

Warren County Board of Commissioners
Regular Monthly Meeting
Tuesday, December 9, 2025
4:00 p.m.

The Warren County Board of Commissioners met for their regular monthly meeting on Tuesday, December 9, 2025, at 4:00 p.m. This meeting was held in the Warren County Community Service Building located at 48 Warren Street.

Call Meeting to Order

Chairman Graham called the meeting to order.

Prayer

Commissioner Allen L. Troy led the prayer.

Pledge of Allegiance

Roll Call:

County Clerk, Porsha Johnson did roll call. The following were present.

- ✓ John R. Graham, Chairman
- ✓ Richard Burley, Jr., Commissioner District 1
- ✓ Allen L. Troy, Commissioner District 2

Staff Attending:

Porsha Johnson, County Clerk
Michael Thigpen, Planning / Code Administrator
Jeffrey Fowler, Community Relations & Project Director

Guest Attending:

Jeff Tyler, Mine Planner & Forestry Manager
Kay deBeaugrine
Ed Glass
Diane Whitaker
Stephanie McGarity
Dudley McGarity
Matthew Schuster
Bethany Bingham
Anthony Bingham
Gloria Parker
Murielle Bazile
Merinose Bazile
Adam Heagy
Paige Gray

Minutes Approval for November 2025:

Commissioner Richard Burley, Jr., made a motion to approve November 2025 minutes and dispense with the reading of them. Commissioner Allen L. Troy seconded the motion. The vote was unanimous.

Finance Report for November 2025:

County Clerk, Porsha Johnson read the Finance Report for November 2025.

A copy of this report will be placed in the Attachments to the 2025 Minutes.

Planning Department Land Use Applications

- **#25-8-28**

Chairman Graham introduced Mr. Michael Thigpen from Planning / Code Administration and turned the floor over to him. Mr. Thigpen provided an update on a change request, noting that the request involves a change from Forest Agriculture to Rural Residential. He explained that the property owners wish to consolidate two lots into a single lot. The Planning Commission has reviewed and approved the request and now seeks approval from the Board of Commissioners.

Commissioner Richard Burley, Jr., made a motion to approve the zone change request for application #25-8-28. Commissioner Allen L. Troy seconded the motion. The vote was unanimous.

- **#25-9-9**

Chairman Graham introduced Mr. Michael Thigpen from Planning and Code Administration and proceeded to turn the floor over to him. Mr. Thigpen provided the Board with information regarding a Conditional Use Application submitted by Reeves Construction Company. The application requests approval for the storage of blasting agents, detonators, and cast boosters in Class 1 magazines, intended for use in blasting operations within the local aggregate market. Mr. Thigpen then delegated the floor to Mr. Ed Glass. Mr. Glass, representing Dyno Nobel, Inc., noted that the company has collaborated with multiple counties over many years. He elaborated on the details provided by Mr. Thigpen and stated that all requests have been approved at both the state and federal levels. Additionally, Mr. Glass informed the Board that the distance between the nearest residence and the storage site is approximately 2,800 feet. Finally, Mr. Thigpen confirmed that on November 17, 2025, the Planning Commission approved application #25-9-9 as presented.

Commissioner Allen L. Troy made a motion to approve Conditional Use Application #25-9-9. Richard Burley, Jr., seconded the motion. The vote was unanimous.

- **#25-9-22**

Chairman Graham introduced Mr. Michael Thigpen from Planning and Code Administration and turned the floor over to him. Mr. Thigpen informed the Board that Application #25-9-22 was submitted as an appeal regarding the ordinance that restricts the use of recreational vehicles as permanent residences. He noted that the landowners are a family who relocated here from Florida after losing everything, due to Hurricane Helene. Mr. Thigpen explained that the landowners received a permit to construct a house, but nine months have passed without progress on the construction. They are currently residing in an RV and have requested an extension through an appeal. Mr. Thigpen confirmed that on November 17, 2025, the Planning Commission approved application #25-9-22 with stipulations for an additional six-month period. Chairman Graham read a letter submitted by the landowners and permitted them a few minutes to discuss their situation. The landowners provided an overview of their current living

circumstances. After careful discussion, Chair Graham recommended that the foundation be poured by January 2026, framing be completed and house-dried in by July 1, 2026, electrical work, septic, and plumbing be finalized by October 2026, with the entire home completed and ready for occupancy no later than December 31, 2026.

Commissioner Richard Burley, Jr., made a motion to approve application #25-9-22 with stipulations as stated. Commissioner Allen L. Troy seconded the motion. The vote was unanimous.

A copy of the applications will be placed in the Attachments to the 2025 Minutes.

Planning Commission Board – Appointment

Chairman Graham informed the Board that Mr. Moses Heath, Jr., a member of the Planning Commission Board term will end December 31, 2025. Therefore, we now need to re-appoint him or appoint a new individual. If reappointed his term will end December 31, 2028.

