



## UPSON COUNTY BOARD OF COMMISSIONERS

Regular Commission Meeting

January 27, 2025 - 6:00 P.M.

106 East Lee Street, Suite 140, Thomaston, GA 30286

**THE MEETING WILL BE STREAMED LIVE ON YOUTUBE**

**PLEASE COPY THE LINK BELOW**

<https://www.youtube.com/channel/UCe2eGmYc-ooba5KStmOeXkw>

### AGENDA

#### I. CALL TO ORDER

Chairman Dan R. Brue II

#### II. ATTENDANCE

Chairman Dan Brue

Vice Chairman Benjamin Watson

Commissioner James Ellington

Commissioner Paul Jones

Commissioner Christopher Biggs

County Manager Lonnie Joyce

County Clerk Jessica Jones- Remote for part of the meeting.

County Attorney Heath English

#### III. INVOCATION

#### IV. PLEDGE

#### V. APPROVAL OF THE AGENDA

A motion was made by Commissioner Jones with a second from Commissioner Watson approve the agenda.

The motion passed unanimously.

#### VI. PUBLIC HEARINGS

Public Hearing for a Beer and Wine Package Sales License. An application is on file in the Commission Office from Karim Dodhi on the behalf of "Mill Stop LLC DBA Mill Store" located at 1403 Hannahs Mill Road, Thomaston, GA 30286.

A motion was made by Commissioner Jones with a second from Commissioner Watson to open the public hearing.

The motion passed unanimously.

The applicant explained that they are completing construction of the store and requested and exemption to the ordinance 30 days of closure.

A motion was made by Commissioner Ellington with a second from Commissioner Jones to close the public hearing.

The motion passed unanimously.

There was no discussion

A motion was made by Commissioner Jones with a second from Commissioner Ellington to approve a Beer and Wine Package License for Mill Store LLC DBA Mill Store with the condition the store must be open within 60 days.

The motion passed unanimously.

Public Hearing for a Beer and Wine Package Sales License. An application is on file in the Commission Office from Usharani Shankaran on the behalf of Kelly Grocery 786 LLC DBA Kelly Korner" located at 2011 Yatesville Highway, Thomaston, GA 30286.

A motion was made by Commissioner Jones with a second from Commissioner Watson to open the public hearing.  
The motion passed unanimously.

A motion was made by Commissioner Watson with a second from Commissioner Jones to close the public hearing.  
The motion passed unanimously.

There was no discussion

A motion was made by Commissioner Jones with a second from Commissioner Ellington to approve a Beer and Wine Package License for Kelly Grocery 786 LLC DBA Kelly Korner.  
The motion passed unanimously.

**VII. OLD BUSINESS**

Rezoning - The REZ2024-06 applicant and property owner, Kevin Brown of Upson County has requested that Upson County rezone 30 acres of a 367-acre MoL parcel at Pleasant Grove and Edwards Roads from A-R to R-1 (Single-Family Residential) for development of a mixed, lot size subdivision. The parent parcel is further identified as tax parcel 112 017, Land Lot 182 of the 11<sup>th</sup> Land District.

Mr. Brown explained that he is currently requesting a new exemption to the moratorium.  
He withdrew this request.

A motion was made by Commissioner Ellington with a second from Commissioner Jones to add Mr. Brown under new business as an exemption to the moratorium.  
The motion passed unanimously.

**VIII. PUBLIC COMMENTS**

Tami Boyle, thanked the board for the continued live streaming. She stated that the county's website is in need of work. She added that the board keeps the public's interest in mind during the Public Hearing for a proposed Vet at their next meeting.

Lisa Pierce, stated that the county does need a vet clinic, she also spoke about ethics and possible consideration to changes to the zoning ordinance.

Dana Brue, discussed the planning commissions previous meetings and the duties of the commissioners.

Ashley Anderson, spoke in favor of a potential Vet Clinic.

Shannon Cox, spoke in favor of a potential Vet Clinic.

**IX. CONSENT AGENDA**

- a. Approval of Resolution 03.2026 Board of Assessors Re-Appointment  
Ronnie Portwood



UPSON COUNTY BOARD OF COMMISSIONERS  
106 EAST LEE STREET, SUITE 110  
THOMASTON, GA 30286  
(706) 647-7012

Lonnie Joyce - County Manager  
R. Heath English, County Attorney

Dan R. Brue II Chairman  
Christopher Biggs District 1  
James Ellington District 2  
Paul Jones District 3  
Benjamin Watson District 4

## BOARD OF ASSESSOR APPOINTMENT RESOLUTION

**WHEREAS**, there is a vacancy on the Board of Assessors; and

**WHEREAS**, the law requires the County Commission must appoint a successor when a vacancy occurs; and

**WHEREAS**, the person appointed will serve an unexpired term of 3 years; the term began office on January 1, 2026 and expire on December 31, 2028. and

**NOW THEREFORE BE IT RESOLVED**, the Upson County Board of Commissioners re-appoints Ronnie Portwood to the Upson County Board of Tax Assessors, with the term of office to begin on January 1, 2026 and expire on December 31, 2028.

