

Minutes  
Historic Courthouse, Board Chambers, 3<sup>rd</sup> Floor  
225 North Board Street  
March 26, 2024

The Thomas County Board of Commissioners met on the above date in a regular scheduled meeting at 6:00 p.m. at the Historic Courthouse, Commission Chambers, with the following board members present:

**Wiley Grady, Chairman Dist. 6**

Rev. Jeremy G. Rich, Dist. 1

Kenneth E. Hickey, District 3

Phillip V. Brown, Dist. 7

**Donnie L. Baggett, Vice-Chair Dist. 5**

Moses Gross, Dist. 2

Mark NeSmith, Dist. 4

Zippy T. Vonier, Dist. 8

Staff present was County Manager Michael J. Stephenson, County Attorney Bruce Warren, Planning Director Ken Gay, Zoning Administrator Donna Holbert, Project Superintendent Jay Knight, Sheriff Carlton Powell, and County Clerk Celeste Tyler.

News/Media present: none

Chairman Grady called the meeting to order and gave the invocation.

Chairman Grady recognized Commissioner Brown who made a motion to approve the minutes of the March 12, 2024 Board Meeting. Commissioner NeSmith seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Commissioner Baggett who made a motion to approve the agenda for the March 26, 2024 Board Meeting. Commissioner Vonier seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady declared a Public Hearing and recognized Planning Director Ken Gay who introduced rezoning application #24-3-1. The applicants are Bret L. Owens, Member/Owner, BWCCO, LLC and Sharon Marie Davis, 8419, LLC, Secretary. The subject property is located on U.S. Hwy. 84 East (Map 046H, Parcel 093 consisting of 4.991 acres, more or less & 094 consisting of 5.003 acres, more or less.) The request is to rezone a 3.381 acre, more or less, portion of Parcel 093 and a 2.088 acre, more or less, portion of Parcel 094 from R-3 (Residential, Mixed Use) to CG (Commercial General) to allow for the development of a power sports retail store on proposed tract 1 and a business office on proposed tract 2. The entrance and exit to the proposed commercial parcels will be located on U.S. Hwy. 84 East. Bret Owens, applicant, Bill Blackburn, and Lucas Stewart were present and available for questions from the Commissioners.

In opposition, Chairman Grady recognized Charles Golden of 277 Dogwood Drive, Thomasville, Georgia stated that he wasn't necessarily opposed to the project but was concerned with his yard flooding. He stated that there is no retention pond, and the drainage ditch on Inman Lane stays full. He added that the trees are almost on the powerlines and the roots are coming out of the ground.

Chairman Grady recognized Lucas Stewart who in rebuttal, stated that there will be a retention pond in compliance with the EPD (state regulated due to project being over 1 acre). He will also have engineer look at the storm water issues. The tree in question will be removed by a local tree service.

With no further questions Chairman Grady closed the Public Hearing. Commissioner Baggett was recognized and made a motion to approve rezoning application #24-3-1. Commissioner NeSmith seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Ken Gay who presented the preliminary plat for Pecan Farms Subdivision, Phase 1. Mr. Gay requested the approval of the preliminary plat stating that the requirements for code compliance had been met. The Technical Review committee consisting of Thomas County Planning & Zoning, Fire, Public Works, Thomasville Utilities, and the Department of Public Health signed-off on compliance to code and regulations.

Chairman Grady recognized Commissioner Baggett who made a motion to approve the preliminary plat for Pecan Farms Subdivision, Phase 1. Commissioner Vonier seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Open Meeting to Citizens: Chairman Grady recognized Mr. Steve Sykes of 132 Pheasant Ridge, Thomasville, GA who thanked the Commissioners for approving the resurfacing of the Shallowbrook Subdivision. He stated that the roads look fantastic and commended the crews and county employees for their professionalism.

Reports: County Attorney Warren reported that the Metcalfe Fire Station/storage building has been surveyed, and he will be getting the deeds prepared.

Chairman Grady recognized Commissioner Rich who made a motion to ratify the purchase of diesel fuel from Petroleum Products for \$2.8127/per gallon on March 22, 2024. Commissioner Baggett seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Commissioner Hickey who made a motion to declare three Dodge Chargers from the Sheriff's as surplus and authorized the sale of such items on GovDeals online auction. Commissioner Brown seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

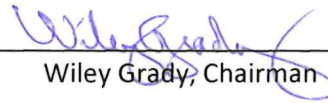
Commissioner Hickey also made a motion to proceed with the Constitution Avenue and Liberty Street round-a-bout sidewalk project using \$1,123,214.51 from the 2024 Supplemental LMIG grant. Commissioner Brown seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Commissioner Hickey made a motion to put the Metcalfe Road bridge on the GDOT priority list. Commissioner Baggett seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

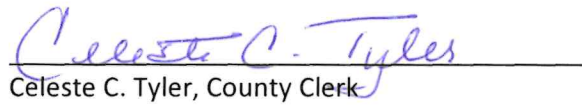
Commissioner Hickey made a motion to approve the purchase of three full replacement targets (digital) for \$30,843.02 for Ranges at Oakfield. Commissioner Baggett seconded the motion. The motion passed

unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Commissioner Baggett who made a motion to adjourn. Commissioner Vonier seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye. The meeting adjourned at 6:22 p.m.

  
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Wiley Grady, Chairman

ATTEST:

  
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Celeste C. Tyler, County Clerk