

Minutes  
Historic Courthouse, Board Chambers, 3<sup>rd</sup> Floor  
225 North Broad St  
November 25, 2025

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, District 4, Chairman	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 Clerk Tracy Dukes, Zoning Administrator Donna Holbert, Planning Director Ken Gay.

**Others Present:** Thomas County Public Library System Director Derek Kolb.

**News/Media Present:** Jill Holloway, Thomasville Times Enterprise

Chairman Nesmith called the meeting to order at 6:00 p.m. and offered the invocation.

Chairman NeSmith called for a motion to approve the minutes of the November 11, 2025, meeting. A motion was made by Commissioner Grady and seconded by Commissioner Brown. The motion passed unanimously.

Chairman NeSmith called for a motion to approve the November 25, 2025, agenda. A motion was made by Commissioner Baggett and seconded by Commissioner Brown. The motion passed unanimously.

**Board Appointments:**

Chairman NeSmith recognized Commissioner Grady who made a motion to appoint Jay Knight to the Recreation Advisory Board. Mr. Knight will fulfill the unexpired term of Commissioner Grady. His term will expire 12/31/2028. Commissioner Hickey seconded the motion. The motion passed unanimously.

Chairman NeSmith recognized Commissioner Grady who made a motion to appoint Greer Cox to the Recreation Advisory board. Ms. Cox will fulfill the unexpired term of Forest Sumner. Her term will expire 06/30/2028. Commissioner Hickey seconded the motion. The motion passed unanimously.

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Chairman NeSmith called for a motion to re-appoint Mills Herndon to the Thomas County Tax Assessor Board. His new term will expire 12/31/2029. A motion was made by Commissioner Baggett and seconded by Commissioner Vonier. The motion passed unanimously.

Chairman NeSmith called for a motion to approve the 2026-01 Amendment to the Health Benefits Plan. A motion was made by Commissioner Brown and seconded by Commissioner Rich. The motion passed unanimously.

Chairman NeSmith declared a Public Hearing at 6:03 p.m. and recognized Zoning Administrator, Donna Holbert who introduced 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.) The Planning staff recommend approval of this application.

Chairman NeSmith asked if there was anyone present in opposition of the application. Hearing none, Chairman Nesmith once again recognized Donna Holbert who introduced 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. The Planning staff recommend approval of this application.

Chairman NeSmith recognized Jeff Jones, Caliber Group Homes, LLC, 104 Old Field Court, Thomasville, GA 31757. Mr. Jones stated that Plantation Pointe will be a sister to Madison Grove. It will consist of 5 southern style villages. Housing types will include Bungalow, Cottage, Row House, Estate Home and Condominiums (197 total homes). The price range for the homes would start at \$179,900 and go up to \$694,900. The homes will have city water and sewage.

Chairman NeSmith asked if there was anyone present in opposition of the application. Hearing none, Chairman NeSmith once again recognized Donna Holbert who introduced 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. The Planning staff recommend approval of this application.

Chairman NeSmith recognized Chris Doyle, 7210 Palisades Dr, Swanee, FL, who is the T-Mobile representative. Mr. Doyle stated the cell tower is in a “dead” area of town. He stated it is a T-Mobile tower, but other cellular companies can lease spaces as well.

Chairman NeSmith closed the Public Hearing at 6:23 p.m.

Chairman NeSmith called for a motion to approve application 25-11-1. The motion was made by Commissioner Rich and seconded by Commissioner Hickey. The motion passed unanimously.

Chairman NeSmith called for a motion to approve application 25-11-2. The motion was made by Commissioner Baggett and seconded by Commissioner Rich. The motion passed with a 7 to 1 vote with Commissioner Vonier abstaining.

Chairman NeSmith called for a motion to approve application 25-11-6. The motion was made by Commissioner Grady and seconded by Commissioner Vonier. The motion passed unanimously.

**Open Meeting to Citizens:**

Chairman NeSmith recognized Lucinda Brown of 103 Halcyon Way, Thomasville, GA 31792; Heather Clark Brown of 100 Halcyon Way, Thomasville, GA 31792; Louise Phillips of 110 Heisman Way, Thomasville, GA 31757. All three citizens shared concerns regarding the future proposed development at the Southwestern site. They voiced concern regarding traffic flow, apartments in a residential area and not having enough information regarding future development. Chairman NeSmith stated the original application has been pulled and a traffic study is being done. He stated if another application is made, the residents in the area will receive a letter for a Public Hearing.

**Committee Reports:**

Chairman NeSmith recognized County Manager Mike Stephenson who recommended holding a second meeting on December 23, 2025, at 11:00 a.m. to Commemorate Thomas County’s Bicentennial.

Chairman NeSmith recognized County Attorney Bruce Warren. Bruce discussed the de-annexation of 2410 Old Monticello Road, Thomasville, GA. He stated a Resolution is required to accept as county parcel. The item was tabled until the next Board of Commissioners Meeting on December 9, 2025.

Bruce recommended approval of the MOU for the University of Georgia Cooperative Extension and Thomas County for Cooperative Extension Services and Personnel in Thomas

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County. Chairman NeSmith called for a motion to approve the MOU. The motion was made by Commissioner Baggett and seconded by Commissioner Hickey. The motion passed unanimously.

Bruce recommended approval of the Thomas County Public Library System to update Chapter 54 Library Ordinance. Chairman NeSmith called for a motion to approve the changes to Chapter 54 Library Ordinance. The motion was made by Commissioner Grady and seconded by Commissioner Rich. The motion passed unanimously.

Bruce discussed Loblolly Lane, Forest Acres Subdivision. He stated Loblolly Lane was never developed or used, is not in the E-911 database, is overgrown with trees and is not passable. The owner of parcel 055D-015, lots 15 and 16, 0.63 acs, does not have access to his property and would like to build a house on the property. The property meets the required road frontage for only one house. Bruce recommended declaring the property as surplus and auctioning the property. Commissioner NeSmith called for a motion to auction the property. The motion was made by Commissioner Hickey and seconded by Commissioner Baggett. The motion passed unanimously.

Bruce discussed a request from Mandie Sherman, who is requesting information regarding a Bottle-Share event. He stated there is nothing in the ordinance for special permits. He stated if money changes hand, the event coordinator must make application with local and state government. Chairman NeSmith stated the Board needs clarification from Mandie Sherman regarding the event.

Chairman NeSmith recognized Commissioner Vonier who made a motion to ratify the purchase of diesel fuel from Petroleum Products on November 14, 2025, for \$2.523/gallon. The motion was seconded by Commissioner Brown. The motion was passed unanimously.

Chairman NeSmith recognized Commissioner Vonier who made a motion to ratify the purchase of regular unleaded gasoline from Petroleum Products on November 17, 2025, for \$2.282/gallon. The motion was seconded by Commissioner Rich. The motion passed unanimously.

Commissioner Vonier also announced the next Purchasing Meeting will be held on December 2, 2025, at 8:30 a.m.

Commissioner NeSmith recognized Commissioner Hickey who made a motion to ratify the recommendation to make changes to the Shooting Range Fees as of January 1, 2026. The motion was seconded by Commissioner Brown. The motion passed unanimously.

Commissioner NeSmith recognized Commissioner Hickey who made a motion to ratify issuing a purchase order for the purchase of bullet proof vests and submit the 2025 Bullet

Vest Grant. The motion was seconded by Commissioner Brown. The motion passed unanimously.

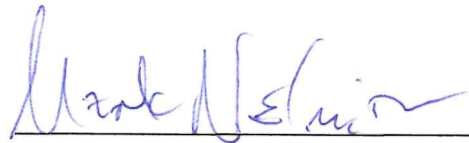
Commissioner NeSmith recognized Commissioner Baggett who made a motion to award the bid to Fisher Scientific for \$1,291,605 for the purchase of SCBA Equipment. The motion was seconded by Commissioner Grady. The motion passed unanimously.

Commissioner NeSmith recognized Commissioner Rich who asked for support from the Board to pass a resolution in support of Georgia's Historic Rehabilitation Tax Credit program.

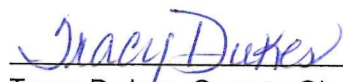
Commissioner Baggett made a motion to accept the Board of Commissioners Meeting on December 23, 2025, at 11:00 a.m. The motion was seconded by Commissioner Rich. The motion passed unanimously.

Chairman NeSmith recognized Commissioner Grady who made a motion to adjourn. The motion was seconded by Commissioner Baggett. The motion passed unanimously.

The meeting was adjourned at 7:03 p.m.

  
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Mark NeSmith, Chairman

ATTEST:

  
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Tracy Dukes, County Clerk