**ADOPTED** this 13<sup>th</sup> day of January, 2026.

Dan R. Brue, Chairman

Jessica Jones, County Clerk  
(SEAL)



03.2026 Board of Assessors Re-Appointment Ronnie Portwood

b. Approval of Resolution 04.2026 Board of Assessors Appointment William Roberts



UPSON COUNTY BOARD OF COMMISSIONERS  
106 EAST LEE STREET, SUITE 110  
THOMASTON, GA 30286  
(706) 647-7012

Lonnie Joyce - County Manager  
R. Heath English, County Attorney

Dan R. Brue II Chairman  
Christopher Biggs District 1  
James Ellington District 2  
Paul Jones District 3  
Benjamin Watson District 4

## BOARD OF ASSESSOR APPOINTMENT RESOLUTION

**WHEREAS**, there is a vacancy on the Board of Assessors; and

**WHEREAS**, the law requires the County Commission must appoint a successor when a vacancy occurs; and

**WHEREAS**, the person appointed will serve an unexpired term of 3 years; the term began office on January 1, 2026 and expire on December 31, 2028. and

**NOW THEREFORE BE IT RESOLVED**, the Upson County Board of Commissioners appoints William Roberts to the Upson County Board of Tax Assessors, with the term of office to begin on January 1, 2026 and expire on December 31, 2028.

**ADOPTED** this 13<sup>th</sup> day of January, 2026.

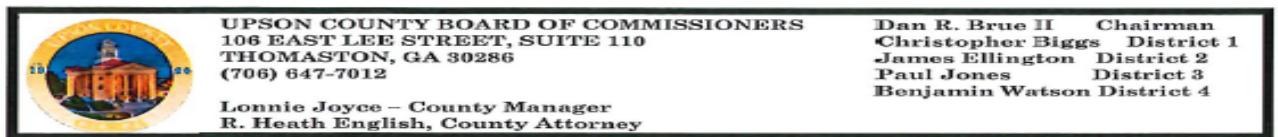
Dan R. Brue, Chairman

Jessica Jones, County Clerk



05.2026 Board of Assessors Appointment William Roberts

c. Approval of Resolution 05.2026 Board of Assessors Appointment Chris Daniel



**BOARD OF ASSESSOR APPOINTMENT RESOLUTION**

**WHEREAS**, there is a vacancy on the Board of Assessors; and

**WHEREAS**, the law requires the County Commission must appoint a successor when a vacancy occurs; and

**WHEREAS**, the person appointed will serve an unexpired term of 3 years; the term began office on January 1, 2026 and expire on December 31, 2028. and

**NOW THEREFORE BE IT RESOLVED**, the Upson County Board of Commissioners appoints Chris Daniel to the Upson County Board of Tax Assessors, with the term of office to begin on January 1, 2026 and expire on December 31, 2028.

**ADOPTED** this 13<sup>th</sup> day of January, 2026.

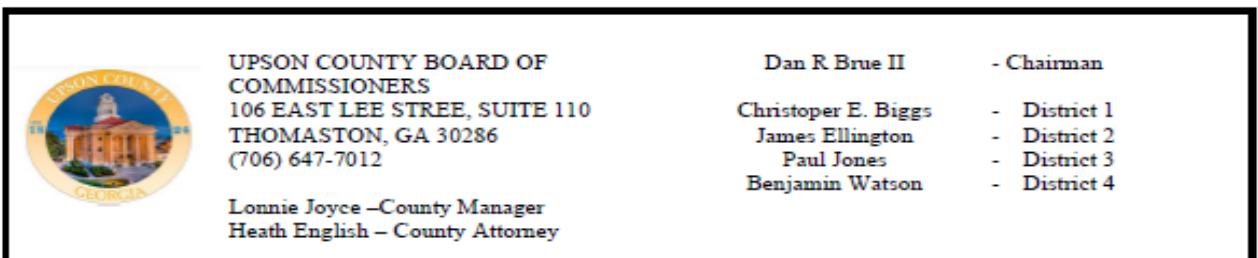
Dan R. Brue, Chairman

Jessica Jones, County Clerk



04.2026 Board of Assessors Appointment Chris Daniel

d. Approval of the purchase of a Fire Alarm System for the Civic Center



**Civic Center – New Fire Alarm**

Date: January 27, 2026

**Project**

Acom Integrated is the County's Security and Fire Alarm contractor. They monitor, test and repair our sprinkler systems, fire alarm systems, and fire extinguishers in our facilities.

