

City of Thomasville Council Meeting Minutes, September 14, 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 Royal Baker. Also present were the City Manager, Chris White; Assistant City Manager, Sheryl Sealy; City Attorney, Timothy C. Sanders; Chief Financial Officer, Ashley Cason; other city staff; citizens and members of the media. Councilmember Terry Scott was absent from 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 the Flipper Room was the City Council meeting location 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

Councilmember Todd Mobley gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Lucinda Brown led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilmember Royal Baker moved to approve the City Council Regular Meeting Minutes of August 24, 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, Baker.

CITIZENS TO BE HEARD

Candee Henderson, resident of Egg and Butter Road South, Thomas County, Georgia, voiced concerns regarding the City's decision to cease the cardboard recycling program. She also reported that her church is beginning a five-year plan to become as energy efficient as possible with a thorough assessment of the facility. She voiced opposition to the City's charge to customers to use their solar arrays. She requested that Council reconsider that surcharge/tariff.

ADOPT AGENDA

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

OLD BUSINESS

Consider five separate ordinances to rezone properties to Traditional Neighborhood Infill Districts (TNID).

City Planner, Kenneth Thompson, reported that there have been no changes to the five ordinances since their individual passage on first readings. He provided a brief review of the ordinances.

- 1. Second reading of an ordinance to rezone 95 Jones Street from R-1, Single Family Residential, to TNID.**
Councilmember Mobley moved to order the ordinance to rezone 95 Jones Street from R-1, Single Family Residential, 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 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Baker.

The adopted ordinance follows.

ORDINANCE NO.: ORD-38-09142026

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 21 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 21 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, known as Fletcherville and a part of an acre of land bought by Amos Lester from F.W. and C.B. Hopkins and known and distinguished as follows:

Commencing 320 Feet from the Tallahassee Road and running 52 and ½ feet along an alley in front of J. James Land to a stake; thence running back from said alley into said acre a distance of 95 feet to a stake; thence toward the Tallahassee Road 52 and ½ feet to a stake; thence toward said alley 95 feet to the point of beginning. Said lot of land being located on the north margin of Howard Alley according to the plan of said city.

The Parcel conveyed herein fronts the north side of Jones Street a distance of approximately 52 and ½ feet and runs back northerly of relative uniform width a distance of 58 feet, more or less.

The Property is more commonly known as 95 Jones Street, Thomasville, GA 1792 according to the present system of numbering in Thomas County, 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 August 24, 2026, and read the second time, passed and adopted in like meeting held on September 14, 2026.

2. **Second reading of an ordinance to rezone 212 Bibb Lane from R-1, Single Family Residential, to TNID.** Councilmember Baker moved to order the ordinance to rezone 212 Bibb Lane, from R-1, Single Family Residential, 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 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Baker.

The adopted ordinance follows.

ORDINANCE NO.: ORD-39-09142026

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 22 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 22 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, known and distinguished in the plan of said city as No. 212 Bibb Alley, and more particularly described as follows:

Beginning at the intersection of the northeast margin of Jones Street and the northwest margin of Bibb Alley; run thence north 43 degrees 31 minutes 29 seconds east along the said northwest margin of Bibb Alley a distance of 52.91 feet to a corner; run thence north 67 degrees 46 minutes 21 seconds west a distance of 83.65 feet to a corner; run thence south 26 degrees 22 minutes 39 seconds west a distance of 54.44 feet to the northeast margin of Jones Street south 71 degrees 57 minutes 21 seconds east a distance of 68.55 feet to the northwest margin of Bibb Alley and the point of beginning (the "Property").

The Property is more commonly known as 212 Bibb Lane, Thomasville, GA 31792 according to the present system of numbering in Thomas County, 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 August 24, 2026, and read the second time, passed and adopted in like meeting held on September 14, 2026.

3. **Second reading of an ordinance to rezone 1119 Short Broad Street from C-1, Commercial, to TNID.** Councilmember Mobley moved to order the ordinance to rezone 1119 Short Broad Street, from C-1, Commercial, 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 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Baker.

The adopted ordinance follows.

ORDINANCE NO.: ORD-40-09142026

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 "C-1, COMMERCIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 23 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 "C-1, Commercial" and to designate the said same tract as Parcel 23 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:

The tract of parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, being Lot No. 11 of a certain subdivision known as “West End” as shown by the plat thereof recorded in Book U, Page 130, Deed Records of Thomas County, Georgia, and more particularly described as follows:

Beginning at the property line at the corner formed by the intersection of the easterly margin of North Madison Street with the southerly margin of Walnut Street and run thence in a southerly direction along the easterly margin of North Madison Street, 90 feet, more or less, to the property now or formerly owned by Joe Goldstein; run thence in an easterly direction, parallel with Walnut Street, 124 feet to a point; run thence in a northerly direction, parallel with North Madison Street, 90 feet, more or less, to the southerly margin of Walnut Street; run thence in a westerly direction, along the southerly margin of Walnut Street, 124 feet to the point of beginning of the property herein conveyed.

