

Minutes  
Historic Courthouse, Board Chambers, 3<sup>rd</sup> Floor  
225 North Board Street  
July 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:

**Phillip V. Brown, Chairman, Dist. 7**

Rev. Jeremy G. Rich, Dist. 1  
Kenneth E. Hickey, District 3  
Donnie L. Baggett, Dist. 5

**Wiley E. Grady, Vice-Chair, Dist. 6**

Moses Gross, Dist. 2  
Mark NeSmith, Dist. 4  
Zippy T. Vonier, Dist. 8

Staff present was County Manager Michael J. Stephenson, County Attorney Bruce Warren, Planning Director Ken Gay, Zoning Administrator Donna Holbert, Emergency Services Derrick Ogletree, Public Works Director Tony Bodiford, Sheriff Carlton Powell, and County Clerk Celeste Tyler.

News/Media present: none

Chairman Brown called the meeting to order, and Commissioner Rich gave the invocation.

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

Chairman Brown recognized Planning Director Ken Gay who reported on Application 20-4-2, applicant Apache Holdings, LLC, William Blackburn, Managing Member for a land use reclassification on property located on Constitution Avenue Map 46F, Parcel 83. The request is to change the classification from CG (Commercial General to RM-11 (Residential, Multiple Family) to allow for the development of an apartment complex consisting of approximately 200 units.

Mr. Gay informed the Commissioners that he had met with Apache Holdings, LLC and Huntington Pointe Homeowner's Association since the June 23, 2020 Public Hearing where the application was tabled. He reported the following:

Thomas County Building Inspection Department

July 28, 2020

Thomas County Building Inspection Department - Submitted by Ken C. Gay  
Update on Rezoning Application 20-4-2

The developer resubmitted two (2) conceptual plans that addressed some issues brought up by the Huntington Pointe citizens at the June 23 meeting. Changes included:

- leaving a 60' buffer already in place and
- starting the parking lot at 65' from property line
- a retention pond to handle the developments' water runoff

The Planning staff had a meeting on Tuesday, July 21 with three (3) citizens from the Huntington Pointe subdivision. Their concerns were the water runoff from the new development, but State and Federal agencies would approve

and permit the design of such. The project, being a "gated" community, would necessitate the fences surrounding the enclosure.

The buffer, with minor alterations, seemed acceptable.

The concerns still remained about the entry/exit to the project, and installation of a gate for the Huntington Pointe subdivision.

The developer has indicated that he would re-install the original gate, but would not be responsible for future maintenance on the gate. The entry/exit will remain as indicated on the plans.

**Planning Department**

I will add that all water shed and runoff will have to be approved and permitted by appropriate agencies, (i.e. Army Corp of Engineers, GA EPD).

Although these conceptual plans indicate a lot of details, the project if approved, will still have

Although these conceptual plans indicate a lot of details, the project if approved, will still have to adhere to Thomas County Land Use Ordinances, go through Plan Review, Technical Review, and Preliminary Plat Approval by the Thomas County Board of Commissioners.

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Chairman Brown recognized Commissioner NeSmith who made a motion to approve Application 20-4-2 changing the classification from CG (Commercial General) to RM-11 (Residential, Multiple Family) with the concessions that were listed in Mr. Gay's report. The motion was seconded by Commissioner Grady. The motion was approved 7-1 with Chairman Brown and Commissioners Baggett, Grady, Gross, Hickey, NeSmith, and Rich voting aye and Commissioner Vonier voting nay.

Chairman Brown recognized County Manager Stephenson who reported on the 2020 Property Tax Levy. He is recommending a reduction in the property tax rate for the seventh year in a row. The recommendation is as follows:

**2020 Millage Rates – Manager Recommended**

	Digest by District	Millage Rate	Net Taxes
Incorporated	728,418,645	8.827	6,429,751
		<b>Less insurance premium tax rollback - 1.890</b>	
Unincorporated	806,213,134	6.937	5,592,701
Emer. Services	1,534,631,779	1.708	2,621,151
Fire District 1	174,745,930	3.020	527,733
Fire District 2	193,124,096	3.008	580,917
Fire District 3	453,720,528	2.325	<u>1,054,900</u>
			<b>16,807,153</b>

The Final Millage Rate & Levy Taxes will be advertised and set on August 25, 2020 at the Regular Board of Commissioners' Meeting at 6:00 p.m.



Chairman Brown recognized Commissioner Grady who made a motion to approve the 2020 Tentative Millage Rates as recommended by the County Manager. The motion was seconded by Commissioner Baggett. The motion was approved unanimously with Chairman Brown and Commissioners Baggett, Grady, Gross, Hickey, NeSmith, and Rich voting aye.

County Manager Stephenson also recommended approving the 2020 Thomasville/Thomas County Radio System Budget that was presented at the July 16, 2020 Finance Committee by Chris White with the City of Thomasville. One correction was noted. The number of Thomas County Radio Count on Line is 493 (not 583 as listed). Each unit cost \$28.56 for a total of \$14,080 per month.

Chairman Brown recognized Commissioner NeSmith who made a motion to approve the 2020 Thomasville/Thomas County Radio System Budget noting the correction of units to be 493 at \$28.56 per month. The motion was seconded by Commissioner Vonier. The motion was approved unanimously with Chairman Brown and Commissioners Baggett, Grady Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Brown recognized Derrick Ogletree who requested extrication pumps and gas generators from the ESD Fire Division and Ferno stair chairs from the ESD EMS Division to be deemed as surplus including the authorization to sale the surplus property on GovDeals.

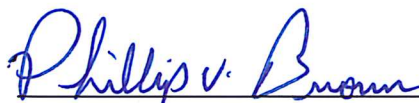
Chairman Brown recognized Commissioner Baggett who made a motion to approve the items, as presented, as surplus and the authorization of said property to be sold on GovDeals. The motion was seconded by Commissioner Rich. The motion was approved unanimously with Chairman Brown and Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Brown recognized County Manager Stephenson who reported that Thomas County will be the recipient of \$1,141,703 from the Federal Coronavirus Relief Funds allocated in the CARES Act. The first installment, \$342,511.00, should arrive in a few days.

Chairman Brown recognized Commissioner Vonier who made a motion to ratify the fuel purchase from Petroleum Products for \$1.2982 per gallon on July 17, 2020 and the diesel fuel purchase from Petroleum Products for \$1.2950 per gallon on July 17, 2020. The motion was seconded by Commissioner Baggett. The motion was approved unanimously with Chairman Brown and Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

The upcoming committee meetings were announced. The Personnel Committee scheduled on July 29, 2020 has been canceled. The Purchasing Committee will meet at the Historic Courthouse on August 4, 2020 at 8:30 a.m. The Public Property Committee will meet at the Historic Courthouse on August 6, 2020 at 8:30 a.m. The Emergency Services Committee will meet at the Historic Courthouse on August 12, 2020 at 8:30 a.m.

Chairman Brown recognized Commissioner Hickey who made a motion to adjourn. The motion was seconded by Commissioner Baggett. The motion was approved unanimously with Chairman Brown and Commissioners Baggett, Grady Gross, Hickey, Ne Smith, Rich, and Vonier voting aye. The meeting adjourned at 6:21 p.m.



Phillip V. Brown, Chairman

ATTEST:



Celeste C. Tyler, County Clerk