The fire alarm system went down at the Civic Center in 2025. After inspection, Acom determined that new equipment had to be installed to bring it back on-line.

Staff gave the go-ahead on the replacement to get the fire alarm system operational again. The actual cost, however, exceeded the County Manager's approval authority for SPLOST and exceeded the County's minimum level required for Board approval for any procurement of \$25,000 or more. This was an oversight by staff. Staff should have completed at least an Emergency Purchase Request to be approved by the Chairman or other Board member.

**Funding**

This project will be funded from the 2022 SPLOST. The total available funds in 2022 SPLOST are \$4,299,863 at December 31, 2026.

H. Allen Salter, CPA  
Chief Financial Officer &  
Director of Internal Services

A motion was made by Commissioner Jones with a second from Commissioner Biggs to approve the consent agenda.  
The motion passed unanimously.

X. NEW BUSINESS

**Any exemption to the moratorium is only giving permission to apply with Planning & Zoning.**

e. Discussion and consideration of an exemption from the moratorium on any and all subdivisions of real property in Upson County established in Resolution 29.2025, located at Grays Chapel Road, Parcel # 112-017

12-19-2025  
My NAME is Kevin Brown  
And I am ASKING for a hardship  
SALE of Property in The Moratorium.  
My hardship is Financial Hardship  
I have a Medical Hardship and  
would like to SELL 13 acres  
to Jeff Tidwell so he can  
build a Family Home single  
Residence Abutting NE side  
of my 370 acre parcel closest  
to Yatesville included in The  
Hardship I would like to survey  
out a smaller Parcel of 25 acres  
next to it to square off my  
Property at Single Split. Can I get  
a meeting on the next JAN Meeting.  
Thank You  
Parcel 112-017 Scarsdale Farm  
367.14 ft ~~8215~~ Kevin Brown

A motion was made by Commissioner Ellington with a second from Commissioner Watson giving the applicant an exemption to the moratorium, to allow them to apply with Planning and Zoning.  
The motion passed unanimously.

f. Discussion and consideration of an exemption from the moratorium on any and all subdivisions of real property in Upson County established in Resolution 29.2025, located at 2765 Andrews Chapel Road, Parcel # 083 024

**From:** Alex Weason  
**To:** Jessica Jones  
**Cc:**  
**Subject:** tammyweason@icloud.com  
**Date:** 2765 Andrews Chapel Rd. Dividing Parcel  
Monday, December 22, 2025 8:28:28 AM  
**Attachments:** weason\_12\_ac-24x36\_EMC.pdf

