

Minutes
Historic Courthouse, Board Chambers, 3rd Floor
225 North Broad St
November 11, 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	Donnie Baggett, Vice-Chair, District 5
Rev. Jeremy G. Rich, District 1 Absent	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, County Clerk Tracy Dukes, Purchasing Agent/Deputy Clerk Nisha Thurman, Zoning Director Donna Holbert, Planning Director Ken Gay, Public Works Director Jay Knight.

Others Present: Deron Rehberg, Thomas County Extension Coordinator UGA, and Olivia Tumlin, Newly Elected Thomas County Extension Coordinator UGA

Media: None

Chairman NeSmith called the meeting to order at 9:00 a.m.

Commissioner Brown offered the Invocation.

Chairman NeSmith called for a motion to approve the October 28, 2025, minutes. Commissioner Baggett made the motion; Commissioner Vonier Brown seconded. The motion passed unanimously.

Chairman NeSmith called for a motion to approve the November 11, 2025, agenda. Commissioner Brown made the motion; Commissioner Grady seconded. The motion passed unanimously.

Chairman NeSmith recognized Deron Rehberg, Thomas County Extension Office. Deron will be retiring November 30, 2025, after being with the Extension Office for 47-1/2 years. Chairman NeSmith and commissioners Hickey and Brown thanked Deron for his years of service and what he has done for Thomas County. Deron then introduced Olivia Tumlin, who will be replacing Deron on December 1, 2025. The Board welcomed Ms. Tumlin and are looking forward to working with her. Deron also talked about the MOU between The University of Georgia Cooperative Extension and Thomas County. The MOU will be placed on the next Board of Commissioners Meeting on November 25, 2025, for approval.

Chairman NeSmith announced that Commissioner Baggett had been elected Vice President of the Southwest Georgia Regional Commission. Chairman NeSmith extended his congratulations to Commissioner Baggett.

Reports:

Chairman NeSmith recognized County Manager Mike Stephenson who in turn recognized Zoning Director Donna Holbert. Donna introduced the following rezoning applications.

Application 25-11-1. Thomas County is requesting to rezone property located at 63 Patterson Still Road and N. Pinetree Boulevard. This property is owned William and Dovie Ross (63 Patterson Still Road) and Kenneth and Melissa Rodgers (N. Pinetree Boulevard.) The request is to rezone the subject property from R-4 (CSD) Conservation Subdivision Development to R-1 (Single Family Residential) to return the subject properties to the original zoning of R-1 (Single Family Residential.)

Application #25-11-2 Jeffrey Jones, Caliber Group Homes, LLC, agent for property owner, Thomas Akins, is requesting to rezone property located on Georgia Highway 122 located on Thomas County Map 045, Parcel 062G, 2.07 acres, more or less; Parcel 062, 21 acres, more or less; and Parcel 062D, 28.39 acres, more or less) for a total of 51.46 acres, more or less, from R-4 (Single Family Residential, detached) and CG (Commercial General) to PUD (Planned Unit Development) to allow for a residential development consisting of 159 single family residential lots and 36 condominiums.

Application #25-11-6 Kristin Doyle, Doyle Consulting, Inc., agent for the property owner, Jackson Meigs Farm, LLC, has applied for a conditional use zoning. The subject property is located on Ga. Hwy. 122 and is identified on Thomas County Tax Map 035, Parcel 015 consisting of 395.05 acres, more or less. The request is to install a 134 foot monopole telecommunications tower on an 80' X 80' lease area portion of property. If approved, the lease area portion of the property will be classified as AG (Agricultural) Conditional Use, Telecommunications Tower.

A public hearing is scheduled for the next Board of Commissioners meeting on November 25, 2025, to consider Applications 25-11-1, 25-11-2, and 25-11-6.

Applications 25-11-3, 25-11-4, and 25-11-5 were not presented to the Board due to incomplete traffic reports.

Chairman NeSmith recognized County Attorney Bruce Warren introduced a letter regarding an application to Transfer Windstream's Assets in Thomas County's Public Right-of-Way to affiliate Kinetic ABS GA LLC. Chairman NeSmith called for a motion to approve the letter as received. Commissioner Baggett made the motion; Commissioner Brown seconded. The motion passed unanimously.

Committee:**i. Purchasing**

- a. Commissioner Vonier made a motion to ratify the purchase of Clay Targets for Ranges at Oakfield from Industrial Chemicals for \$25,221.60. Commissioner Baggett seconded. The motion passed unanimously.
- b. Commissioner Vonier made a motion to ratify the purchase of fencing for Animal Control from Kennedy Construction for \$24,270.84. Commissioner Brown seconded. The motion passed unanimously.

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- c. Commissioner Vonier made a motion to ratify the purchase of LVT flooring for the Thomas County Health Department at the Hancock Center from Dudley Moore Awning and Flooring for \$32,385.04. Commissioner Baggett seconded. The motion passed unanimously.
- d. Commissioner Vonier made a motion to ratify the purchase of 11 sets of Turnout Gear (Street-to-Station) from Municipal Equipment and 11 Helmets from AEST Fire and Safety for a total of \$53,636.00. Commissioner Hickey seconded. The motion passed unanimously.
- e. Commissioner Vonier made a motion to ratify the purchase of Emergency Lighting and Equipment for four (4) Dodge Durangos from Night Hawk Specialty Vehicles for \$97,336.16. Commissioner Grady seconded. The motion passed with Commissioners Gross, Hickey, Baggett, NeSmith, Vonier and Grady voting aye; Commissioner Brown abstained.

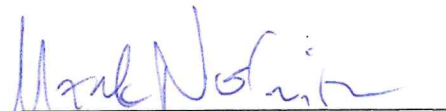
ii. Finance:

- a. Chairman NeSmith made a motion to ratify the approval of budget amendment 25-11-1, 2017 SPLOST CPF (329) LMIG. Commissioner Hickey seconded. The motion passed unanimously.

Chairman NeSmith recognized Commissioner Baggett who announced the next Public Property Meeting will be November 13, 2025, at 8:30 a.m.

Chairman NeSmith recognized Commissioner Hickey who announced the next Public Works Meeting will be November 19, 2025, at 8:30 a.m.

With no further business, Chairman NeSmith called for a motion to adjourn the meeting. Commissioner Hickey made the motion; Commissioner Brown seconded. The motion passed unanimously, and the meeting was adjourned at 9:51 a.m.


Mark NeSmith, Chairman

ATTEST:


Tracy Dukes, County Clerk