Said property is bounded on the north by Walnut Street; on the east by Lot No. 12 of said subdivision; on the south by Lot No. 9 of said subdivision; and on the west by North Madison Street.

ALSO,

That tract of parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, being Lot No. 12 of a certain subdivision known as “West End”, as shown by the plat thereof recorded in Book U, Page 130, Deed Records of Thomas County, Georgia, and more particularly described as follows:

Beginning at the property line at the corner formed by the intersection of the westerly margin of Short Broad Street with the southerly margin of Walnut Street, and from said point run thence in a westerly direction along the southerly margin of Walnut Street, 124 feet to the northeast corner of Lot No. 11 of said subdivision; run thence in a southerly direction, parallel with Short Broad Street, 90 feet, more or less, to Lot No. 10 of said subdivision; run thence in a southerly direction, parallel with Walnut Street, 124 feet to the westerly margin of Short Broad Street; run thence in a northerly direction, along the westerly margin of Short Broad Street, 90 feet to the point of beginning of the property herein conveyed.

The Property is more commonly known as 1119 Short Broad Street, Thomasville, GA

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 August 24, 2026, and read the second time, passed and adopted in like meeting held on September 14, 2026.

4. Second reading of an ordinance to rezone 1216 North Short Madison Street from C-1, Commercial, to TNID.

Councilmember Baker moved to order the ordinance to rezone 1216 North Short Madison Street, from C-1, Commercial, 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 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Baker.

The adopted ordinance follows.

ORDINANCE NO.: ORD-41-09142026

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 "C-1, COMMERCIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 24 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 "C-1, Commercial " and to designate the said same tract as Parcel 24 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:

Tract 1: All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, being Lot Number Nine (9) in that certain subdivision known as "West End" as shown by the plat thereof recorded in Book U, Page 130, Record of Deeds in the office of the Clerk of the Superior Court of Thomas County, Georgia. Said lot fronting eight-five (85) feet on the east margin of West Broad Street and extends back easterly of uniform width a distance of one hundred twenty-five (125) feet. This being the same property as described in a warranty deed from W. B. Bulloch to Joe Goldstein, dated February 5, 1953, and recorded in Book 7-T, Page 143, of the Deed Records of Thomas County, Georgia.

Tract 2: All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, and more particularly described as follows:

Part of Lot #10 of that section of Thomasville known as "West End" according to McSwain's Survey and plat thereof recorded in Deed Book U, Pages 130-131 of the Deed Records of Thomas County, Georgia. Said property described herein fronts the west margin of North "Short Broad Street 46-1/4 feet and runs back westerly a uniform width of 124 feet. Said lot is a vacant lot now but used to have a dwelling on it and was known as 1117 North Broad Street according to the 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 August 24, 2026, and read the second time, passed and adopted in like meeting held on September 14, 2026.

5. Second reading of an ordinance to rezone 400 Forrest Street from R-1, Single Family Residential to TNID.

Mayor Pro Tem Brown moved to order the ordinance to rezone 400 Forrest Street, from R-1, Single Family Residential, 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 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Baker.

The adopted ordinance follows.

ORDINANCE NO.: ORD-42-09142026

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 4 OF SECTION 22-91 CAPTIONED "R-1, SINGLE-FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 25 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 4 from Section 22-91 captioned "R-1, Single-Family Residential " and to designate the said same tract as Parcel 25 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:

Lot Forrest Street, City Map Code 1-46-6, bounded on the North 50 feet, more or less, by property now or formerly of Doris Thompson; on the South 50 feet, more or less, by Forrest Street; on the East 128 feet, more or less, by Willis Street; and on the West 128 feet, more or less, by property now or formerly of Eula Williams.

The above-described is the same property described in that Marshal's Deed to the City of Thomasville, Georgia dated October 19, 1984 and recorded in Deed Book 185, Page 184, among the deed records of Thomas County, Georgia.

The above-described parcel has a physical address of 400 Forrest Street, Thomasville, Georgia, 31792 and a Map Parcel No. 1-46-6 according to the numbering system currently in use in Thomas County, 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 August 24, 2026, and read the second time, passed and adopted in like meeting held on September 14, 2026.

Second reading of an ordinance to rezone 433 West Monroe Street from R-1, Single-Family Residential to DE, Downtown Edge.

City Planner, Kenneth Thompson, reported that there have been no changes to this ordinance since its passage on first reading. He provided a brief review of the ordinance.

Councilmember Mobley moved to order the ordinance to rezone 433 West Monroe Street, from R-1, Single Family Residential DE, to Downtown Edge, as read for the second time, passed and adopted as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Baker.

The adopted ordinance follows.