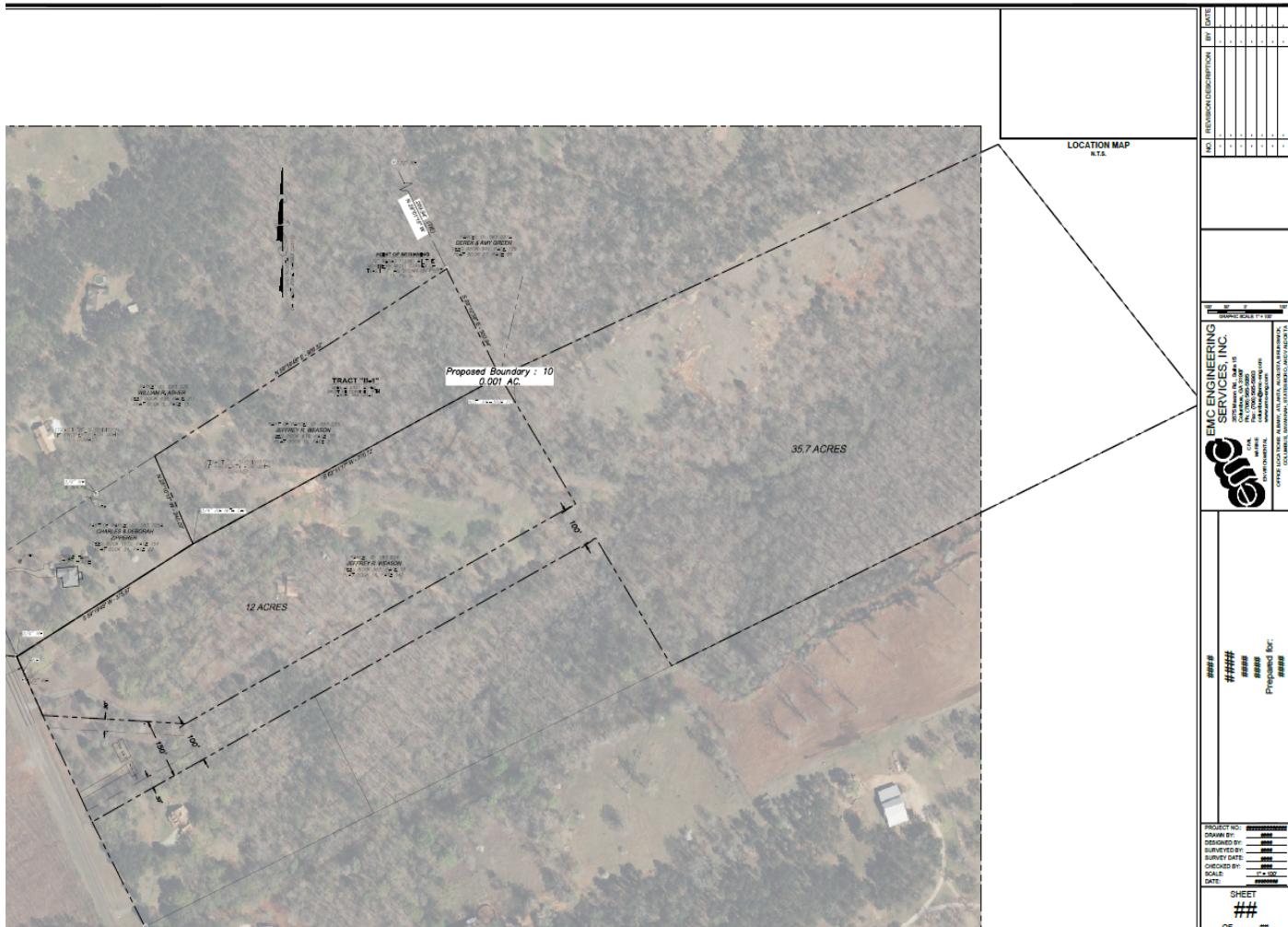
Jessica,

Thank you for taking my phone call on Friday. My uncle recently passed away and left my aunt Tammy Weason 47.7 acres w/house on Parcel ID #083 024. The property in the attached sketch that Nash Austin composed is 2765 Andrews Chapel Rd. and sits adjacent to my parent's property ( Kevin and Carolyn Weason ) at 2817 Andrews Chapel Rd. We are currently in negotiations for me to purchase the 35 acres as shown in sketch and we are requesting to divide this from her current 47 acres leaving the remaining 12 acres and the house on the existing parcel. The 1500sq ft house w/ covered parking on that sketch is proposed, and depicts what the boundaries would be w/setbacks, etc. The road frontage would be approximately 295 ft., gradually narrowing then opening back up on the back side of the proposed parcel. As you can see, there is not much room for adjustments as is to allow a home build in the future. We understand that there is currently a moratorium on subdividing in Upson County and our concern is that after it's lifted there may be requirement changes that will not allow this current layout. Therefore, We are formally requesting a special exception that Upson County will allow this proposed layout, before the moratorium is lifted and requirements could change. This divided 35 acre lot would remain in Tammy's name until property is purchased by me (Purchase could possibly be after moratorium is lifted).

Purchasing this property w/ intent to build (1) single-family residential home will allow me to be significantly closer to my parents ( Kevin and Carolyn ). And in time, be able to better assist them as their aging could require the necessary assistance.

We appreciate your time and consideration to this matter,

Alex and Tammy Weason



A motion was made by Commissioner Biggs with a second from Commissioner Jones giving the applicant an exemption to the moratorium, to allow them to apply with Planning and Zoning. The motion passed unanimously.

g. Discussion and consideration of an exemption from the moratorium on any and all subdivisions of real property in Upson County established in Resolution 29.2025, located at 2857 Crest Highway, Parcel # 023-085

Christopher Wall  
 Tessia Wall  
 2857 Crest Highway  
 Thomaston, GA 30286

RE: Tract/Parcel #023-085 located at 2857 Crest Highway

January 7, 2026

Upson County Board of Commissioners,

We are respectfully requesting consideration for exemption from the moratorium currently in place in Upson County. We own 16 acres on Crest Highway (2857 Crest Highway, Thomaston, GA 30286) where we currently reside. We wish to gift our daughter and son-in-law, Benjamin and Manuella Daniel, 2 acres of this land in order for them to build a home for themselves and their two young children. They currently live in a rental home and have been saving money for several years in order to build their forever home in Upson County. Their current rental home will soon be undergoing extensive renovations due to moisture damage which has led them to now pursue their plans to build. Both Ben and Manuella have grown up in Upson County and would love the same for our grandchildren. As parents, we wish to alleviate some of the financial burden that purchasing land and building a home would entail by gifting them a portion of our land, also ensuring that we remain close in proximity as a family. Building their home on this property will also allow us to help care for our grandchildren when necessary as our daughter works night shifts as a nurse and our son-in-law is a Type 1 Diabetic who requires occasional assistance when alone with the children so that he may safely manage his hypoglycemic episodes.

