

Minutes  
Historic Courthouse, Board Chambers, 3<sup>rd</sup> Floor  
225 North Board Street  
January 28, 2020

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:

<b>Phillip V. Brown, Chairman, Dist. 7</b>	<b>Wiley Grady, Vice-Chair, Dist. 6</b>
Rev. Jeremy G. Rich, Dist. 1	Moses Gross, Dist. 2
Kenneth E. Hickey, District 3	Mark NeSmith, Dist. 4
Donnie L. Baggett, Dist. 5	Zippy T. Vonier, Dist. 8

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

Others Present: Patti Dozier, Thomasville Times Enterprise

Chairman Brown opened the meeting and Commissioner Rich gave the invocation.

Chairman Brown recognized Commissioner Grady who made a motion to approve the minutes of the January 14, 2020 board meeting. The motion was seconded by Commissioner Baggett and approved unanimously with Chairman Brown, Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Brown declared a Public Hearing in regards to Rezoning Application 19-11-1 / RM-11 (Residential) to CG C.U. (Commercial General, Conditional Use). Chairman Brown recognized Zoning Administrator Donna Holbert who stated that the Planning & Zoning Staff does not recommend approval of the application because it is not consistent with the elements of the Comprehensive Plan, Future Development Map, and applicable portions of the Land Use Standards Ordinance. Ms. Holbert then stated that the Planning and Land Use Standards Commission had voted unanimously to approve the application with the condition of a 50 ft. buffer and hours of operation be set from 7:00 a.m. to 7:00 p.m.

Chairman Brown recognized Gerald J. Pionessa Jr., of 330 North Broad St., Thomasville, GA on behalf of applicant L and M Properties of Thomas County, LLC. He stated that the applicant seeks to rezone approximately 16.5 acres that would allow for a commercial office, building material retail sales, warehousing, equipment storage, and a millwork/cabinet shop. He also remarked that since the reclassification from AG (Agriculture) to RM-11 (Residential, Multiple Family) in August 2018, there have been no offers to purchase the property due to high utility cost. However, there have been offers with Commercial General, Conditional Use classification.

Chairman Brown recognized Max Beverly of 101 Plantation Dr., Thomasville, GA. who stated that he is interested in purchasing the property because of the location – he owns two other properties in the area, has several projects in Leon County, and as of 2019, the property now qualifies as an Opportunity Zone. He argues that the Opportunity Zone designation for this property didn't exist in 2018 when the Comprehensive Plan was written. He has no problem complying with the conditions set forth by the Planning and Land Use Standards Commission of a 50 ft. buffer and the hours of operation. He also stated that he currently has 10 employees but anticipates having 30 to 50 employees by the end of the year.

Commissioner Grady asked Mr. Beverly if he considered Red Hills. Mr. Beverly responded that Red Hills is not in an Opportunity Zone, and he would be giving up too many capital gains tax incentives to go there. Commissioner Gross confirmed with Planning Director Gay that the property in question is across from the church.

Chairman Brown asked if anyone was present who opposed the rezoning request. Hearing none, the Public Hearing was closed.

Chairman Brown recognized Commissioner Grady who made a motion to accept the rezoning request. Chairman Brown asked for a second to the motion three times but none was made. The motion failed for lack of a second, and Chairman Brown declared that Rezoning Application 19-11-1 was denied.

Chairman Brown recognized Commissioner NeSmith who made a motion to amend the 2020 budget 20-1-1, 2017 SPLOST Capital Projects Fund (329) to include Inwood Plantation and, Bustle Road, and Contingencies. The motion was seconded by Commissioner Baggett and approved unanimously with Chairman Brown and Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

**2020 BUDGET AMENDMENT 20-1-1  
2017 SPLOST CAPITAL PROJECTS FUND (329)  
JANUARY 28, 2020**

Account	Description	Original 2020 Budget	Amended Budget	Difference
<b>Expenses</b>				
329-4180-54-1405	Inwood Plantation	-	177,500	177,500
329-4181-54-1405	Bustle Road	-	138,750	138,750
329-9010-57-9000	Contingencies	2,399,660	2,083,410	(316,250)
	<b>Total</b>			<b>0</b>

**Net Increase to Expenses** \$0

Chairman Brown recognized Gloria Glass of 225 Pig Sauls Road, Boston, GA in the Open Meeting to Citizens. Ms. Glass requested that the committees with appointed citizens be posted on the County website with term information included. Chairman Brown commented that we could certainly look into that. She also requested that Board of Commissioners meeting minutes (ex. the January 14, 2020 meeting) be posted on the website sooner. Chairman Brown informed her that the minutes can only be posted after they are approved.

Chairman Brown recognized Commissioner Grady who announced that the Public Property Meeting is on February 6, 2020 at 8:30 a.m., and the Personnel Committee has been changed to February 20, 2020 at 8:30 a.m.

Chairman Brown recognized Commissioner NeSmith who made a motion to amend the Thomas County Service Delivery Strategy to be consistent with the Community Development Block Grant application for the purpose of water system improvements. The motion was seconded by Commissioner Hickey and


approved unanimously with Chairman Brown, Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Brown recognized Commissioner NeSmith who made a motion to ratify the "Certified Assurance" stating that the Thomas County Service Delivery Strategy is consistent with the Community Development Block Grant application for the purpose of water system improvements. The motion was seconded by Commissioner Vonier and approved unanimously with Chairman Brown, Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Brown recognized Commissioner NeSmith who made a motion to ratify the application of a Disaster Mitigation Grant in the amount of \$500,000 that will provide three generators for the Justice Center. The motion was seconded by Commissioner Grady and approved unanimously with Chairman Brown, Commissioners, Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Brown recognized Commissioner Hickey who made a motion to adjourn. The motion was seconded by Commissioner Baggett. Motion carried unanimously with Chairman Brown, Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Meeting adjourned at 6:34 p.m.

  
\_\_\_\_\_  
Phillip V. Brown, Chairman

ATTEST:

  
\_\_\_\_\_  
Celeste Tyler, County Clerk