ORDINANCE NO.: ORD-43-09142026

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 4 OF SECTION 22-91 CAPTIONED "R-1, SINGLE FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 3 OF SECTION 22-91 CAPTIONED "DE-DOWNTOWN EDGE". 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 4 from Section 22-91 captioned "R-1, Single Family Residential" and to designate the said same tract as Parcel 3 of Section 22-91 captioned "DE, Downtown Edge"

and more particularly described as follows:

All that tract or parcel of land situate, lying and being in the City of Thomasville, Land Lot 39 of the 13th Land District in Thomas County, Georgia and being more particularly described as follows:

All That tract of parcel of land situate, lying and being in Land Lot 39 of the 13th Land district, Thomasville, Thomas County, Georgia containing .38 acre. BEGIN at a 5/8" rebar located at the intersection of the north margin of Pine Street and the east margin of W. Monroe Street (90' r/w) and proceed north 51 degrees 08 minutes 53 seconds east 102.50 feet to a 5/8" rebar; south 39 degrees 34 minutes 16 seconds east 129.50 feet to a point; south 51 degrees 08 minutes 53 seconds west 52.50 feet to a point; thence south 39 degrees 34 minutes 16 seconds east 65.63 feet to a 5/8" rebar; south 50 degrees 28 minutes 11 seconds west 50.00 feet to a 5/8" rebar on the north margin of Pine Street; north 39 degrees 34 minutes 12 seconds west 195.72 feet to the POINT OF BEGINNING.

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 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 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 August 24, 2026, and read the second time, passed and adopted in like meeting held on September 14, 2026.

Second reading of an ordinance to rezone 704 East Clay Street from R-2, Multi-Family Residential to C-1A, Limited Business.

City Planner, Kenneth Thompson, reported that there have been no changes to this ordinance since its passage on first reading. He provided a brief review of the ordinance.

Councilmember Mobley moved to order the ordinance to rezone 704 East Clay Street from R-2, Multi-Family Residential to C-1A, Limited Business, as read for the second time, passed and adopted as presented. Councilmember Baker seconded the motion. There was no discussion. The motion passed 4-0, with the following votes recorded: AYES: Chastain, Brown, Mobley, Baker.

The adopted ordinance follows.

ORDINANCE NO.: ORD-44-09142026

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 50 OF SECTION 22-91 CAPTIONED "R-2, MULTI-FAMILY RESIDENTIAL", TO DESCRIBE SAID EXCLUDED TRACT AND TO DESIGNATE THE SAID SAME TRACT AS PARCEL 82 OF SECTION 22-91 CAPTIONED "C-1A, LIMITED BUSINESS 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 50 from Section 22-91 captioned "R-2, Multi-Family Residential" and to designate the said same tract as Parcel 82 of Section 22-91 captioned "C-1A, Limited Business 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, being and situate in the City of Thomasville, Thomas County, Georgia and being the northern most 160 feet of Lots 62, 64, and 66 in Mallette's Hardaway Addition as shown by a plat thereof in Book U, Folio 471 of the Deed Records of Thomas County, Georgia. Each of the portion of said lots front 62 feet on the southeast margin of Clay Street and, extends back southeasterly of uniform width 160 feet. Said parcel fronts the southeast margin of East Clay Street 186 feet and fronts the northeast margin of North Spair Street 160 feet and is in the shape of a rectangle.

The portion of Lot 62 conveyed herein is known as 702 East Clay Street according to the present numbering system of the City of Thomasville. The portion of Lot 64 conveyed herein is known as 710 East Clay Street according to the present numbering system of the City of Thomasville. The portion of Lot 66 conveyed herein has no street address and is shown as a vacant lot according to the present numbering system of the City of Thomasville, Georgia.

The remainder of Lots 62 and 64 and 66 not conveyed herein and which is excepted and excluded from the conveyance herein is a lot which fronts 60 feet on the northeast margin of North Spair Street and runs back of uniform width in a northeasterly direction 186 feet and is known as 412 North Spair Street.

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

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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

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SECTION VIII

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NEW BUSINESS

There was no New Business for consideration at this meeting.

REPORTS

City Manager White encouraged the community and Councilmembers to attend the upcoming *Let's Discuss ... City Budget Process* session to be held on Tuesday, September 15, 2026, at 5:30 PM at First Missionary Baptist Church at 110 West Calhoun Street.

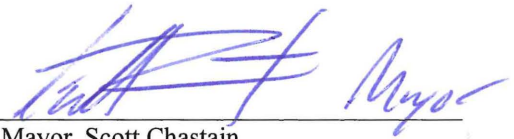
City Manager White announced that First Baptist Church has voted to donate \$40,000 to the Balfour Park Project; the donation will be brought to Council for formal acceptance at a future Council meeting. He noted that the donation is specific to the Balfour Park Project.

Mayor Chastain reported that the Annual 9-11 Stair Climb event held at the Thomas County Central High School Stadium was well attended and thanked all those who participated in the memorial event.

ADJOURNMENT

Having no further business for consideration, the Thomasville City Council Meeting was adjourned at 6:11 PM.

CITY OF THOMASVILLE, GEORGIA

By: 
Mayor, Scott Chastain

ATTEST: 
City Clerk, Felicia Brannen

Affix Seal Here:

