

Historic Courthouse, Board Chambers, 3rd Floor
225 North Broad St
March 24, 2026

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 Attorney Bruce Warren, County Clerk Tracy Dukes, Zoning Administrator Donna Holbert, Planning Director Ken Gay, Public Works Director Jay Knight, Purchasing Agent/Deputy Clerk Nisha Thurman.

News/Media Present: Jill Holloway, Thomasville Times Enterprise

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

Commissioner Rich offered the invocation.

Chairman NeSmith recognized Commissioner Vonier who made a motion to approve the March 10, 2026, Board of Commissioners Meeting Minutes as presented. Commissioner Baggett seconded the motion. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Hickey, Gross, Vonier and Rich voting aye.

Chairman NeSmith recognized Commissioner Gross who made a motion to approve the March 24, 2026, Board of Commissioners Agenda as presented. Commissioner Hickey seconded the motion. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Hickey, Gross, Vonier and Rich voting aye.

New Business:

Chairman NeSmith recognized Commissioner Brown who made a motion to declare office furniture surplus and authorize its transfer to the City of Pavo. Commissioner Hickey seconded the motion. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Hickey, Gross, Vonier and Rich voting aye.

**Authorization Resolution
Sale of Surplus Property**

Facilities Management is hereby authorized to declare the following listed Thomas County property as surplus and to transfer said property to the City of Pavo at their request.

AUCTION SURPLUS LIST

- 3 black/tan rolling chairs – No property id tags
- 2 glass computer desks - Property id tag #s – 820000680, 820000143
- 2 wood desks with glass tops - Property id tag #s – w/glass 820008844, w/o glass 002488
- 1 roll top desk - Property id tag # 820008846
- 1 credenza – No property id tag
- 5 tan cloth chairs (circle pattern) - Property id tag #s – 1012,1001,1016,2106, 1 no tag
- 1 large storage cabinet – No property id tag
- 1 black table with green legs – No property id tag
- 10 black/tan straight chairs with arm rests – No property id tags

Authorized this the 24 day of March, 2026.


Mark NeSmith, Chairman


Tracy Dukés, County Clerk

Public Hearing:

Chairman NeSmith declared a public hearing at 6:03 p.m. and recognized Zoning Administrator Donna Holbert who introduced application # 26-3-1. Shemika Lucas and Ivory Lucas, III, property owners, have filed an application for a zoning change. The subject properties are located on U.S. Highway 319 North identified on Thomas County Tax Map 045, Parcel 152 (3.09 acres, more or less, portion that is zoned as AG (Agricultural) of 5.29 acres, more or less) and Dillon Road identified on Thomas County Tax Map 045, Parcel 041L (.18 of an acre, more or less, portion zoned as AG (Agricultural) of a .21 of an acre, more or less.) Parcel 041L consists of a 30-foot-wide driveway. The remaining portions of the subject parcels are zoned as CG (Commercial General.) The request is to rezone the AG (Agricultural) portions of the subject properties to CG (Commercial General) to allow for the use and construction of an event center. The zoning department recommends approval of the zoning change.

Chairman NeSmith recognized Shemika Lucas, 28 Carrington Circle, Thomasville, GA 31757, owner of the property. Ms. Lucas stated there are plans to construct two buildings on the property: one approximately 5,000 square feet and the other approximately 2,500 square feet. She noted Grady EMC has power lines running through the property. After discussions with Grady EMC, it was determined that rezoning the property would provide a suitable solution for both parties, allowing one of the buildings to be set back outside the power line easement. The area beneath the power lines could then be utilized for parking.

March 24, 2026

Chairman NeSmith closed the public hearing at 6:09 p.m. Commissioner Grady made a motion to approve application #26-3-1. Commissioner Rich seconded the motion. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Hickey, Gross, Vonier and Rich voting aye.

Open meeting to citizens:

None

Reports:

Chairman NeSmith recognized County Manager Michael Stephenson, who provided the Board with information on "2026 Property Tax Rollbacks – Pre-Planning." He opened a discussion on the potential FLOST rollback and the Insurance Premium Tax Rollback. Mr. Stephenson suggested transferring the Insurance Premium Tax from the General Fund to the Fire Fund would result in a single millage rate and one set of taxes within the General Fund.

Committees:

Public works: Chairman NeSmith recognized Commissioner Hickey who made a motion to authorize the sale of surplus property (unit #138 and unit #537) on GovDeals website. Commissioner Baggett seconded the motion. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Hickey, Gross, Vonier and Rich voting aye.

**Authorization Resolution
Sale of Surplus Property**

Public Works is hereby authorized to sale the following listed Thomas County property on the GovDeals website:

AUCTION SURPLUS LIST

- Unit # 138 – 2001 F150 pick up – VIN # 1FTRX17W91NB41169
- Unit # 537 - John Deere 544H Loader w/bucket, rake, & forks – VIN # DW544HX583036

The sale shall commence on _____ and end on _____. All sales are absolute, to the highest bidder, with no reserve.

Any fee will be paid in full by the Buyer to GovDeals in connection with the sale of property. The fee is set by GovDeals and Thomas County has no responsibility for the fee rate. All funds shall be payable to the Thomas County Board of Commissioners in a manner to be prescribed by the Thomas County Finance Director. All funds from such sales shall be deposited in the appropriate Thomas County government fund.

If above items do not sale on GovDeals website within the set time frame, the Board of Commissioners declare the items salvage and authorize Jay Knight, Director to disassemble, destroy, discard and/or recycle the salvaged items. The disposition of salvage items shall be certified in writing as prescribed by the Thomas County Clerk.

Authorized this the 18 day of March, 2026.


Mark NeSmith, Chairman


Tracy Dukes, County Clerk

March 24, 2026

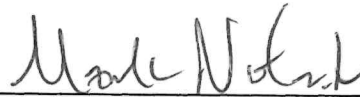
Page 3 of 4

Chairman Nesmith recognized Commissioner Hickey who made a motion to declare the condemnation of 0.174 acres for right-of-way on Hendry Cemetery Road (Owner: John Thomas Griffin). Commissioner Brown seconded the motion. The motion was approved unanimously with Chairman NeSmith and Commissioners Baggett, Brown, Grady, Hickey, Gross, Vonier and Rich voting aye.

Commissioner Vonier announced the next Purchasing Meeting for April 7, 2026, at 8:30 a.m.

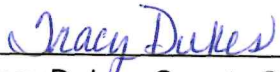
Commissioner Baggett announced the next Public Property Meeting for April 2, 2026, at 8:30 a.m.

There being no further business, Chairman NeSmith adjourned the meeting at 6:26 p.m.



Mark NeSmith, Chairman

ATTEST:



Tracy Dukes, County Clerk