

NOTICE OF ZONING ORDINANCE HEARING GEORGIA, UPSON COUNTY

RE: APPLICATION FOR VARIANCE AND REZONING

TAX MAP T22 154

CURRENTLY ZONED: PD – PLANNED DEVELOPMENT

REQUEST: REZONE TO R-1 (LOW 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** to receive public comments regarding the request for rezoning and variance from provisions set forth in Article 98, Section 4.4.3. 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 variance and for the property to be rezoned from PD – Planned Development to R-1 – Low Density Residential District.

The Application seeks a variance for the following:

To rezone property from PD – Planned Development to R-1 (Low Density Residential District), for minimum lot area 9,000 Sqft, minimum lot frontage 60', minimum lot width at the building line 60', minimum heated floor area 1,150 Sqft, requirements in Article 98, Section 4.4.3.6

Description:

Tract 4A:

ALL that tract or parcel of land lying and being in Land Lots 216 and 217 of the 10th Land District of Upson County, Georgia, shown as “tract 4A” on Alta survey for Smith Douglas Homes, prepared by Moore Bass Consulting, Inc. date July 8, 2026, and being more particularly described as follows:

BEGINNING at a ½” rebar set at the intersection of the southerly right of way of West Walker Street (40’ R/W) and the westerly right of way of Nottingham Street (40’ R/W), said point being the POINT OF BEGINNING; thence following said right of way of Nottingham Street S 08° 47’ 41” W a distance of 150.39 feet to a ½” rebar set; thence leaving said right of way N 80° 50’ 33” W a distance of 59.96 feet to a ½” rebar set; thence N 08° 47’ 41” E a distance of 150.36 feet to a 1/2” rebar set along the southerly right of way of West Walker Street; thence following said right of way S 81° 12’ 19” E a distance of 60.92 feet to the point of beginning.

Said above-described tract of land containing 0.21 acres (9.101.07 Sq. Ft.)

Tract 4B:

All that tract or parcel of land lying and being in Land Lots 216 and 217 of the 10th Land District of Upson County, Georgia, shown as “Tract 4B” 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 ½” rebar set at the intersection of the southerly right of way of West Walker Street (40’ R/W) and the westerly right of way of Nottingham Street (40’ R/W); thence following said right of way of West Walker Street N 81° 12’ 19” W a distance of 60.92 feet to a ½” rebar set, said point being the point of beginning.

Thence from the **ESTABLISHED POINT OF BEGINNING** and leaving said right of way S 08° 47’ 41” W a distance of 150.39 feet to a ½” rebar set; thence N 80° 50’ 33” W a distance of 59.96 feet to a ¾” rod found; thence N 08° 32’ 54” E a distance of 150.01 feet to a ¾” rod found along the southerly right of way of West Walker Street; thence following said right of way S 81° 12’ 19” E a distance of 60.61 feet to the point of beginning.

Said above-described tract of land containing 0.21 acres (9.054.64 Sq. Ft.)

A copy of the Plat Survey, prepared for Smith Douglas Homes, Tracts 4, 4A, & 4B, by Timothy M. Worley, Registered Georgia Land Surveyor, No. 3360, 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 8th day of October 2026.

THE MAYOR AND COUNCIL OF THE CITY OF THOMASTON, GEORGIA