

Minutes  
Historic Courthouse, Board Chambers, 3<sup>rd</sup> Floor  
225 North Board Street  
June 26, 2018

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	Phillip V. Brown, Vice-Chair, Dist. 7
Merrill E. Baker, Jr., Dist. 1	Moses Gross, Dist. 2
Kenneth E. Hickey, District 3	Mark NeSmith, Dist. 4 (absent)
Hershel P. Ansley, Dist. 5	Zippy T. Vonier, Dist. 8

Staff present was County Manager Michael J. Stephenson, Bruce County Attorney Warren, Assistant County Clerk Thelma Maxwell and County Clerk Twink Monahan. Media present was Patti Dozier, Times Enterprise.

County Manager Michael Stephenson gave the invocation and led the pledge of allegiance to the flag.

Chairman Grady recognized Commissioner Hickey who made a motion to approve the minutes of the May 22, 2018 Closed Session. The motion was seconded by Commissioner Baker. Motion carried unanimously; Chairman Grady, Vice-Chairman Brown, Commissioners Baker, Gross, Hickey, Ansley, and Vonier voting aye.

Chairman Grady recognized Commissioner Hickey who made a motion to approve the minutes of the June 12, 2018 regular meeting. The motion was seconded by Commissioner Brown. Motion carried unanimously; Chairman Grady, Vice-Chairman Brown, Commissioners Baker, Gross, Hickey, Ansley, and Vonier voting aye.

Chairman Grady called to order a public hearing to receive public input for a rezoning application.

Chairman Grady recognized Zoning Administrator Donna Holbert. She explained the application, 18-6-1, has been made by Inman Solar for Oil Dri the property owner. The request is to rezone approximately 12 acres of a 327 tract from AG to AG Conditional Use, a solar facility. The Planning Department and Public Works Department will review the site and will approve any vegetation to be removed from the site or setback area before any site work begins. The request meets all the 8 standard criteria.

Chairman Grady recognized Steve Chiariello representing Inman Solar. He stated this project is similar to the first site {added - approved 8/22/2017 application 17-8-1, 08/22/2017} except larger. He stated it is a good distance from the road and any property owner. All power is going to Georgia Power and Oil Dri will be getting a credit. He also verified the lease term is 35 years.

There was no public opposition to the request therefore Chairman Grady closed the public hearing.

Chairman Grady recognized Commissioner Hickey who made a motion to approve Zoning Application 18-6-1 with the conditions set by the staff, approve any vegetation to be removed from the site or setback area before any site work begins, and complete accordance with the solar ordinance. The motion was seconded by Commissioner Vonier.

Discussion: Zoning Director Ken Gay told the board Inman Solar has not met the standard for screening and buffering on the original site. He has recently contracted with a local company to supply, and maintain the grounds and plants at the GA Hwy 3 site. Staff will also be more diligent monitoring the site.

County Manager Michael Stephenson stated the first Inman Solar facility looked good on paper but in reality it didn't happen, it does not have the proper screening. He told Mr. Chiariello to exercise better judgement for this project.

Chairman Grady called for a vote. Motion carried unanimously; Chairman Grady, Vice-Chairman Brown, Commissioners Baker, Gross, Hickey, Ansley, and Vonier voting aye.

Application 18-5-2 was brought back to the board to define the conditions of the Conditional Use approved 5/22/2018, Sunshine Properties of Thomasville, LLC, Garrett Taylor agent, Pinetree Boulevard and Old Boston Road. The application approved is for mini warehouses. Mr. Stephenson explained the conditions set in Conditional Use zoning are the board's discretion. This location, Pinetree Blvd at the Boston Road, is a prominent location with a lot of traffic. Once the mini warehouses are constructed they stay. Mr. Stephenson recommends staff meet with Mr. Taylor and return with maximum number of units allowed, screening and landscape conditions for the board to consider.

Chairman Grady recognized Vice-Chairman Brown who made a motion to instruct staff to meet with the applicant and bring their recommendation of conditions for the board's consideration. Motion carried unanimously; Chairman Grady, Vice-Chairman Brown, Commissioners Baker, Gross, Hickey, Ansley, and Vonier voting aye.

The county attorney announced there would not be a closed session.

Commissioner Vonier made a motion to ratify a diesel fuel purchase made 6/21/2018 from Petroleum Products at \$2.1592 per gallon. The motion was seconded by Commissioner Ansley. Motion carried unanimously; Chairman Grady, Vice-Chairman Brown, Commissioners Baker, Gross, Hickey, Ansley, and Vonier voting aye.

Vice-Chairman Brown announced the Personnel Committee will meet the 3<sup>rd</sup> Thursday monthly at 5 p.m. in the Commissioner Conference Room. Next meeting is scheduled for July 12.

Chairman Grady recognized Commissioner Gross who made a motion to adjourn. The motion was seconded by Commissioner Ansley. Motion carried unanimously; Chairman Grady, Vice-Chairman Brown, Commissioners Baker, Gross, Hickey, Ansley, and Vonier voting aye.

  
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Wiley E. Grady, Chairman

ATTEST:

  
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M. Twink Monahan, County Clerk