

Minutes
Historic Courthouse, Board Chambers, 3rd Floor
225 North Board Street
June 10, 2025

The Thomas County Board of Commissioners met on the above date in a regular scheduled meeting at 9:00 a.m. at the Historic Courthouse, Commission Chambers, with the following board members present:

Mark NeSmith, District 4, Chairman (absent)	Donnie Baggett, Vice-Chair, District 5
Rev. Jeremy G. Rich, District 1	Moses Gross, District 2
Kenneth E. Hickey, District 3	Wiley Grady, District 6
Phillip V. Brown, District 7	Zippy Vonier, District 8

Staff present: County Manager Mike Stephenson, County Attorney Bruce Warren, Planning Director Ken Gay, Zoning Administrator Donna Holbert, Public Works Director Jay Knight, Sheriff's Office Chaplain Lamb, Purchasing Agent/Deputy Clerk Nisha Thurman, County Clerk Tracy Dukes.

Media present: Jill Holloway, Thomasville Times Enterprise

Others present: Jeff Jones, Aurora Taylor

Vice-Chair Baggett opened the meeting at 9:02 a.m. and Chaplain Lamb gave the invocation.

Vice Chair Baggett recognized Commissioner Brown who made a motion to approve the minutes of the May 27, 2025, meeting. Commissioner Vonier seconded the motion. The motion was approved unanimously with Vice-Chair Baggett and Commissioners Grady, Vonier, Rich, Brown, Hickey, Gross voting aye.

Vice Chair Baggett recognized Commissioner Grady who made a motion to approve the agenda for the June 10, 2025, meeting. Commissioner Rich seconded the motion. The motion was approved unanimously with Vice-Chair Baggett and Commissioners Grady, Vonier, Rich, Brown, Hickey, Gross voting aye.

Vice-Chair Baggett recognized Jeff Jones, a developer residing at 108 Old Field Court, Thomasville, GA. Mr. Jones presented the Board of Commissioners with site plans for a proposed residential development located off State Road 122. He explained that 42 of the planned lots may qualify for a state grant aimed at supporting infrastructure development. Homes within this subdivision are expected to be priced between approximately \$200,000 and \$290,000. Vice-Chair Baggett then acknowledged Aurora Taylor, representing Grants Management & Community Development Consulting. Ms. Taylor explained that Mr. Jones intends to apply for a state infrastructure grant to help offset development costs. She noted that the grant operates on a quarterly funding cycle and requested the county's support in submitting a pre-application. Due to the need for additional information, Vice-Chair Baggett recognized Commissioner Brown, who moved that Ms. Taylor gather further details and return to present them at the next Public Works Committee meeting, scheduled for June 18, 2025, at 8:30 a.m. Commissioner Hickey seconded the motion. The motion carried unanimously, with Vice-Chair Baggett and Commissioners Grady, Vonier, Rich, Brown, Hickey, and Gross voting aye.

Board Appointments: Vice-Chair recognized Commissioner Grady who made a motion to reappoint Alfred Carver to the Library Board for a second term. The term will expire on June 30, 2028. The motion was seconded by commissioner Vonier. The motion carried unanimously with Vice-Chair Baggett and Commissioners Grady, Vonier, Rich, Brown, Hickey, and Gross voting aye.

Vice-Chair recognized Commissioner Grady who made a motion to reappoint Carla Defnall to the Library Board for a second term. The term will expire on June 30, 2028. The motion was seconded by commissioner Vonier. The motion carried unanimously with Vice-Chair Baggett and Commissioners Grady, Vonier, Rich, Brown, Hickey, and Gross voting aye.

Vice-Chair recognized Commissioner Grady who made a motion to reappoint Jennifer Green to the Department of Children and Family Services Board. The term will expire on June 30, 2030. The motion was seconded by commissioner Vonier. The motion carried unanimously with Vice-Chair Baggett and Commissioners Grady, Vonier, Rich, Brown, Hickey, and Gross voting aye.

Reports: County Manager Stephenson recognized Zoning Administrator, Donna Holbert who introduced zoning Application #25-6-1 Britt Stephens, Jet Development, LLC, Owner/Manager, has applied to rezone property located on Patterson Still Road. This property is owned by Jet Development, LLC consisting of 37.96 acres, more or less, and is located on Thomas County Map 045, Parcel 259B. The request is to rezone the subject property from R-4 (CSD) Conservation Subdivision Development to R-1 (Single Family Residential) to allow for the subdivision of the property into three single family residential lots.

Donna Holbert introduced zoning Application #25-6-2 Hunter Neel, Neel & Sons Tree Service, LLC, Owner, has applied for a conditional use zoning for property located at 1994 County Line Road. This property is owned by Neel and Sons, LLC and is located on Thomas County Map 055, Parcel 013 consisting of 5.13 acres, more or less. A 1.85 acre, more or less, portion of the parcel is zoned CL (Commercial Limited.) The request is for a conditional use on the 1.85 acre, more or less, portion of the property to allow for a tree service. If approved, the 1.85 acre, more or less, portion of the property will be classified as CL (Commercial Limited) C.U. (Conditional Use, Tree Service.)

Committees: Vice-Chair Baggett recognized Commissioner Vonier who made a motion to ratify the purchase of regular fuel from Petroleum Products for \$2.2045 per gallon on June 2, 2025. Commissioner Brown seconded the motion. The motion was approved unanimously with Vice-Chair Baggett and Commissioners Grady, Vonier, Rich, Brown, Hickey, and Gross voting aye.

Vice-Chair Baggett recognized Commissioner Vonier who made a motion to approve the 2025 Budget Amendment 25-6-1 in the amount of \$6,048 to support staffing at the Scott Senior Center.

2025 BUDGET AMENDMENT 25-6-1
GENERAL FUND (100)
June 10, 2025

Account	Description	Original 2025 Budget	Amended Budget	Difference
Expenses				
100-5500-572120-000	Scott Senior Center	20,000	26,048	6,048
100-9010-612005-000	Rainy Day Account	264,813	258,765	-6,048
	Total	284,813	284,813	0
Net Increase to Expenses				\$0


Vice-Chair Baggett recognized Commissioner Grady who announced the next Emergency Services meeting will be June 17, 2025 at 8:30 a.m.

Vice-Chair Baggett recognized Commissioner Rich who announced there will be a Finance Meeting on Monday, June 23, 2025 at 4:00 p.m.

Vice-Chair Baggett recognized Commissioner Brown, who announced the date for the Personnel Meeting is not set yet.


Vice-Chair Baggett recognized Commissioner Hickey who announced the next Public Works Meeting will be June 18, 2025 at 8:30 .m.

Vice-Chair Baggett recognized Commissioner Hickey who made a motion to adjourn the meeting. The motion was seconded by Commissioner Vonier. The motion was approved unanimously with Vice-Chair Baggett and Commissioners Grady, Vonier, Rich, Brown, Hickey, and Gross voting aye. The meeting was adjourned at 10:10 a.m.



Donnie Baggett, Vice-Chair

ATTEST:



Tracy Dukes, County Clerk