

Minutes  
Historic Courthouse, Board Chambers, 3<sup>rd</sup> Floor  
225 North Board Street  
April 9, 2024

The Thomas County Board of Commissioners met on the above date in a regular scheduled meeting at 9:00 a.m. at the Historic Courthouse, Commission Chambers, with the following board members present:

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

Others present: William Ross, Ross & Associates

News/Media present: Jill Holloway, Thomasville Times Enterprise

Vice Chairman Baggett called the meeting to order, and Commissioner Hickey gave the invocation.

Vice Chairman Baggett recognized Commissioner Brown who made a motion to approve the minutes of the March 26, 2024 Board Meeting. Commissioner Vonier seconded the motion. The motion passed unanimously with Vice Chairman Baggett, Commissioners Brown, Gross, Hickey, NeSmith, and Vonier voting aye.

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

Vice Chairman Baggett declared a Public Hearing and recognized William (Bill) Ross from Ross and Associates who explained that an annual Capital Improvements Element report on impact fees is required. As the county's consultant, he referenced the financial report included in the document and noted that the County continued to have another impressive year collecting approximately \$100,000 in impact fees. The Southwest Georgia Regional Commission will review the document and forward it to the Georgia Department of Community Affairs.

Vice Chairman Baggett asked for comments or questions. Hearing none, Vice Chairman Baggett closed the Public Hearing.

Vice Chairman Baggett recognized Commissioner Hickey who made a motion to adopt the 2024 Capital Improvements Element Transmittal Resolution. The motion was seconded by Commissioner NeSmith. The motion was approved unanimously with Vice Chairman Baggett and Commissioners Brown, Gross, Hickey, NeSmith, and Vonier voting aye.

**Reports:** Vice Chairman Baggett recognized County Manager Stephenson who noted that the four items on the agenda will be introduced by Zoning Administrator Donna Holbert and Planning Director Ken Gay. 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. The Planning Staff recommends approval of this rezoning application.

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. County Manager Stephenson asked Planning Director Ken Gay to provide bullet points for easier referencing and continue the discussion at the April 17<sup>th</sup> Public Works Committee.

Amending Chapter 58 Manufactured Home Health and Safety Standards of the Thomas County Code of Ordinance was also reviewed. The purpose of these amendments is to be consistent with current State of Georgia recommended lot sizing requirements in locations of moderate groundwater recharge.

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).

Under **Committee Reports** Vice Chairman Baggett made a motion to approve the bid for material for Five Forks/Old Quitman Rehab from sole bidder Foley Products for \$39,402.86. Commissioner Brown seconded the motion. The motion passed unanimously with Vice Chairman Baggett, Commissioners Brown, Gross, Hickey, NeSmith, and Vonier voting aye.

Vice Chairman Baggett made a motion to approve the bid for material for Animal Control sewer manholes from sole bidder Foley Products for \$8,899.77. Commissioner NeSmith seconded the

motion. The motion passed unanimously with Vice Chairman Baggett, Commissioners Brown, Gross, Hickey, NeSmith, and Vonier voting aye.

Vice Chairman Baggett made a motion to approve the bid for shearing stumps and trees (15 acres) on Dillon Road from sole bidder Thrift Land Clearing, LLC for \$24,000. Commissioner Vonier seconded the motion. The motion passed unanimously with Vice Chairman Baggett, Commissioners Brown, Gross, Hickey, NeSmith, and Vonier voting aye.

Vice Chairman Baggett recognized Commissioner Hickey who reminded everyone of the Public Works Committee meeting next Wednesday.

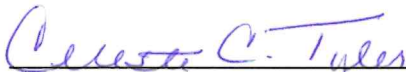
Vice Chairman Baggett recognized Commissioner Hickey who made a motion to adjourn. Commissioner Brown seconded the motion. The motion passed unanimously with Vice Chairman Baggett, Commissioners Brown, Gross, Hickey, NeSmith, and Vonier voting aye. The meeting adjourned at 9:15 a.m.



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Donnie Baggett, Vice Chairman

ATTEST:



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Celeste C. Tyler, County Clerk