

NOTICE OF ZONING ORDINANCE HEARING

GEORGIA, UPSON COUNTY

RE: APPLICATION TO REZONE A PORTION OF PROPERTY DESIGNATED AS TAX MAP T22-209

CURRENTLY ZONED: PD – PLANNED DEVELOPMENT

REQUEST: REZONE TO R-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

The public is hereby notified pursuant to the Georgia Zoning Procedures Act and Zoning Ordinance of the City of Thomaston, Georgia, that the Thomaston Zoning Commission will hold a public hearing (1st public hearing) in the meeting room at the Thomaston-Upson County Government Complex, located at 106 East Lee Street, Thomaston, Georgia, at **12:30 P.M. on Monday, November 16, 2026**. The Mayor and City Council of the City of Thomaston, Georgia, will hold its first read and public hearing (2nd public hearing) in the meeting room at the Thomaston-Upson County Government Complex at **7:00 P.M. on Tuesday, November 17, 2026**. The second read and vote will be held at the regular City Council meeting scheduled for **7:00 P.M. on Tuesday, December 1, 2026**, relative to the request for a portion of the property to be rezoned from PD Planned Development to R-2 Medium Density Residential District.

Description:

Tract 9A:

All that tract or parcel of land lying and being in Land Lot 226 of the 10th Land District of Upson County, Georgia, shown as “Tract 9A” on Alta Survey for Smith Douglas Homes, prepared by Moore Bass Consulting, Inc., dated July 8, 2026, and being more particularly described as follows:

Commencing from a point at the intersection of the southeasterly right of way of Crawley Street (apparent 30’ R/W) and the northeasterly right of way of West Main Street (50’ R/W); thence following said right of way of Crawley Street N 48° 42’ 15” E a distance of 212.48 feet to a 1” rod found. Said point being the point of beginning.

Thence from the established **point of beginning** and continuing along said right of way N 49° 15’ 25” E a distance of 53.15 feet to a ½” rebar set; thence N 47° 41’ 42” E a distance of 29.14 feet to a 5/8” rebar found; thence leaving said right of way S 35° 23’ 24” E a distance of 145.14 feet to a 5/8” rebar found; thence S 54° 51’ 40” E a distance of 75.00 feet to a 5/8” rebar found; thence S 67° 31’ 09” W a distance of 28.81 feet to a ½” rebar set; thence S 57° 22’ 17” W a distance of 85.00 feet to a 5/8” rebar found; thence N 32° 55’ 53” W a distance of 92.96 feet to a 5/8” rebar found; thence N 34° 12’ 16” W a distance of 104.00 feet to the point of beginning.

Said above-described tract of land containing 0.41 AC. (17.933.69 Sq. Ft.)
A copy of the Lot Division Plat Survey, prepared for Smith Douglas Homes, Tracts 9 and 9A, by Moore Bass Consulting, Inc. is attached hereto as Exhibit “A”.

A map of the above-described area is available for inspection in the Office of the City Manager of the City of Thomaston, Georgia.

This ____ day _____ 2026.

THE MAYOR AND COUNCIL OF THE CITY OF THOMASTON, GEORGIA