and described as follows: That parcel with a north property line dimension of 54.55 feet, a west property line dimension of 215.77 feet, a north property line dimension of 9.45 feet, a west property line dimension of 56.35, a south property line dimension along the north

Harris Street right-of-way of 60 feet, an east property line dimension of 55.22 feet, a north property line o 9.45 feet, an east property line dimension of 202.15 feet and an east property line dimension of 14.20 to the point of beginning.

The property is identified as 411 Harris Street in accordance with the current numbering system of the City of Thomasville, Georgia

SECTION II

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

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 July 27, 2026, and read the second time, passed and adopted in like meeting held on August 10, 2026.

2. Second reading of an ordinance to rezone 501 Harris Street from M (Manufacturing) to R-2 (Multi-Family Residential).

Councilmember Mobley moved to order the ordinance to rezone 501 Harris Street from M (Manufacturing) to R-2 (Multi-Family Residential) 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 4-0, with the following votes recorded: Chastain, Brown, Mobley, Scott.

The adopted ordinance follows.

ORDINANCE NO.: ORD-34-08102026

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 2 OF SECTION 22-91 CAPTIONED "M, MANUFACTURING", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 84 OF SECTION 22-91 CAPTIONED "R-2, MULTI-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 the Code of the City of Thomasville is amended by excluding a certain Parcel 2 from Section 22-91 captioned "M, Manufacturing" and to designate the said same tract as Parcel 84 of Section 22-91 captioned "R-2, Multi-Family Residential" 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 OF PARCEL OF LAND situate, lying and being in Lot 1 in Block 19 of Normal School Park, a subdivision of Thomasville, Thomas County, Georgia as per plat of record in the office of the Clerk of Superior Court of Thomas County, Georgia.

This is the parcel shown on the plat of survey prepared for Gregory A. Hobbs by Frank E. Carlton dated 5-25-99 and recorded in Plat Book 8, Page 100, of the Deed Record of Thomas County, Georgia, being all of that parcel shown on the said plat of survey as "No. 505 Harris Street 9,366 S.F."

The property is identified as 501 Harris Street in accordance with the current numbering system of the City of Thomasville, Georgia.

SECTION II

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 extent 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

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 July 27, 2026, and read the second time, passed and adopted in like meeting held on August 10, 2026, 2026.

3. Second reading of an ordinance to rezone Tax Parcel # 007 055005 (Harris Street) from M (Manufacturing) to R-2 (Multi-Family Residential).

Councilmember Scott moved to order the ordinance to rezone Tax Parcel # 007 055005 (Harris Street) from M (Manufacturing) to R-2 (Multi-Family Residential) 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 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott.

The adopted ordinance follows.

ORDINANCE NO.: ORD-35-08102026

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 2 OF SECTION 22-91 CAPTIONED "M, MANUFACTURING", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 85 OF SECTION 22-91 CAPTIONED "R-2, MULTI-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 the Code of the City of Thomasville is amended by excluding a certain Parcel 2 from Section 22-91 captioned "M, Manufacturing" and to designate the said same tract as Parcel 85 of Section 22-91 captioned "R-2, Multi-Family Residential" 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 OF PARCEL OF LAND situate, lying and being in Lot 1 in Block 19 of Normal School Park, a subdivision of Thomasville, Thomas County, Georgia as per plat of record in the office of the Clerk of Superior Court of Thomas County, Georgia.

This is the same property described in a deed from Dan Lott and Oscar Lott to Zack Darring dated May 23, 1927 and recorded in Deed Book 4-J, Page 65 of the deed records of Thomas County, Georgia. Grantor is the daughter of Zack Darring.

This is also the same property described in an unrecorded deed from Florence C. Cobb and Maurice Cobb Lampkin to Eugene Cherry and Naomi Cherry dated August 1, 1959, the original of which is in the possession of grantor. The deed is executed by Florence C. Cobb and Maurice Cobb Lampkin but is only witnessed by a notary public.

This is also the same parcel shown on the plat of survey prepared for Gregory A. Hobbs by Frank E. Carlton dated 5-25-99 and recorded in Plat Book 8, Page 100 and described as follows: That parcel with a north property line dimension of 9.66 feet, a west property line dimension of 54.09 feet, a south property line dimension along the north Harris Street right-of-way of 24.61 feet and bound on the northeast by the CSX Transportation System right-of-way.

This deed was prepared without the benefit of any title examination at the request of Naomi Cherry.

SECTION II

This ordinance shall be effective on the date of its final reading and passage.

SECTION III

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SECTION IV

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SECTION V

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SECTION VI

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SECTION VII

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 July 27, 2026, and read the second time, passed and adopted in like meeting held on August 10, 2026.

Second reading of two separate ordinances to rezone two properties on Augusta Avenue.

City Planner, Kenneth Thompson reported that there had been no changes to either of these ordinances since their passage on first reading. He reviewed that The applicant is requesting to rezone two existing 40-foot-wide residential lots within the Traditional Neighborhood Boundary to TNID. Each lot historically contained a single-family home. During the public hearing process, neighboring property owners expressed concerns regarding parking, traffic, and whether a home can reasonably fit on a 40-foot-wide lot. Staff evaluated these concerns as part of their review. The two lots are existing platted residential lots that historically contained single-family homes. The attached conceptual site plan demonstrates that a typical single-family home can accommodate a driveway and off-street parking while

meeting the applicable TNID development standards. Residential development of this scale generates a minimal amount of daily vehicle traffic and is not expected to create a measurable impact on the surrounding street network. City Planner Thompson further reviewed that, as with all TNID rezonings, any future development must comply with the district's design standards and will be reviewed during the permitting process to ensure compatibility with the surrounding neighborhood. Discussion ensued regarding public comments and concerns at meetings where these rezonings were discussed. It was noted that Ms. Boykins was at the Planning & Zoning Commission meeting and the July Council Workshop where her public comment was recorded; however, she was not present at the Council meeting where the ordinances passed on first reading. City Planner Thompson reviewed the maps and conceptual drawings that depicted what structures could be placed on each lot, and the accommodations of a side driveway to alleviate on street parking. Mayor Pro Tem Brown voiced concerns regarding the small lot size and the construction of a home large enough to live in on the lot. Councilmember Mobley asked if the homes would be required to be set back and in alignment with existing homes. City Planner noted that standards would have to be maintained through any future construction on the lots.

1. Second reading of an ordinance to rezone 319 Augusta Avenue into the Traditional Neighborhood Infill Zone District (TNID).

Councilmember Scott moved to order the ordinance to rezone 319 Augusta Avenue into the Traditional Neighborhood Infill Zone District (TNID) as read for the second time, passed and adopted, as presented. Councilmember Mobley seconded the motion. There was no further discussion. The motion passed 4-0. With the following votes recorded: AYES: Chastain, Brown, Mobley, Scott.

The adopted ordinance follows.

ORDINANCE NO.: ORD-36-08102026

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 2 OF SECTION 22-91 CAPTIONED "R-1, SINGLE-FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 19 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 2 from Section 22-91 captioned "R-1, Single-Family Residential" and to designate the said same tract as Parcel 19 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, and being more particularly described on Lot No. 10 in Block 7 of that certain subdivision known as Southside Addition to the City of Thomasville, said lot fronting 40 feet on the north side of Augusta Avenue and running back of uniform width 107.5 feet as per plat of said subdivision recorded in Deed Book 3-Q, Page 195, of the Deed Records of Thomas County Georgia.

The above-described property is known as 319 Augusta Avenue according to the present numbering system of the City of Thomasville, Georgia.

SECTION II

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

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 July 27, 2026, and read the second time, passed and adopted in like meeting held on August 10, 2026.

2. **Second reading of an ordinance to rezone 321 Augusta Avenue into the Traditional Neighborhood Infill Zone District (TNID).**

Councilmember Mobley moved to order the ordinance to rezone 321 Augusta Avenue into the Traditional Neighborhood Infill Zone District (TNID) as read for the second time, passed and adopted. Mayor Pro Tem Brown seconded the motion. There was no discussion. The Motion passed 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott.

The adopted ordinance follows.

ORDINANCE NO.: ORD-37-08102026

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 2 OF SECTION 22-91 CAPTIONED "R-1, SINGLE-FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 20 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 2 from Section 22-91 captioned "R-1, Single-Family Residential" and to designate the said same tract as Parcel 20 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, and being more particularly described on Lot No. 11 in Block 7 of that certain subdivision known as Southside Addition to the City of Thomasville, said lot fronting 40 feet on the north side of Augusta Avenue and running back of uniform width 107.5 feet as per plat of said subdivision recorded in Deed Book 3-Q, Page 195, of the Deed Records of Thomas County Georgia: the southeast corner of Lot No. 11 being on the north margin of August Avenue 120. feet west of the intersection of the north margin of August Avenue and the west margin of South Street

The above-described property is known as 321 Augusta Avenue according to the present numbering system of the City of Thomasville, Georgia.

SECTION II

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

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 July 27, 2026, and read the second time, passed and adopted in like meeting held on August 10, 2026.

NEW BUSINESS

Resolution authorizing application to the Georgia Environmental Finance Authority (GEFA) Water Infrastructure Planning Program (WIPP) Grant for WaterSmart Thomasville.

Utilities Superintendent, Eric Gossett reported that The Georgia Environmental Finance Authority (GEFA) Water Infrastructure Planning Program (WIPP) provides grant funding for planning efforts that protect Georgia's water resources, improve water quality, strengthen public water system financial sustainability, and support affordable water. Applications are due August 31, 2026. The maximum grant is \$150,000 per project and requires a 10 percent local match; in-kind match is allowed. The City of Thomasville proposes to apply for WIPP funding for WaterSmart Thomasville: Infrastructure Data for CIP, Budgeting, and Growth. The project will develop a water infrastructure planning model to support long-term capital improvement planning, annual budget development, infrastructure prioritization, and sustainable growth decisions. The project will provide City staff and engineering support with a data-driven tool to evaluate water system conditions, identify deficiencies, analyze capacity and service needs, and

prioritize improvements based on system performance, growth demands, risk, and financial impact. The scope includes water modeling software, GPS data collection equipment, field data verification, staff training, and technical support. GPS equipment will help collect and verify asset data where records are missing, outdated, or inaccurate. Superintendent Gossett noted that the completed model will help the City move from reactive infrastructure decisions to a more strategic, transparent, and financially sustainable planning process. It will also help staff evaluate field conditions, determine whether valves are open or closed, troubleshooting service issues, verify system performance, and support future GEFA or other capital funding applications. Superintendent Gossett reported the following:

- Estimated working budget: \$140,514, including approximately \$33,564.00 for water modeling software for two years, annual cost is \$16,782 and \$104,514.00 for GPS equipment.
- Each GPS unit costs approximately \$33,560.
- The required 10 percent local match (\$14,051.40) will be provided through eligible in-kind staff time for project coordination, data collection, field verification, software setup, review of model outputs, and integration into Capital Improvement Planning and budget development and capital dollars.

It was requested of City Council to approve a resolution authorizing the City of Thomasville to apply for the GEFA Water Infrastructure Planning Program for the WaterSmart Thomasville project in the amount of \$140,514.00; authorize the Mayor or Mayor Pro Tempore to execute all necessary and related documents associated with the grant application; authorize the Grants Administrator or his/her designee to submit the application and required assurances, certifications, acknowledgements, and related documents; and authorize the commitment and appropriation of the required local match through eligible in-kind staff time or capital dollars, contingent upon award approval.

