

Minutes
Historic Courthouse, Board Chambers, 3rd Floor
225 North Board Street
November 22, 2022

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:

Mark NeSmith, Chairman, Dist. 4

Rev. Jeremy G. Rich, Dist. 1 (absent)

Kenneth E. Hickey, District 3

Phillip V. Brown, District 7

Wiley E. Grady, Vice-Chair, Dist. 6

Moses Gross, District 2

Donnie L. Baggett, District 5

Zippy T. Vonier, District 8 (absent)

Staff present was County Manager Michael J. Stephenson, County Attorney Bruce Warren, Planning Director Ken Gay, Zoning Administrator Donna Holbert, and County Clerk Celeste Tyler.

Others present: Bill Blackburn, Charlie Hand, and Richard Powell in representation of Apache Holdings, LLC and Chris West representing Teramore Development

News/Media present: none

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

Chairman NeSmith recognized Commissioner Grady who made a motion to approve the minutes of the November 8, 2022 Board Meeting. The motion was seconded by Commissioner Brown. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, and Hickey voting aye.

Chairman NeSmith declared a Public Hearing, and Donna Holbert, Zoning Administrator, introduced Application 22-11-1. The rezoning application was filed by applicant William (Bill) Blackburn, Managing Member of Apache Holdings, LLC, and asked for consideration to rezone property located on Liberty Street (Map 46F, Parcel 83 (1.747 acre portion, more or less, of a 7.05 acre, more or less parcel) and Parcel 83Q (5.9 acres, more or less.) The request is to rezone these properties from CG (Commercial General) to RM-APT to allow for an additional phase to the Grand Park apartment complex that is currently under construction. The proposed phase will consist of the construction of two buildings consisting of 80 apartments. A plat map showing the entire Grand Park complex with the two additional buildings in one parcel was submitted. The staff recommends the approval of the application.

Chairman NeSmith recognized Commissioner Gross who asked for clarification on the number of additional units recommended in the request. Donna confirmed that it was 80 total and not 80 for each building. She also stated that there is no more room for additional apartments.

With no more questions or comments, Chairman NeSmith continued the Public Hearing and Donna Holbert introduced Application 22-11-2. The rezoning application 22-11-2 was filed by applicant Chris West, Special Counsel, Teramore Development, LLC, and asked for consideration to rezone 5.72 acres, more or less, of property located on Thomas County Map 54, Parcel 130. The request is to rezone a 5.72 acre portion of the property from CG (Commercial General) to AG (Agricultural.) The rezoning request

would return this 5.72 acre portion to the original zoning of Ag (Agricultural). The staff recommends the approval of the application.

With no further questions or comments or opposition present, Chairman NeSmith closed the Public Hearing at 6:07 p.m.

Chairman NeSmith recognized Commissioner Grady who made a motion to approve application 22-11-1. The motion was seconded by Commissioner Hickey. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, and Hickey voting aye.

Chairman NeSmith recognized Commissioner Hickey who made a motion to approve application 22-11-2. The motion was seconded by Commissioner Grady. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, and Hickey voting aye.

Open Meeting to the Citizens: Chairman NeSmith recognized Stephanie Dodson Dougherty, Board of Directors President with the Thomasville-Thomas County Humane Society at 180 Big Star Drive, Thomasville, Georgia. Ms. Dougherty stated that Humane Society Board met last Thursday, and she is finalizing the last draft of the renegotiation contract and will submit it to the Commissioners next week. She also commented that she would be available after the meeting tonight to answer any questions.

Chairman NeSmith recognized Planning Director Ken Gay who made a recommendation for the Board to approve the Final Plat for Pinetree Place Phase III Ginny Lane.

Chairman NeSmith recognized Commissioner Hickey who made a motion to approve the Final Plat for Pinetree Place Phase III Ginny Lane as presented. The motion was seconded by Commissioner Grady. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, and Hickey voting aye.

Reports:

Chairman NeSmith recognized County Manager Stephenson who presented an updated list of projects and priorities over the past year for the Board to review. He reiterated that we have had an extremely busy year.

Chairman NeSmith recognized County Attorney Warren who presented a revised Library Ordinance. He highlighted the removal of Ex-Officio non-voting status from the following appointments: the Mayor of the City of Thomasville or his appointee, the Chairman of the County Board of Commissioners or his appointee, the Chairman of the Thomasville Board of Education or his appointee, and the Chairman of the County Board of Education, or his appointee. A revision to Section 54-50 – Terminations was also presented. After three consecutive absences, instead of automatic termination, the appointing authority will review the circumstances and appoint a replacement if deemed appropriate. Adrian Burns, Chairman of the Library Board asked and received clarification on the three consecutive absences. Commissioner Hickey asked and received clarification on the residency requirement. Individuals appointed may reside anywhere in Thomas County.

Chairman NeSmith recognized Commission Grady who made a motion to approve the revised Library Ordinance with the changes presented by the County Attorney. The motion was seconded by Commissioner Hickey. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, and Hickey voting aye.

County Attorney Warren also reported that in regards to the National Opioid Settlement, Thomas County's initial abatement allocation for Year 1 of \$7,236.69 should be arriving soon.

In Commissioner Vonier's absence, Chairman NeSmith made a motion to ratify the purchase of diesel fuel from Petroleum Products for \$4.1461/gal on November 18, 2022. The motion was seconded by Commissioner Brown. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, and Hickey voting aye.

Chairman NeSmith recognized Commissioner Hickey who made a motion to move forward with holding a Public Hearing in regards to vacating county road, Winterpast Way. The motion was seconded by Commissioner Gross. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, and Hickey voting aye.


Commissioner Hickey also made a motion to ratify the authorization for Falcon Design to bring back a formal proposal for Jordan Oaks Subdivision. The motion was seconded by Commissioner Brown. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, and Hickey voting aye.

Chairman NeSmith recognized Commissioner Baggett who announced that the Public Property Committee meeting will be held on December 1, 2022 at 8:30 a.m. in the Historic Courthouse.

Chairman NeSmith recognized Commissioner Grady who made a motion to adjourn. The motion was seconded by Commissioner Brown. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Gross, and Hickey voting aye. The meeting adjourned at 6:25 p.m.



Mark NeSmith, Chairman

ATTEST: 

Celeste C. Tyler, County Clerk