


STAFF REPORT

COUNCIL MEETING: February 9, 2023

DATE: February 8, 2023
TO: Thomson City Council
FROM: Chase N. Beggs, Planning & Zoning Director 
ISSUE: Consideration to approve a request to rezone a 0.41 acre tract of land from R-2 to R-1A as part of an annexation hearing on Hickory Hill Drive, Thomson, GA 30824.

CURRENT ZONE: COUNTY ZONED, R-2 (Medium Density Residential)

ACREAGE: 0.41 – to be combined with existing city lot

BACKGROUND: Drue Poston, owner of 611 Hickory Hill Drive in the City of Thomson is purchasing a 0.41 acre tract of land as shown on the plat which adjoins his property. As part of the annexation and combination of these parcels, the new tract has to be rezoned as it is annexed into the City of Thomson.

PLANNING BOARD RECOMMENDATION: Yays 6, Nays 0 -- The Planning Board made a recommendation to approve the zoning request.

FACTS AND FINDINGS:

1. State law defines the process for annexation and zoning.
2. Before the property can be annexed by the City of Thomson, the city must approve a zoning classification.
3. The adjoining and surrounding parcels are R-1A.
4. The owner will combine this tract with his current property.

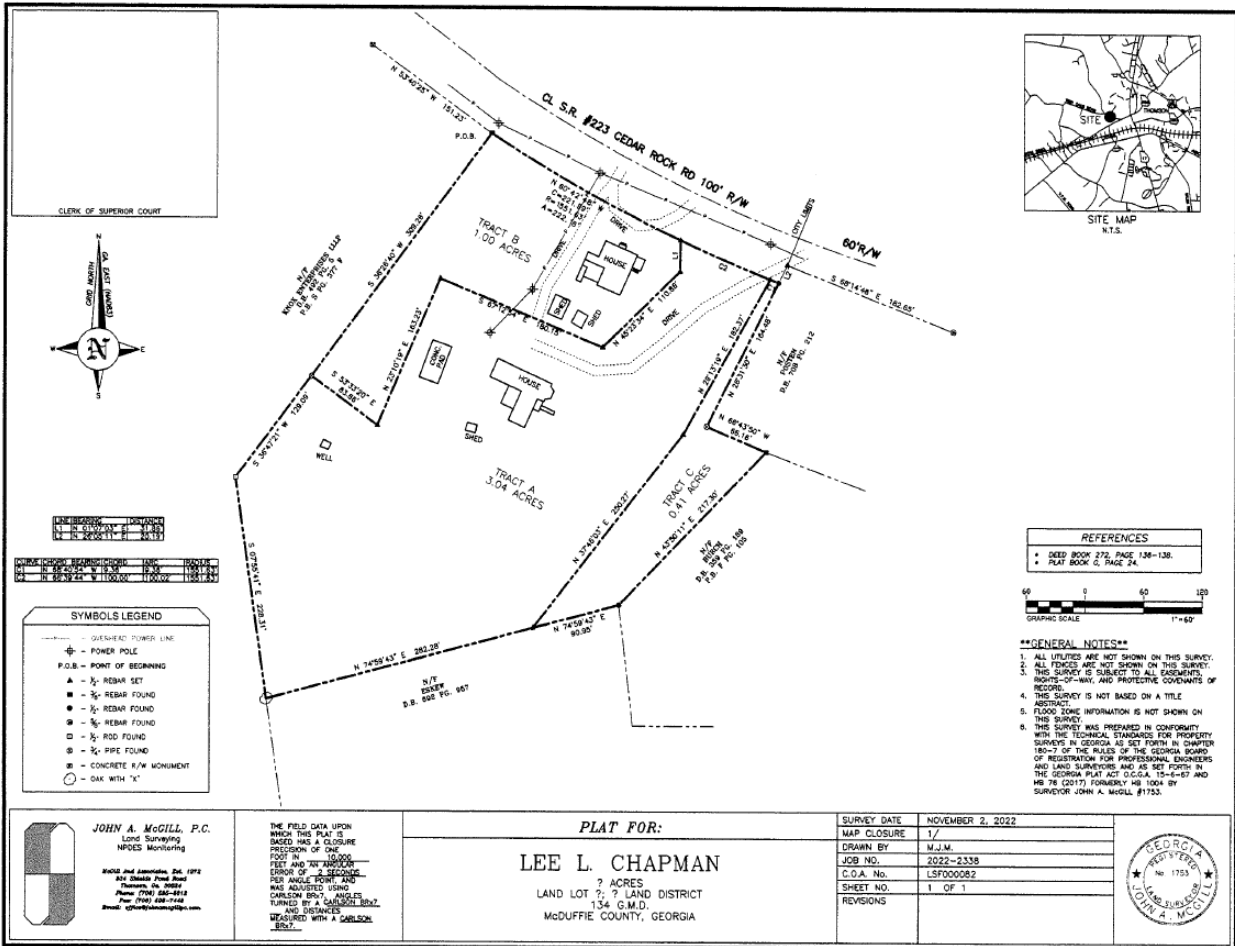
ALTERNATIVES:

1. City Council approves the Planning Board's recommendation to **approve** the rezoning request.
2. City Council **denies** the rezone request.

STAFF RECOMMENDATION: Staff recommends council adopt alternative #1 and approve the request as recommended by the planning board.

ATTACHMENTS:

1. Plat of the property
2. Tax map aerial of subject property
3. Zoning map



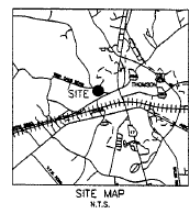
CLERK OF SUPERIOR COURT



NAD 83 UTM ZONE 18QUD	UTM	NAD 83 UTM ZONE 18QUD
18QUD 18Q	18Q	18QUD 18Q
18QUD 18Q	18Q	18QUD 18Q
18QUD 18Q	18Q	18QUD 18Q

SYMBOLS LEGEND

- OVERHEAD POWER LINE
- ★ POWER POLE
- P.O.B. POINT OF BEGINNING
- ▲ REBAR SET
- REBAR FOUND
- REBAR FOUND
- REBAR FOUND
- REBAR FOUND
- ◇ REBAR FOUND
- ROD FOUND
- PIPE FOUND
- CONCRETE R/W MONUMENT
- OAK WITH "X"



REFERENCES

- DEED BOOK 214, PAGES 138-139
- PLAT BOOK 2, PAGE 24



- **GENERAL NOTES****
1. ALL UTILITIES ARE NOT SHOWN ON THIS SURVEY.
 2. ALL FENCES ARE NOT SHOWN ON THIS SURVEY.
 3. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PARTISAN COVENANTS OF RECORD.
 4. THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.
 5. FLOOD ZONE INFORMATION IS NOT SHOWN ON THIS SURVEY.
 6. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-1-67 AND HB 78 (2017) FORMERLY HB 1004 BY SURVEYOR JOHN A. MCGILL #1753.

JOHN A. MCGILL, P.C.
 Land Surveying
 NPOES Monitoring

1902 and Associates, Inc. (P) 2
 831 Dennis Pond Road
 Thomas, GA 30084
 Phone (770) 585-8918
 Fax (770) 588-0168
 Email: jcm@johnamcgillpc.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND 100,000 FEET OF 12 SECTIONS PER ANGLE POINT AND HAS ADJUSTED USING CARLSON BR20 ANGLES TURNED BY A CARLSON BR27 AND DISTANCES MEASURED WITH A CARLSON BR27.

PLAT FOR:
LEE L. CHAPMAN
 ? ACRES
 LAND LOT ?, ? LAND DISTRICT
 154 G.M.D.
 MCDUFFIE COUNTY, GEORGIA

SURVEY DATE	NOVEMBER 2, 2022
MAP CLOSURE	1/
DRAWN BY	M.J.M.
JOB NO.	2022-2338
C.O.A. No.	LSF000082
SHEET NO.	1 OF 1
REVISIONS	





Owner CHAPMAN LEE L
104 VINING WAY
BYRON, GA 31008
Physical Address 711 B CEDAR ROCK RD
Assessed Value Value \$104760

Last 2 Sales				
Date	Price	Reason	Qual	
11/22/2000	\$12000	UI	U	
3/3/1999	0	UK	U	

549175.84

THOMAS AVE

