

NOTICE OF ZONING ORDINANCE HEARING

GEORGIA, UPSON COUNTY

RE: APPLICATION FOR VARIANCE AND REZONING 601 S Center St.

TAX MAP T23 189

CURRENTLY ZONED: C1 – Neighborhood Commercial District

REQUEST: REZONE TO R1 (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 July 20, 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 July 21, 2026** to receive public comments regarding the request for 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 August 4, 2026**, relative to the request for variance and for the property to be rezoned from C1 Neighborhood Commercial District to R-1 Low Density Residential District.

The Application seeks a variance for the following:

To rezone property from P1 (Professional Institutional District) to R1 (Low Density Residential District), which are smaller than the square footage requirements in Article 98, Section 4.4.3.

Description:

All of that tract or parcel of land, situate, lying and being in the City of Thomaston, County of Upson, said State of Georgia, being more fully described as all that tract or parcel of land in the City of Thomaston, Georgia, together with all improvements thereon presently known as **601 South Center Street** and described as follows: commencing on the East side of Center Street where Mallory Street intersects with said Center Street and running South along the East side of Center Street a distance of 74 feet, more or less, to the lot now or formerly of Mrs. Mittie Ogletree; thence East along the line of Mrs. Mittie Ogeltree's lot a distance of 180 feet, more or less, to the lot now or formerly of Ben Scroggins; thence North along the line of Ben Scroggins' lot a distance of 74 feet, more or less, to Mallory Street, thence West along the South side of Mallory Street a distance of 180 feet, more or less, to the starting point on the East side of Center Street.

This is the identical real estate conveyed to Shiphrah Boils, fka Shiphrah Bridges, by Quitclaim Deed of Tiffany Bridges, dated July 15, 2009, and recorded in Deed Book 1233, Page 159, said Clerk's Office.

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 17th day of June 2026.

THE MAYOR AND COUNCIL OF THE CITY OF THOMASTON, GEORGIA