Commissioner Allen L. Troy made a motion to appoint Mr. Moses Heath, Jr., Commissioner Richard Burley, Jr., seconded the motion. The vote was unanimous.

Mt. Aldred Church Road / Thiele Kaolin Company

Chairman Graham introduced Planning and Code Administrator Michael Thigpen to the Board. Mr. Thigpen informed the Board that Thiele is proposing widening the existing road, Mt. Aldred Church Road, as necessary to a width of 30 feet to accommodate two-way truck traffic. Additionally, improvements will be required at the Reedy Creek crossing. Mr. Thigpen then introduced Mr. Jeff Tyler, Miner Planner and Forestry Manager, and invited him to speak. Mr. Tyler explained that Thiele needs to transport kaolin from the Stephens/Anderson Mine, located south of Kitchen Road, to the Hobbs Mine on Highway 17. To avoid disruption on Kitchens and Reedy Creek Church Road, he discussed with Mr. Thigpen the possibility of utilizing Mount Aldred Church Road to connect with State Highway 17C / Purvis School Road, to the north. For Thiele's clay haul trucks to use Mount Aldred Church Road, improvements would be necessary along the 1.3-mile stretch of the road. Mr. Tyler thanked the Board of Commissioners for allowing him to speak.

Chairman Graham inquired about the estimated timeline for the project. Mr. Tyler responded that, pending approval, the project is expected to be completed by June 2026.

Commissioner Allen L. Troy made a motion to approve the proposal submitted by Thiele Kaolin Company. Richard Burley, Jr., seconded the motion. The vote was unanimous.

A copy of this proposal will be placed in the Attachments to the 2025 Minutes.

Eastern Regional Library System Agreement

Chairman Graham informed the Board that Columbia County previously notified the State of Georgia of its interest in establishing a standalone regional library. As a result, Burke, Lincoln, and Warren counties are required to determine the appropriate course of action. Consequently, the Eastern Regional Library System proposal has been submitted to the State of Georgia. If

approved, Residents of Warren County would be eligible to access all library facilities and services, subject to the terms and conditions of the system agreement. The agreement specifies several provisions, including that the headquarters will be located in Lincoln County, Georgia, and that the management of any state funding will be overseen there.

Commissioner Richard Burley, Jr., made a motion to approve the Eastern Regional Library System Agreement. Commissioner Allen L. Troy seconded the motion. The vote was unanimous.

A copy of this agreement will be placed in the Attachments to the 2025 Minutes.

Resolution #2025-12-01

Chairman Graham informed the Board of his full support for the Eastern Library System, which will require securing appropriate insurance coverage. The system will be asking for bids, one of which would be from ACCG. To proceed effectively, a formal resolution must be adopted for the library system to request a bid. Lincoln County, Georgia resolution has already been passed, and we are currently awaiting a response from Burke.

Commissioner Allen L. Troy made a motion to adopt Resolution #2025-12-01. Commissioner Richard Burley, Jr., seconded the motion. The vote was unanimous.

A copy of Resolution #2025-12-01 will be placed in the Attachments to the 2025 Minutes.

2026 LMIG

Chairman Graham informed the Board that the Georgia Department of Transportation is currently accepting applications for the FY2026 Local Maintenance and Improvement Grant (LMIG) Program. The funding allocated for this cycle totals \$447,156.54, with a required local match of 10%. The application deadline is February 1, 2026. The recommended roads for resurfacing under this project are Bethel Church Road, Bethel Church Extension, and Greenwood Church Road. Chairman Graham asked whether there were any other roads to be considered for inclusion; no additional roads were suggested.

Commissioner Richard Burley, Jr., made a motion to approve the three roads listed. Commissioner Allen L. Troy seconded the motion. The vote was unanimous.

Citizens Comments

Chairman Graham thanked all the citizens for attending the meeting and asked if anyone had any questions or concerns. Chairman Graham opened the floor.

Jeffrey Fowler, Community Relations and Project Director, kindly reminded all residents about the upcoming Hometown Christmas event and parade, scheduled for Friday, December 12, 2025, from 5:00 p.m. to 8:00 p.m.

Deanna Moultry, Georgia Power Representative, informed the Board that Georgia has been recognized as the best state to do business. Therefore, it is essential to pursue infrastructure


upgrades. Georgia Power is currently applying a ten-year Transmission Plan; therefore, if you observe multiple trucks in the area, they are likely there as part of this ongoing project.


Dialogue took place between the citizens and the commissioners.

Chairman Graham expressed thanks to everyone for attending today's meeting and for their comments.

Commissioner Richard Burley, Jr., made a motion to adjourn. Commissioner Allen L. Troy seconded the motion. The vote was unanimous.

Meeting adjourned at 4:53 p.m.


John R. Graham, Chairman


Porsha Johnson, County Clerk

