



The McDuffie County Board of Commissioners held a Regular Commission Meeting  
Tuesday Evening, April 19, 2022, 6:30 pm  
Government Center Meeting Room

**COMMISSIONERS PRESENT:**  
Charles Newton, IV, Chairman  
Sammie Wilson, Vice Chairman  
Bill Jopling, Commissioner  
Frederick Favors, Commissioner  
Gloria Thompson, Commissioner

**COUNTY REPRESENTATION:**  
David Crawley, County Manager  
Nikki Milburn, County Clerk  
Pam Workman, Finance Director  
Chase Beggs, Planning and Zoning  
Stacey Thomas, Tax Commissioner  
Stephen Sewell, Fire/EMS

**MEDIA:** Erin Burditt, McDuffie Progress

**Others:** 26

**Public Hearing**

- 1. Request for Variance: side setback requirement for a car wash at 1640 Washington Road, Thomson, GA 30824, parcel 0T080004.**  
Chase advised that this is a variance request for a reduction to the side setback requirement for a drive thru tunnel car wash, this property plan includes frontage on Washington Road and Old Washington Road. The planning board recommendation was to approve this request. Chairman Newton asked if there was any questions or discussion, hearing no response this item was closed.
- 2. Request for Rezoning: Parcel 00420081 on Wrens Highway, Thomson, GA 30824, from R-2 (Medium Density Residential) to I-1 (Light Industrial) with conditions.**  
Chase advised that C&H Paving is requesting to rezone 13.6 acres from residential to light industrial in order to store his heavy machinery and trucks for his business. Jim Wright spoke against the approval of this request, due to the intersection already being so dangerous. The planning board did not provide recommendation for this request. Chairman Newton asked if there was any questions or discussion, hearing no response this item was closed.
- 3. Subdivision Review for "Cooper Place" subdivision with variances to minimum lot size requirements and front, side, and rear setback requirements for a 109.27-acre tract of land zoned R-2 on Cobbham Road, Thomson, GA 30824, Parcel 00510006.**  
Chase advised that South Georgia Homes submitted request to subdivide 109 acres into 0.5 acre lots. The building plan includes a mixture of quarter-acre lots and half acre lots. After the planning board meeting, the developer has redrawn the development layout to include more recreation space, landscaping along Cobbham Road and a 100' undisturbed buffer along the lots on Brinkley Drive to provide more privacy. The planning board recommendation was to deny the request. Several citizens that live in the area of the proposed development spoke against this request. Their concerns included increased traffic, quality of homes, disturbance of wetlands, increase trash on roads and their home values. The developer Keith Blaschke, addressed the board regarding the concerns and stated that he would be willing to work with the board to come up with solutions for the concerns. Chairman Newton asked if there was any questions or discussion, hearing no response this item was closed.
- 4. 1<sup>st</sup> Reading: Ordinance Amendment 22-01; Subdivision Hydrant Requirement.**

Chase advised that the current ordinance for subdivisions to reduces the minimum requirements for fire hydrants from 1000 feet for residential use to 800 feet for all new development. This change will need to be submitted during the plan and design review process. Chairman Newton asked if there was any questions or comments, hearing no response this item was closed.

Chairman Newton asked if there were any questions or concerns regarding the public hearings, hearing no response the public hearing portion of the meeting was closed.

#### **CALL TO ORDER**

Chairman Newton called the meeting to order at 7:05 pm, acknowledged a quorum of commissioners present and welcomed everyone in attendance.

#### **INVOCATION & PLEDGE OF ALLEGIANCE**

Commissioner Favors offered the invocation followed by the Pledge of Allegiance.

#### **PUBLIC INPUT**

Paul Daly  
Charles Rogers

#### **APPROVALS**

##### **Agenda (Current)**

Chairman Newton asked if there were any corrections to the current agenda or minutes.

Vice Chairman Wilson made the motion to approve the current agenda as writing and was seconded by Commissioner Thompson and passed unanimously.

##### **Minutes**

Regular Meeting- March 15, 2022  
Special Called Meeting- April 12, 2022

Commissioner Thompson made the motion to approve minutes as written. The motion was seconded by Vice Chairman Wilson and passes unanimously.