We do respect the reasoning behind this county moratorium, however we kindly request your consideration in this matter.

We are enclosing a map of the property with the proposed new property line. We would be glad to discuss any changes that may need to be made with this proposed property line if needed.

We appreciate your time in addressing this matter as well as your careful consideration in all that you do for Upson County.

Sincerely,

Christopher Wall  
 Tessia Wall

Manuella Daniel



A motion was made by Commissioner Ellington with a second from Commissioner Watson giving the applicant an exemption to the moratorium, to allow them to apply with Planning and Zoning. The motion passed unanimously.

h. Discussion and consideration of an exemption from the moratorium on any and all subdivisions of real property in Upson County established in Resolution 29.2025, located at 200 Davidson Road

**From:** Zackari Graham  
**To:** Jessica Jones  
**Subject:** Request for Hardship Exemption to Moratorium on Land Subdivision – Property at 200 Davidson Road, Molena, GA  
**Date:** Wednesday, January 14, 2026 10:26:48 PM  
**Attachments:** Screenshot\_20260114-183906~3.png

Zackari Graham  
678-967-9999  
grahamzack@live.com  
January 14th 2026

**Request for Hardship Exemption to Moratorium on Land Subdivision – Property at 200 Davidson Road, Molena, GA**

I am writing to respectfully request a hardship exemption to the moratorium on land subdivision that has been in place for some time. This moratorium has prevented my family from proceeding with the placement of a 2000sqft modular home on the property at 200 Davidson Road in Molena, Georgia, which is owned by my wife's parents. We seek approval to subdivide a portion of this 30-acre parcel, zoned AR (Agricultural Residential), to allow for a second residence on the property. Currently, only one home exists on the land, and our proposed modular home would be the second.

In mid 2025, I placed a down payment on a modular home the intention of relocating to this property to provide essential care and support for my wife's aging parents. Unfortunately, the moratorium has halted all progress, leaving us unable to move forward and causing significant financial and emotional strain. The property is fully owned by my in-laws, free and clear of any mortgages or liens, as are their home and vehicles. They have resided on this land for many years, and it is their primary residence.

The primary reason for this request is the severe hardship faced by my wife's parents due to their health conditions and advancing age. My father-in-law is 70 years old and has undergone cervical and lumbar spinal fusions. He is retired and often unable to drive independently, requiring assistance with transportation to medical appointments and daily errands. My mother-in-law is 64 years old and has battled multiple rounds of cancer. While she remains active, she frequently experiences debilitating weak spells that leave her unable to function normally for days at a time. These health challenges have made it increasingly difficult for them to manage on their own, and our presence on the property would enable my wife and I to provide hands-on care, including help with household tasks, medical transport, and emotional support. This arrangement would greatly enhance their quality of life and ensure their safety and well-being in their own home.

Without this exemption, we are unable to fulfill our family obligations, and the ongoing delay exacerbates their vulnerabilities. The property's size and zoning support the addition of a second home without impacting the surrounding area, and we are committed to complying with all other city regulations and permitting processes. I understand that the City Council meets on the third Thursday of each month to consider such requests, and I kindly ask that this matter be placed on the agenda for the next available meeting.

I am available to provide any additional information, documentation, or to attend the meeting in person to discuss this request further. Please feel free to contact me at [REDACTED]. Thank you for your time and consideration of this important family matter. We appreciate the City's understanding and support in allowing us to care for our loved ones during this challenging time. Attached below is a picture of the plat with 3 options for home placement, final placement is pending Well Perc Tests and approval.

