

Minutes
Historic Courthouse, Board Chambers, 3rd Floor
225 North Board Street
June 25, 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 District 6

Rev. Jeremy G. Rich, District 1

Kenneth E. Hickey, District 3

Phillip V. Brown, District 7

Donnie L. Baggett, Vice-Chair District 5

Moses Gross, District 2

Mark NeSmith, District 4

Zippy T. Vonier, District 8

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

Others present: Jennifer Fabbri, Thomas County Accountability Court

News/Media present: Chris Hurst, WPAX Radio

Chairman Grady called the meeting to order, and Commissioner Mark NeSmith gave the invocation.

Chairman Grady recognized Commissioner Baggett who made a motion to approve the minutes of the June 11, 2024 Board Meeting. Commissioner Brown 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 Vonier who made a motion to approve the agenda for the June 25, 2024 Board Meeting. Commissioner Hickey 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 at 6:02 p.m. and recognized Planning Director Ken Gay who introduced rezoning application #24-6-1. Gordon D. Hardy, Managing Member of Centerville Partners, LLC, agent for the property owner, Elizabeth Powell Flowers, has filed an application for a zoning change. The subject property is located on South Pinetree Boulevard (Map 046, Parcel 119 consisting of 14.12 acres, more or less.) The request is to rezone the subject property from AG (Agricultural) to R-2 (Residential, Single Family) to allow for the development of a residential subdivision consisting of approximately 18 lots. In discussion, Mr. Gay confirmed that the subject property will have city utilities thereby allowing for .5 acre lots. It will also have access to Pinetree Boulevard.

Chairman Grady recognized Mr. Gordan Hardy of 305 Junius Street, Thomasville, Georgia and Richard Singletary who spoke on the growing need of more housing in Thomasville and the desire to maintain architectural control. Mr. Singletary responded to a question on egress from Commissioner NeSmith. He stated the egress will be determined by the engineer's design and the needs of the neighborhood, the city, and the county.

In opposition Chairman Grady recognized Matt Delarber of 114 Kings Forest Drive, Thomasville, Georgia; Kevin Taylor of 2410 Old Monticello Road, Thomasville, Georgia; and Ian Quinton of 111 East Club Drive, Thomasville, Georgia. None expressed strong opposition but highlighted areas of concern which included: retention pond and maintenance, lot size (preferably 1 acre), a buffer, and access to Pinetree Boulevard.

For rebuttal, Chairman Grady recognized Mr. Richard Singletary who reiterated that they will be addressing the egress and drainage concerns. He also stated that the maximum 18 lots is still less dense than across the street from the Fairways.

Chairman Grady closed the Public Hearing at 6:18 p.m.

Chairman Grady recognized Commissioner Baggett who made a motion to approve rezoning application # 24-6-1. Commissioner Brown second the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Ms. Jennifer Fabbri, Program Director for the Thomas County Accountability Court. Ms. Fabbri gave the annual update on the program and highlighted the “fully certified” designation received from the Council of Accountability Court Judges Standards and Certification Committee. The certification is valid through February 28, 2026. There are currently 40 active participants in the program with a projection of 45 for census FY2025. Four graduations have been held since its inception. Ms. Fabbri is requesting \$12,339.00 in funds as the County match for the FY2025 Budget. This is a slight decrease from the previous year. It was also noted that the State of Georgia runs on a fiscal calendar (July 1st – June 30th) as opposed to the County that runs on a calendar year (January 1st – December 31st).

Chairman Grady recognized Commissioner NeSmith who made a motion to approve the County match funds of \$12,339.00 as requested. Commissioner Rich 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 Phase II Pecan Farms Subdivision located between Springhill Road and U.S. Hwy. 319 South (Map 68, Parcel 17) consisting of seven (7), one (1.0) acre tracts, zone R-1, single-family residential. 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 Department of Health signed-off on compliance to code and regulations.

Chairman Grady recognized Commissioner Hickey who made a motion to approve the preliminary plat for Phase II Pecan Farms Subdivision. Commissioner Baggett 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 Wiley Grady recognized: Carol Burges of 725 N. Mitchell St. Thomasville, Georgia; Jeanette Dixon of 148 Cindy Drive, Thomasville, Georgia; Libbianne Barnes 315 Palmetto Drive, Thomasville, Georgia; Dawn Brown of 311 Palmetto Drive, Thomasville, Georgia; Susan Lauer of 201 Edgewood Drive, Thomasville, Georgia; and Christopher Linton of 324 Clay Street, Thomasville, Georgia. All spoke on concerns of animal control/services. Topics included: roaming dogs killing cats and chickens, implementation of stiff fines to owners, ordinance changes, animal cruelty, Pitbull attacks, fears of elderly and children, and dogs running in packs.

Chairman Wiley Grady recognized: Michelle Shiver of 300 Hendry Cemetery Road, Ochlocknee, Georgia; John Warren of 480 Hendry Cemetery Road, Ochlocknee, Georgia; Cindy Watson of 430 Hendry Cemetery Road, Ochlocknee, Georgia; Homer McCorvey of 462 Hendry Cemetery Road, Ochlocknee, Georgia; Jennifer Howe of 461 Hendry Cemetery Road, Ochlocknee, Georgia; Douglas Williams of 247 Hendry Cemetery Road, Ochlocknee, Georgia; and Travis Smith of 311 Hendry Cemetery Road, Ochlocknee, Georgia. All spoke in favor of paving Hendry Cemetery Road.

Reports: Chairman Grady recognized Commissioner Mark NeSmith who made a motion to approve the 2023 Annual Financial Report as presented by Lanigan & Associates. Commissioner Baggett seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Commissioner NeSmith made a motion to ratify the payment for the 2023 Financial Audit final invoice to Lanigan & Associates for \$10,000.00. 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 recognized Commissioner Baggett who announced that the next Public Property Committee meeting will be held Monday, July 1, 2024 at 8:30 a.m.

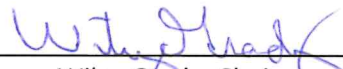
Chairman Grady recognized Commissioner Hickey who made a motion to ratify the purchase of a transmission for the John Deere front-end loader (Unit 537) from Dobbs Equipment for \$50,000. Commissioner Baggett seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Commissioner Hickey made a motion to proceed with preparation of deeds and signatures by property owners for the paving of Eddings Road. 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 Rich who made a motion to go into Executive Session. Commissioner Baggett seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye. (6:52 p.m.)

Chairman Grady and Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier returned to the Regular Session. (7:11 p.m.) No action was taken.

Chairman Grady recognized Commissioner Baggett who made a motion to adjourn. Commissioner Brown 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 7:12 p.m.


Wiley Grady, Chairman

ATTEST:


Celeste C. Tyler, County Clerk