

Minutes
Historic Courthouse, Board Chambers, 3rd Floor
225 North Board Street
April 23, 2024

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:

Wiley Grady, Chairman Dist. 6

Rev. Jeremy G. Rich, Dist. 1
Kenneth E. Hickey, District 3
Phillip V. Brown, Dist. 7

Donnie L. Baggett, Vice-Chair Dist. 5

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, Project Superintendent Jay Knight, and County Clerk Celeste Tyler.

News/Media present: none

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

Chairman Grady recognized Commissioner NeSmith who made a motion to approve the minutes of the April 9, 2024 Board Meeting. Commissioner Baggett seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Commissioner Rich who made a motion to approve the agenda for the April 23, 2024 Board Meeting. Commissioner Baggett seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady declared a Public Hearing and recognized Planning Director Ken Gay who introduced the following:

a. Rezoning application #24-4-1 has been filed by Katherine Horner, agent for the property owner, Sunset Memorial Gardens, Inc. The subject property is located on U.S. Hwy. 84 East and is located on Thomas County Map 046, Parcel 063 and consists of 1.44 acres, more or less. The request is to rezone the subject property from AG (Agricultural) to CL C.U. (Commercial Limited, Conditional Use, Business Office) to allow for the placement of a small office building for their existing fire extinguisher business.

b. Application #24-4-2 has been filed by the County to amend the Land Use Standards Ordinance for lot sizes as follows: A residential lot that is accommodated by an on-site sewage management system and a private well must be a 1.25 acre minimum instead of one acre and a residential lot that is accommodated by an on-site sewage management system and EPD permitted water supply must be a .625 of an acre minimum instead of .5 of an acre. The reason for these amendments is to be consistent with the State of Georgia recommended lot sizing requirements minimum instead of .5 of an acre.

c. Amend Chapter 58 Manufactured Home Health and Safety Standards of the Thomas County Code of Ordinance - to be consistent with current State of Georgia recommended lot sizing requirements in locations of moderate groundwater recharge.

d. Amend zoning fee schedule. Amending the zoning fee schedule will provide consistency among the existing fees for the residential districts that were previously added to the Land Use Standards Ordinance. (R-4 and R-3 would be the same).

Chairman Grady recognized Katherine Horner, rezoning applicant #24-4-1, and Bill Blackburn, representative to answer questions posed by Commissioner Rich. Planning Director Ken Gay confirmed that required notification and signage was applied.

With no further questions or opposition Chairman Grady closed the Public Hearing. Commissioner Baggett was recognized and made a motion to approve rezoning application #24-4-1. Commissioner Rich seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Commissioner NeSmith who made a motion to approve application #24-4-2. The motion was seconded by Commissioner Vonier. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Commissioner NeSmith who made a motion to approve amending Chapter 58 Manufactured Home Health and Safety Standards of the Thomas County Code of Ordinance to be consistent with current State of Georgia recommended lot sizing requirements in locations of moderate groundwater recharge. The motion was seconded by Commissioner Baggett. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Commissioner Baggett who made a motion to approve amending the zoning fee schedule. The motion was seconded by Commissioner Brown. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Ken Gay who presented the preliminary plat for the Hall Road Subdivision located at the corner of Hall Road and the North Thomasville Bypass (Map 45, Parcel 146) consisting of twenty-five (25), one-quarter acre lots, zone R-4, single family residential. These one-quarter (.25) acre lots will have access and frontage to a new county road built to county road standards within the subdivision. Mr. Gay requested the approval of the preliminary plat stating that the requirements for code compliance had been met. The Technical Review committee consisting of Thomas County Planning & Zoning, Fire, Public Works, Thomasville Utilities, and the Department of Public Health signed-off on compliance to code and regulations. The entrance of the new subdivision will be on Hall Road. The 15 ft. natural buffer should also be maintained.

Chairman Grady recognized Commissioner Hickey who made a motion to approve the preliminary plat for the Hall Road Subdivision as presented. Commissioner Baggett seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Open Meeting to Citizens: Chairman Grady recognized Shirley Jackson of 727 Crowley Rd., Thomasville, Georgia who asked for clarification of the location of the driveway of the new subdivision at the corner of

Hall Road and the North Thomasville Bypass. She spoke of concern of the additional traffic it will bring to Hall Road.

Reports: County Manager Stephenson stated that he would table the budget amendment to reimburse the General Fund for SPLOST 17 eligible purchases agenda item until the next Board of Commissioners' meeting.

Chairman Grady recognized Commissioner Vonier who made a motion to approve the Automatic Aid Agreement with the City of Thomasville. Commissioner Baggett seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Commissioner Baggett who reminded everyone that the Public Property Committee meeting will be held Thursday, May 3rd at 4:00 p.m.

Chairman Grady recognized Commissioner Rich who made a motion to ratify the purchase of fuel from Petroleum Products for \$2.9613/per gallon on April 12, 2024. Commissioner Brown seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

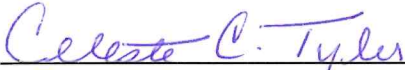
Chairman Grady recognized Commissioner Hickey who made a motion to give a surplus vehicle from the Sheriff's Office to the City of Coolidge. Commissioner Brown seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye.

Chairman Grady recognized Commissioner Baggett who made a motion to adjourn. Commissioner Rich seconded the motion. The motion passed unanimously with Chairman Grady, Commissioners Baggett, Brown, Gross, Hickey, NeSmith, Rich, and Vonier voting aye. The meeting adjourned at 6:17 p.m.



Wiley Grady, Chairman

ATTEST:



Celeste C. Tyler, County Clerk