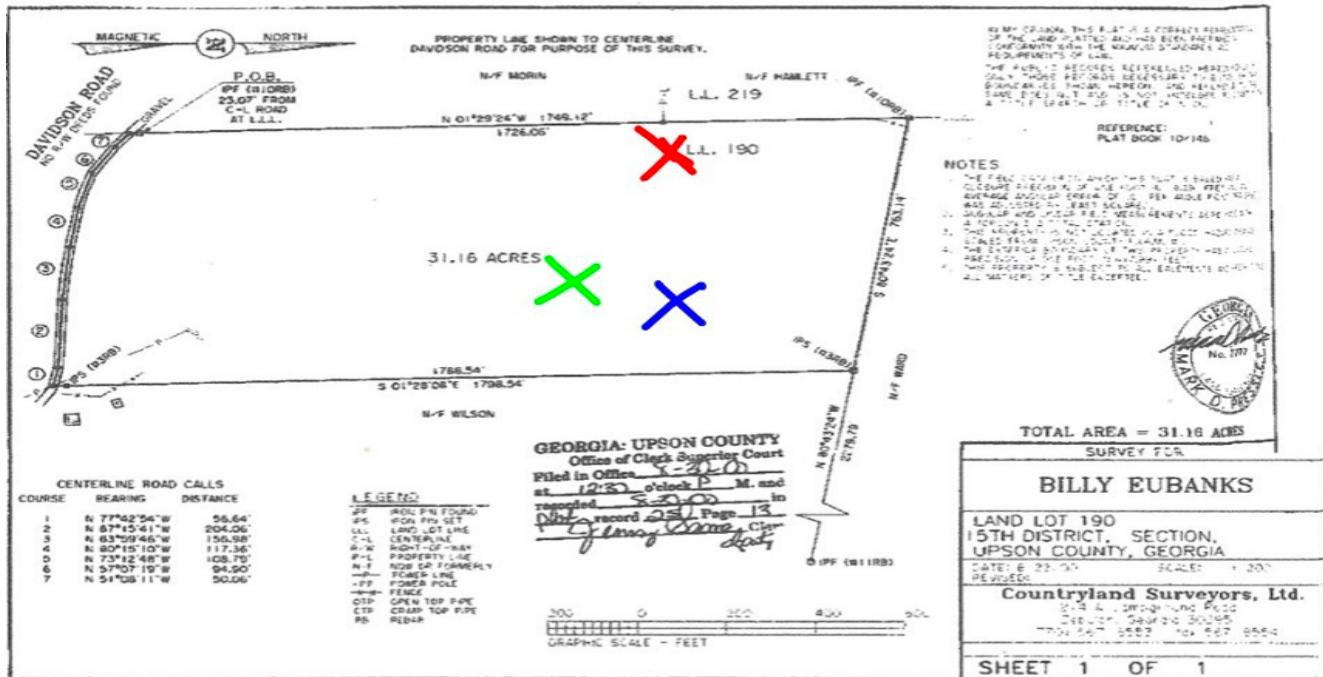
Sincerely,  
Zackari Graham

# Option 3

# Option 2

# Option 1

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A motion was made by Commissioner Watson with a second from Commissioner Ellington giving the applicant an exemption to the moratorium, to allow them to apply with Planning and Zoning. The motion passed unanimously.

- Discussion and consideration of an exemption from the moratorium on any and all subdivisions of real property in Upson County established in Resolution 29.2025, located at 524 Dripping Rock Road, Parcel #001 001

**From:** Bassett, Tammy  
**To:** Jessica Jones  
**Subject:** Subdivision Moratorium Exemption request  
**Date:** Tuesday, December 9, 2025 4:47:32 PM  
**Attachments:** BASSROD-SDD-Model.pdf

Hey Jessica,

In regards to:  
 Parcel # 001 001  
 Address: Shirley Bassett 524 Dripping Rock Rd. Molena, Ga. 30258

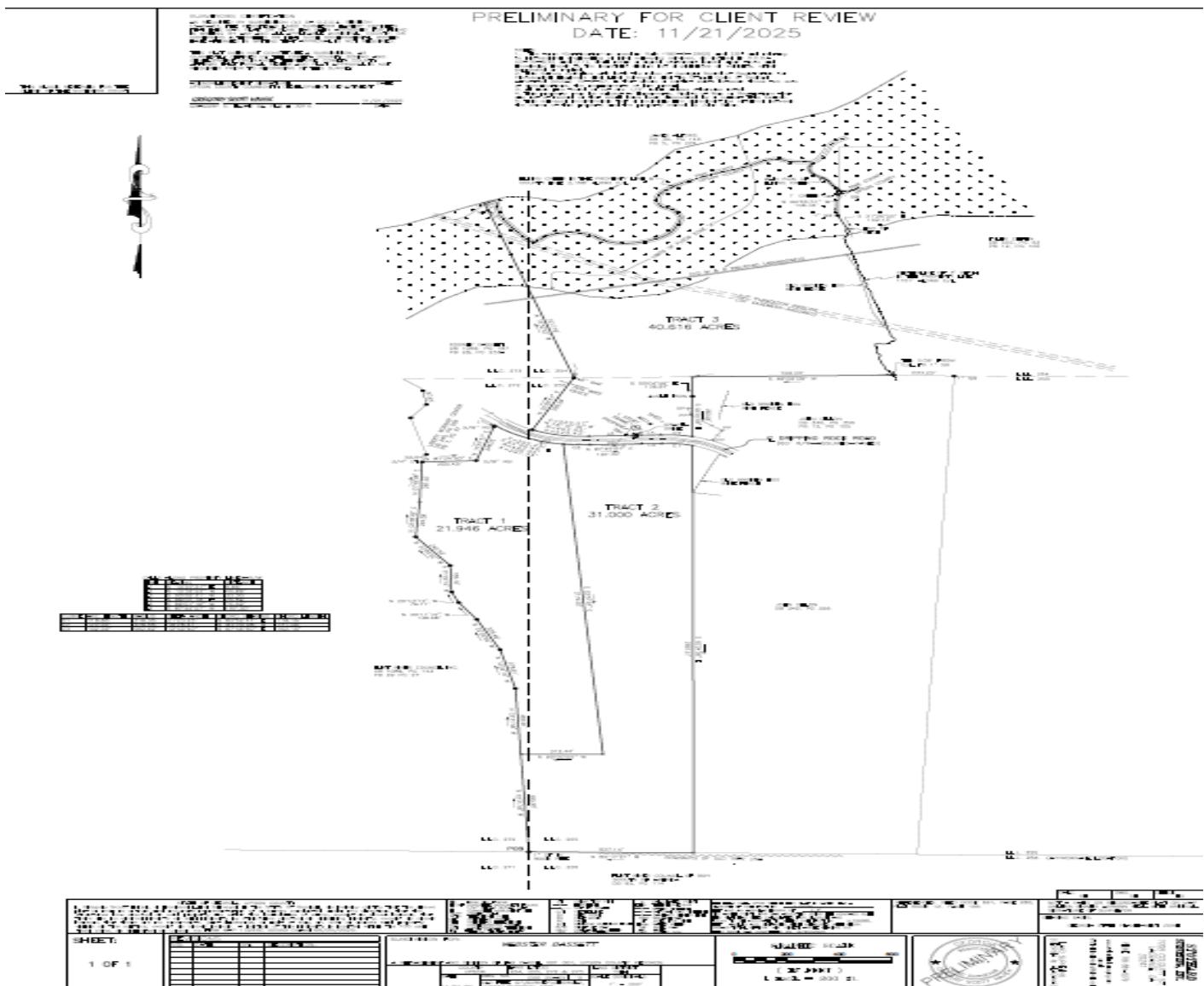
Thanks for taking the time to speak with me today regarding this. We are requesting an exemption to the subdivision moratorium freeze. We are currently in the middle of getting the property divided up as part of an inheritance and need this to finalize the estate.

We will be dividing it into 3 tracts (attached surveyors preliminary):  
 Tract 1 = 21.946 acres  
 Tract 2 = 31 acres  
 Tract 3 = 40.616 acres

It would be a BLESSING to get this added to todays agenda!!! but if not, I understand!

Thanks for all your assistance,

Tammy Bassett



A motion was made by Commissioner Ellington with a second from Commissioner Biggs giving the applicant an exemption to the moratorium, to allow them to apply with Planning and Zoning. The motion passed unanimously.

- j. Discussion and consideration of an exemption from the moratorium on any and all subdivisions of real property in Upson County established in Resolution 29.2025, located at 1677 N Old Talbotton Road, Parcel #047 038A

To whom it may concern,

I am needing 3-6 acres (will know exact acreage after lines are surveyed) separated from parcel #047 038A that has a total of 15.73 acres to use as collateral to build or put a mobile home on to be my primary residence.

Thank you for considering.

Amanda Lloyd



A motion was made by Commissioner Watson with a second from Commissioner Ellington giving the applicant an exemption to the moratorium, to allow them to apply with Planning and Zoning.  
The motion passed unanimously.

k. Discussion and consideration of an exemption from the moratorium on any and all subdivisions of real property in Upson County established in Resolution 29.2025, located at 147 Abercrombie Road, Parcel #Y02 001

**From:** Brittany Hansen  
**To:** Jessica Jones; [Levihansen00@gmail.com](mailto:Levihansen00@gmail.com)  
**Subject:** Request for Consideration of Acreage Exemption  
**Date:** Monday, January 12, 2026 12:56:28 PM  
**Attachments:** Lot to be cut off.pdf  
Parent Parcel - 111 005.pdf

Dear County Commissioners,

My name is Brittany Hansen, and I am writing to respectfully ask for your consideration regarding our request for an exemption to allow us to cut off acreage from the 95-acre parcel jointly owned by my husband, his father, brother, and grandfather, so that we may build a home on the property.

This land has been in my husband's family since the 1970s, and it represents far more to us than just property. It is part of a long-standing family legacy in Yatesville, where much of our family also owns land and has deep roots spanning generations, including long-established Ruffin Farm. Our hope is to continue that legacy by building a home where we can raise our children close to the family who supports us and has called this area home for decades.

Being near our family is incredibly important to us — not only for emotional support, but also for childcare, shared responsibilities, and maintaining the close-knit family structure that has always defined our lives here. Granting this exemption would allow us to remain connected to our family, preserve a generational presence on this land, and pass that same sense of belonging on to our children.

Without this exemption, it would create a significant hardship for our family, both financially and personally, and would likely force us to consider living away from the land and family that have been central to our lives. Our request is made with deep respect for county guidelines and the community. Our intention is simply to make responsible use of family-owned land in a way that allows us to remain in Yatesville long-term.

For your reference, I have attached documentation showing the parent parcel as well as the proposed single lot we are requesting to be cut off, totaling 20.56 acres.

Thank you for your time and consideration, and for the work you do on behalf of our county. I sincerely hope you will consider the generational and family impact of this decision. Please let me know if any additional information would be helpful.

Sincerely,  
Brittany Hansen



A motion was made by Commissioner Jones with a second from Commissioner Watson giving the applicant an exemption to the moratorium, to allow them to apply with Planning and Zoning.  
The motion passed unanimously.

I. Discussion and Consideration of the purchase of a vehicle for the Tax Assessors Office



UPSON COUNTY BOARD OF  
COMMISSIONERS  
106 EAST LEE STREET, SUITE 110  
THOMASTON, GA 30286  
(706) 647-7012  
Lonnie Joyce –County Manager  
Heath English – County Attorney

Dan R Brue II - Chairman  
Christopher E. Biggs - District 1  
James Ellington - District 2  
Paul Jones - District 3  
Benjamin Watson - District 4

## Tax Assessor's Office New Vehicle

Date: January 27, 2026

### Project

The Tax Assessor's Office has requested the purchase of a replacement vehicle for one that was involved in an accident and totaled by the insurer. The Board approved a budget of \$29,700 for the 2026 budget.

### Cost

Staff obtained several quotes for different vehicle types from multiple dealers for whom the County has either purchased or solicited quotes from in the past. We asked for statewide contract pricing if available. The plan was to purchase a small SUV. A list of the outcomes of our solicitations is included in Exhibit 1.

The lowest cost vehicle is \$22,305, a Chevrolet Trax. The vehicle is not on site and needs to be ordered. Delivery would be 10-12 weeks.

### Funding

This project would be funded from the 2022 SPLOST. The total available funds in 2022 SPLOST are \$4,299,863 at December 31, 2026.

### Recommendation

Staff recommend approval of the Chevy Trax for \$22,305. We have one vehicle that can be loaned to the Tax Assessor's office in the interim until the vehicle is received.

H. Allen Salter, CPA  
Chief Financial Officer &  
Director of Internal Services

### Exhibit 1

Brand	Dealer	Quote	In Inventory
Ford Escape - Base model	Akins Ford	\$28,935.00	Yes
Ford Escape - Base model	Allen Vigil Ford	\$33,137.00	Yes
GMC - GMC Terrain - Base model	Bellamy Strickland	\$31,365.00	Yes
Chevrolet Trax - Base model	Bellamy Strickland	\$27,365.00	Yes
Chevrolet Trax - Base model	Hardy Chevrolet	\$22,305.00	No
Hardy Chevrolet - Order would take 10-12 weeks.			

The board inquired if there is a loaner vehicle that can be given instead of purchasing a new vehicle. There is currently a loaner vehicle that is used between departments. The board wants to give that loaner vehicle to the Tax Assessors, instead of purchasing a new vehicle.

m. County Manager, Commissioners, and County Attorney Comments

**County Manager Lonnie Joyce**, had no comments.

**County Clerk Jessica Jones**, had no comments.

**County Attorney Heath English**, stated that probate court was held and they were able to resolve all but 3 cases.

**Commissioner Biggs**, stated that they are listening to the citizens' concerns.

**Commissioner Ellington**, stated that he understands the citizens' concerns the county has ordinances and that the board has to follow.

**Commissioner Jones**, thanked everyone for coming and those watching on YouTube. He added that the county is not against dividing land, the board just want to plan for the future.

**Commissioner Watson**, stated that the deadline for spring registration is Friday, January 30, 2026.

**Chairman Brue**, thanked everyone for coming out and their support.

A motion was made by Commissioner Jones with a second from Commissioner Watson to adjourn the meeting.

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Chairman Dan R. Brue II

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Commissioner James Ellington

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Chairman Benjamin Watson

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Commissioner Christopher Biggs

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Commissioner Paul Jones