

City of Thomaston

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CITY OF THOMASTON
MEETING OF THE
THOMASTON ZONING COMMISSION / PUBLIC HEARING
CITY-COUNTY MEETING ROOM
THOMASTON-UPSON GOVERNMENT COMPLEX

Monday, January 23, 2023

12:30 P.M.

Agenda

- 1) Opening of Meeting and Call to Order
- 2) Approval of The Thursday, October 6, 2022 Zoning Meeting / Public Hearing Minutes
- 3) Approval of Agenda
- 4) Discussion of Special Use Permit Request for 308 North Hightower St. (SUP22-0010)

(Parcel ID: T22 096) Currently Zoned M-1 (Light Industrial District) and Requested Special Use Permit for an Event Center
- 5) Discussion of Rezoning Request for 201 North Church Street (R22-0007) (Parcel ID T22 166)

Currently zoned C-1 (Neighborhood Commercial District) and Requested Zoning of DT (Downtown) to Open a Funeral Home
- 6) Discussion of Special Use Permit Request for 111 Woodlawn Place (SUP22-0008)

(Parcel ID: T14 150) Currently Zoned R-1 (Low Density Residential District) and Requested Special Use Permit for a Short-Term Rental / Air BnB

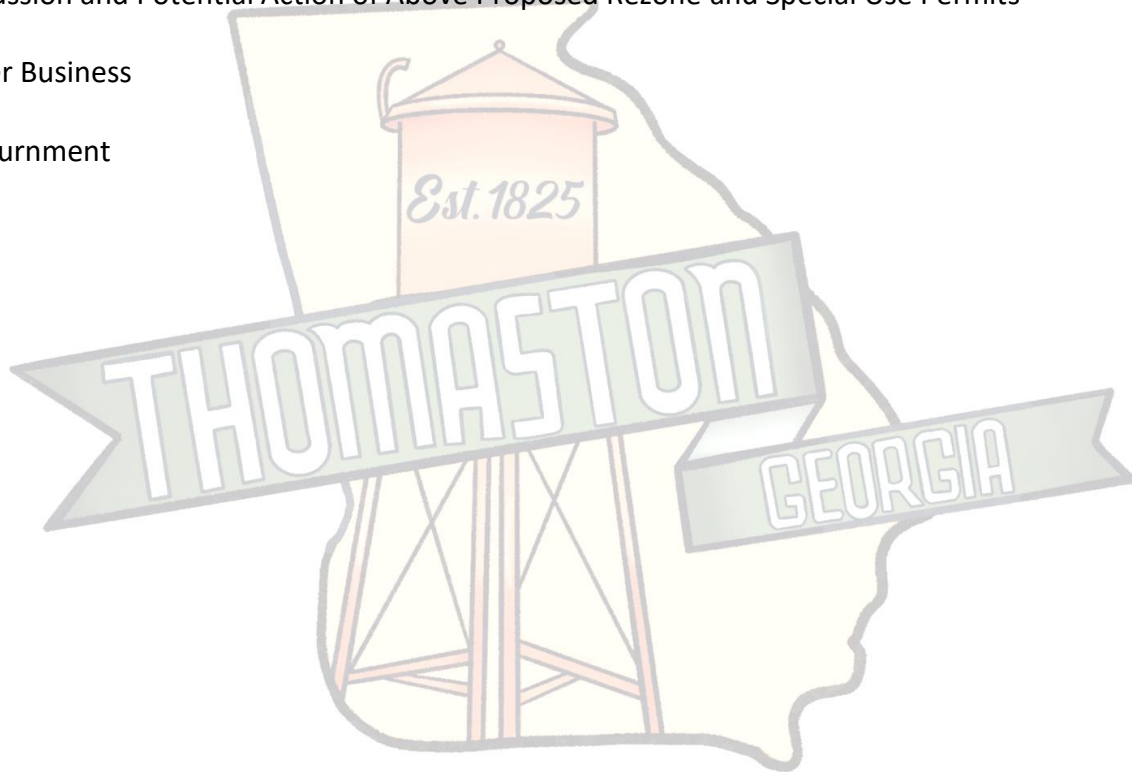
The City of Thomaston is committed to providing equal access to all of its programs, services and activities regardless of race, color, national origin, religion, sex, familial status, disability or age. Any individual who needs an accommodation because of disability should contact the City Manager's Office at (706) 647-4242 as far in advance of a meeting as possible.

City of Thomaston

- 7) Discussion of Special Use Permit Request for 109 Springdale Drive (SUP22-0009)

(Parcel ID: T34 208) Currently Zoned R-1 (Low Density Residential District) and Requested

Special Use Permit for a Short-Term Rental / Air BnB
- 8) Public Hearing / Public Comment
- 9) Discussion and Potential Action of Above Proposed Rezone and Special Use Permits
- 10) Other Business
- 11) Adjournment



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CITY OF THOMASTON PUBLIC HEARING NOTICE

NOTICE OF ZONING ORDINANCE HEARING GEORGIA, UPSON COUNTY

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** 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 January 23, 2023. The Mayor and City Council, will have its first read and **public hearing** at the Thomaston-Upson County Government Complex, located at 106 East Lee Street, Thomaston, Georgia, at 7:00 P.M. on February 7, 2023, and the second read at 7:00 P.M. on February 21, 2023. The public hearings will be relative to a **special use permit** (event center) for the real estate located at 308 Hightower Street, Thomaston, Georgia, and described below, which is currently located in the M-1 Light Industrial district:

All that tract or parcel of land lying and being in Land Lot 217 of the 10th Land District, Upson County, Georgia, City of Thomaston, and being more particularly described as follows: BEGINNING at a Nail Set at the intersection of the Northern variable right of way of Central of Georgia Railroad (F.K.A. Macon & Birmingham Railroad) and the Eastern 50' right of way of North Hightower Street at Grid North Georgia West Zone Coordinates: Northing: 1051379.947 Easting: 2247933.931 thence along said right of way of North Hightower Street North 00 Degrees 20 Minutes 59 Seconds East a distance of 139.94 feet to a Nail Set, thence leaving said right of way and along the Southern side of an 18' Alley (Closed) South 89 Degrees 50 Minutes 44 Seconds East a distance of 171.20 feet to a Calculated Point, then South 00 Degrees 23 Minutes 44 Seconds East a distance of 163.33 feet to a Calculated Point on said Northern right of way of Central Georgia Railroad, thence along said right of way North 82 Degrees 09 Minutes 30 Seconds West a distance of 174.82 feet to a Nail Set at the POINT OF BEGINNING. Having an area of 26,108 Sq. Ft., 0.599 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 201953.

Map & parcel #T22 096

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 4th day of January, 2023.

THE MAYOR AND COUNCIL OF THE CITY OF THOMASTON, GEORGIA

CITY OF THOMASTON PUBLIC HEARING NOTICE

NOTICE OF ZONING ORDINANCE HEARING

GEORGIA, UPSON COUNTY

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All that certain tract of improved land, lying and being in the Southwest part of the City of Thomaston, in Land Lot No. 225 in the 10th Land District of Upson County, Georgia, known and designated as Lot No. 10, in Block "L" Annex to Avalon in the Pines Subdivision, according to plat of said subdivision annex recorded in Plat Record 2, page 344, in Clerk's Office, Superior Court, Upson County, Georgia, reference to which is here made in aid of this description. The tract here conveyed fronts 168.62 feet on the west side of Woodlawn Place, and extends back Westerly to a back line of 211.60 feet, the North side of said tract measuring 82.53 feet, and the South side thereof measuring 158 feet, all as shown by said recorded plat.

Map & parcel #T14 150

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 4th day of January, 2023.

THE MAYOR AND COUNCIL OF THE CITY OF THOMASTON, GEORGIA

CITY OF THOMASTON PUBLIC HEARING NOTICE

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All that tract or parcel of land, together with all improvements thereon, situate, lying and being at the Northwest angle of the intersection of North church Street and West Thompson Street in the City of Thomaston in Land Lot No. 217 of the 10th Land District of Upson County, Georgia, containing 0.289 Acres, and more particularly shown and described on the certain plat of survey entitled "Plat for Thomaston Federal Savings and Loan Association", dated February 3, 1993, prepared by Charles L. Moore & Gary F. Self, Registered Land Surveyors, ad recorded in Plat Record 19, Page 46, in the Office of the Clerk of Superior Court of Upson County, Georgia, which said plat, together with the metes, courses, distances and bounds as shown and delineated thereon, is hereby expressly incorporated herein by reference in aid of this description.

Map and parcel #T22 166.

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 4th day of January, 2023.

THE MAYOR AND COUNCIL OF THE CITY OF THOMASTON, GEORGIA

CITY OF THOMASTON PUBLIC HEARING NOTICE

NOTICE OF ZONING ORDINANCE HEARING

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All that certain tract of land, together with all improvements thereon, lying and being in the southeast part of the City of Thomaston, Upson County, Georgia, on the east side of Springdale Drive, being a portion of Lot No 7, all of Lots No. 8 and 9, in Block "B", of "Park Development Subdivision", according to plat of said subdivision recorded in Plat Book I, page 165, In Clerk's Office, Superior Court, Upson County, Georgia, reference to which is here made in aid of this description, and being also part of a 50 foot strip of land lying immediately east of and adjacent to the said "Park Development Subdivision", all of said land lying in one body and more particularly described as follows, to wit: Beginning at a point on the east side of Springdale Drive, which point is the southwest corner of Lot No. 9, in said Block "B", and run thence northerly along the east side of Springdale Drive 185 feet to the residence lot of R.C. Pinkard; thence northeasterly along the southeast boundary of said Pinkard residence lot 208.4 feet, more or less, to the northeast corner of Lot No. 8, in said Block "B"; thence south along the east boundary of "Park Development Subdivision" a distance of 10.31 feet to the southwest corner of the E.D. Allen Subdivision; thence north 89 degrees 16 minutes east along the south boundary of said E.D. Allen Subdivision a distance of 50 feet; thence south in a line parallel to and 50 feet east of the east boundary of "Park Development Subdivision", a distance of 270.20 feet; thence west 0 feet to the southeast corner of Lot No. 9 in said Block "B" of said "Park Development Subdivision", thence north 88 degrees 57 minutes west along the south boundary of said Lot No. 9, in said Block "B", a distance of 150.82 feet to the point of beginning on the east side of Springdale Drive.

Map & parcel #T34 208

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 4th day of January, 2023.

THE MAYOR AND COUNCIL OF THE CITY OF THOMASTON, GEORGIA