Discussion ensued regarding the current aged equipment and the benefits of using the software, continuing the licensing past two years and need for updated GIS units. It was noted that the software is new and would help to model how the utilities systems would react in catastrophic events by identifying weak points, leaks, etc. The need for continuing use with the software would be assessed at the end of the two-year period and it will be determined at that time if it will be beneficial for the city to keep the licensing for future use.

Councilmember Mobley moved to adopted the resolution authorizing application to the Georgia Environmental Finance Authority (GEFA) Water infrastructure Planning Program (WIPP) Grant for WaterSmart Thomasville, s presented. Councilmember Scott seconded the motion. There was no further discussion. The motion passed 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Scott.

The adopted resolution follows.

RESOLUTION

WHEREAS the Georgia Environmental Finance Authority (GEFA) Water Infrastructure Planning Program (WIPP) provides grant assistance for eligible water infrastructure planning activities that protect Georgia's water resources, improve water quality, strengthen the financial sustainability of public water systems, and support affordable water service; and,

WHEREAS the Council of the City of Thomasville, Georgia, desires to submit an application to GEFA for the WaterSmart Thomasville: Infrastructure Data for CIP, Budgeting, and Growth project; and,

WHEREAS the project will develop a water infrastructure planning model to support long-term capital improvement planning, annual budget development, infrastructure prioritization, asset management, water infrastructure financing, and sustainable growth decisions; and,

WHEREAS the Council desires to commit the required local match, including eligible in-kind staff time and any related local costs, as reflected in the final application budget and contingent upon award approval; and,

WHEREAS the Council desires to authorize the Mayor or Mayor Pro Tempore, the Grants Administrator, or their designees, as applicable, to execute, submit, and provide all necessary application documents, assurances, certifications, acknowledgments, and related submissions for the application and any resulting award.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Thomasville, Georgia, that the City is authorized to submit an application to GEFA for the Water Infrastructure Planning Program for WaterSmart Thomasville: Infrastructure Data for CIP, Budgeting, and Growth; and,

BE IT FURTHER RESOLVED that the Council authorizes the commitment of the required local match, including eligible in-kind staff time and any related local costs, as reflected in the final application budget and contingent upon award approval; and,

BE IT FURTHER RESOLVED that the Mayor or Mayor Pro Tempore, the Grants Administrator, or their designees, as applicable, are authorized to execute, submit, and provide all necessary documents, assurances, certifications, acknowledgments, and related submissions for the application and any resulting award.

PASSED, APPROVED AND ADOPTED by the Council of the City of Thomasville, Georgia, on this, the 10th day of August 2026.

REPORTS

City Manager White reported that the City of Thomasville Youth Council will meet on Tuesday, August 11, 2026, for their initial orientation meeting. He further reported having received numerous compliments on the recent First Friday event and commended staff for their efforts and production of the event.

Councilmembers collectively thanked all who were in attendance and commended staff on the First Friday event.

Mayor Chastain reported that Scout Master Wallace Marsh was present with Troop 306 members. Scout Master Marsh thanked Councilmembers for letting Troop 306 participate in this meeting. Scouts who are on the path to achieve Eagle Scout are required to achieve various merit badges. He reported that Troop 306 members who were in attendance at this meeting were here to achieve their respective "Citizenship in the Community" merit badges. The following Boy Scout Troop members introduced themselves and thanked Councilmembers for their service.

Joseph Willis
Anderson England
Brady Smith

Cam Carvin
Stephen Prothro
Brayden Moulds

Bradford Marsh
Dominic Carugati
Pierce Lang

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 6:35 PM.

CITY OF THOMASVILLE, GEORGIA

By: _____

Mayor, Scott Chastain

ATTEST: _____

City Clerk, Felicia Brannen

Affix Seal Here:

