

Minutes  
Historic Courthouse, Board Chambers, 3<sup>rd</sup> Floor  
225 North Board Street  
March 23, 2021

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, Public Works Director Tony Bodiford, Sheriff Carlton Powell, and County Clerk Celeste Tyler.

News/Media present: Chris Hurst, WPAX radio

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

Chairman Brown recognized Commissioner Grady who made a motion to approve the minutes of the March 9, 2021 Board Meeting. 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 declared a public hearing for the Board of Commissioners to consider a resolution transmitting a draft Capital Improvements Element (CIE) 2021 Annual Update report, relating to the County's impact fee program, to the Southwest Georgia Regional Commission for regional review pursuant to the Georgia Planning Act of 1989. Any persons wishing to be heard on the Capital Improvements Element Annual Update are invited to attend.

Chairman Brown recognized Bill Ross of Ross & Associates. Mr. Ross explained the Capital Improvements Element (CIE) update as a five- year community improvement program. Chairman Brown asked if there was anyone present who wished to comment. Being none, the public hearing was closed.

Chairman Brown recognized Commissioner Hickey who made a motion to approve the Resolution to transmit the draft Capital Improvements Elements 2021 Annual Update report to the Southwest Georgia Regional Commission for review. The motion was seconded by Commissioner NeSmith. Motion carried unanimously with Chairman Brown, and Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

*Georgia, Thomas County*

**Transmittal Resolution**  
***Capital Improvements Element Update***  
***Thomas County, Georgia***

WHEREAS, Thomas County adopted a Capital Improvements Element as an amendment to the *Thomas County Comprehensive Plan*; and

WHEREAS, Thomas County has prepared a 2021 Annual Update to the adopted Capital Improvements Element (including financial data for fiscal year 2020); and

1. WHEREAS, the 2021 Capital Improvements Element Annual Update was prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on March 23, 2020, at 6:00 P.M. at the Thomas County Historic Courthouse, 225 N. Broad Street, Thomasville, Georgia;
2. BE IT THEREFORE RESOLVED, that the Board of Commissioners of Thomas County does hereby submit the 2021 Capital Improvements Element Annual Update to the Southwest Georgia Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

Adopted this 23rd day of March, 2021.

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Chairman Brown declared a public hearing and recognized Donna Holbert, Zoning Administrator.

Donna Holbert introduced application 21-3-2. The applicant wishes to appeal the decision of the Zoning Administrator on property located on U.S. Hwy 319 North (Map 45, Parcel 25 consisting of 18.65 acres, more or less) for building placement. Brian Lameier, agent for property owner, was denied a land use compliance form due to the fact that the subject parcel does not have a minimum required road frontage of 150 feet for the placement of a building.

Shane Stephens of 600 M & M Lane, Thomasville, Georgia and property owner addressed the Board. Mr. Stephens began by giving the background of said property. The parcel consisted of approximately 22 ½ acres. Mike Fallon wanted to buy three acres. Mr. Stephens acted in accordance with previous zoning administrator and paid for a survey (2016). He is seeking a variance or justification, resolution or restitution.

Donna Holbert stated that the application was denied referencing Section 3.216, Table 1 of the Land Use Standards Ordinance which requires a minimum of 150 feet of road frontage in a CG (Commercial General) Land Use District for the placement of a building on the property. Mr. Stephens currently has 25 feet of road frontage.

With no further comments, Chairman Brown closed the Public Hearing. Request denied due to lack of motion.

Chairman Brown recognized Suzanne Angell, Executive Director of the Southwest Georgia Regional Commission. Ms. Angell gave a presentation on Age Friendly Communities and asked the Board for their consideration of approving the participation in a Regional Age-Friendly Pilot structured by AARP Georgia. The Pilot program is in alignment with the SWGRC's mission to improve the livability of communities for the citizens of the region. The focus areas that will be addressed are: housing, transportation, community facilities, intergovernmental coordination, economic development, land use, and natural/cultural resources.

Chairman Brown recognized Commissioner Baggett who made a motion to approve a resolution for Age Friendly Region Designation. The motion was seconded by Commissioner Hickey. The motion was approved unanimously with Chairman Brown and Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

**AGE FRIENDLY REGION DESIGNATION**

**RESOLUTION**

WHEREAS, the health and safety of residents of all ages is of highest concern to the cities and counties in Region 10; and

WHEREAS, Region 10 is comprised of 14 Counties and 43 cities with an estimated population of 350,000, and

WHEREAS, as Region 10 population, ages, and people stay healthy and active longer, communities must adapt; and

WHEREAS, planning processes including housing, transportation, community revitalization and economic development plans should include the needs of all people regardless of age, income, physical ability, race, and other factors of older adults; and

WHEREAS, community decisions on land-use, housing, and transportation should be consistent with comprehensive plans that have been developed with public input; and

WHEREAS, the cities and counties in Region 10 are committed to giving their older residents the opportunity to live rewarding, productive and safe lives;

NOW, THEREFORE, BE IT RESOLVED that in order to ensure Region 10 is a well- designed, livable region that promotes health and sustained economic growth for residents of all ages, the counties and jurisdictions within support the planning process and agree to participate in the application process to be designated an "Age Friendly Region".

Adopted this the 23<sup>rd</sup> day of March 2021.

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Chairman Brown recognized County Attorney Warren who reported on his findings, for the properties at Merrillville, Ellaville, and Patten Coolidge-- former polling places. There are no deeds for said properties, and we have no legal right without condemnation to do anything with the real property. However, the buildings on the properties can be declared surplus and sold. His opinion is that the land was probably donated to the County for voting purposes. He suggests that the tax assessor be notified and with no chain of title, the properties would go back on the tax roll.

Chairman Brown recognized Commissioner NeSmith who made a motion that based on examination of title, and where the County can't prove ownership, the said properties should be abandoned and removed from exemption. 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.

County Attorney Warren also reported that Brookwood School would be seeking de-annexation from the corporate boundaries of the City of Thomasville for four lots on Baytree Drive.

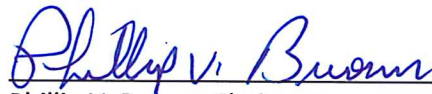
Chairman Brown recognized Commissioner Vonier who made a motion to ratify the diesel fuel purchase from Petroleum Products for \$2.1590/gal. on March 12, 2021. The motion was seconded by Commissioner NeSmith. The motion was approved unanimously with Chairman Brown and Commissioners Baggett, Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye

Chairman Brown recognized Commissioner Hickey who made a motion to ratify the approval to contract with Tim Hobbs and Chris Baggett for beaver trapping. Commissioner NeSmith seconded the motion. The motion was approved by Chairman Brown and Commissioners Grady, Gross, Hickey, NeSmith, Rich, and Vonier voting aye. Commissioner Baggett abstained. (7-0-1)

Commissioner Hickey made a motion to ratify the approval for the Proposed Striping List for 2021 estimated at \$230,360.00. 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 will meet at the Historic Courthouse on March 24, 2021 at 8:30 a.m. The Public Property Committee will meet at the Historic Courthouse on March 25, 2021 at 8:30 a.m.

Chairman Brown recognized Commissioner Grady 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, NeSmith, Rich, and Vonier voting aye. The meeting adjourned at 6:53 p.m.

  
Phillip V. Brown, Chairman

ATTEST:

  
Celeste C. Tyler, County Clerk