#### **INFORMATION & ANNOUNCEMENTS**

1. Take Me Out to the Ballgame, World Champions Trophy Tour: April 21<sup>st</sup>, 5pm-8pm, Depot and Railroad Street.
2. ACCG Annual Conference: April 28-May 1, Savannah.
3. McDuffie Community Forum; Dementia Education: May 16<sup>th</sup> 11:30am and 5:30pm, Thomson Depot. (Registration is encouraged, meal will be provided at both sessions)
4. McDuffie Mixer: May 26<sup>th</sup>, 5:30pm at Big Hart Pavilion

#### **APPOINTMENT/REAPPOINTMENTS**

None

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

1. Consideration to Accept Planning Board Recommend for Variance Request for 1640 Washington Road.

Chairman Newton asked if there was any further need for discussions or any questions for this request.

Commissioner Jopling made the motion to uphold the planning board recommendation to approve this request. The motion was Commissioner Thompson and passed unanimously.

**2. Consideration to Accept Planning Board Recommendation for Rezoning Request for Wrens Highway (Parcel 00420081).**

Chairman Newton asked if there was any further need for discussions or any questions for this request. Commissioner Thompson advised that she would like to see some stipulations on what kind of business can be approved for that area, in order to protect for future use. Chairman Newton advised that a list of stipulations will be drafted for land owner.

Commissioner Jopling made the motion to grant request with stipulations of use. The motion was seconded by Commissioner Thompson, Commissioner Favors opposed.

**3. Consideration to Accept Planning Board Recommendation for Subdivision Review for Cobbham Road (Parcel 00510006).**

Chairman Newton addressed the developer Keith regarding some additional concerns from the board. Keith addressed the board and stated that he is willing to work with board regarding standards they feel appropriate for the request to be approved.

Commissioner Thompson made the motion to reverse the planning board recommendation with added stipulations. The motion was seconded by Commissioner Jopling. Motion Failed

Commissioner Favors made the motion to uphold planning board recommendation and asked for roll call vote. The motion was seconded by Vice Chairman Wilson.

Roll Call Vote

Newton-No

Thompson-No

Favors-Yes

Wilson-Yes

Jopling-No

Commissioner Thompson made the motion to continue this item until board can meet with developer to set building stipulations. The motion was seconded by Commissioner Jopling and passed unanimously.

**4. Consideration to Accept Ordinance Amendment 22-01; Subdivision Hydrant Requirement.**

Chairman Newton asked if there was any further discussion or questions regarding this ordinance amendment.

Vice Chairman Wilson made the motion to approve Ordinance Amendment 22-01. The motion was seconded by Commissioner Jopling and passed unanimously.

**5. Consideration to Approve Resolution 22-06; 2022 CSRA Unified Development Authority.**

David advised the board that this resolution would be appointing Don Powers and IDA board Chairman Steve Dwyer to serve as the representatives for the CSRA Unified Development Authority.

Commissioner Jopling made the motion to approve Resolution 22-06. The motion was seconded by Vice Chairman Wilson and passed unanimously.

**6. Consideration to Approve MOU for Archway.**

David advised this is the annual MOU with Archway. There were no changes from the previous agreements and allows Archway to continue working in the community.

Commissioner Thompson made the motion to approve MOU with Archway. The motion was seconded by Commissioner Jopling and passed unanimously.

**7. Consideration to Approve Easement Request from Georgia Power.**

David advised that this is an easement request from Georgia Power regarding adding additional transmission corridor at the Sweetwater Recreation site. This would include underground lines, facilities and equipment at the site.

Vice Chairman Wilson made the motion to approve the easement request with Georgia Power. The motion was seconded by Commissioner Thompson and passed unanimously.

**8. Consideration to Approve Contract for Engineering and Architecture Services.**

David advised that the bid process was held previously and Cranston was chosen from the submissions. Staff will work with the architecture and engineering firm to beginning planning the renovations of Sweetwater Recreation facilities. The project is projected to take 12 months to complete all phases. Cranston submitted a cost of \$269,000 for their services, with these funds allotted from SPLOST.

Commissioner Jopling made the motion to approve contract with Cranston. The motion was seconded by Vice Chairman Wilson and passed unanimously.

**9. Consideration to Approve Change Order for West Bypass Project, Rock Trench Underdrain.**

David advised that due to high water table conditions makes it necessary for additional rock trench underdrain. There is a need for 1,450 linear feet of drain at a cost of \$36,830, funded by TIA.

Commissioner Thompson made the motion to approve the change order for the West Bypass Project. The motion was seconded by Commissioner Jopling and passed unanimously.

**10. Consideration to Approve Purchase of Mowers for Recreation and Campgrounds.**

David advised that the recreation department and campgrounds both need additional mowers. He recommends purchasing 2 Gravely mowers under state contract for \$10,285.01 each. This purchase will be funded by SPLOST VI and Campground fund.

Vice Chairman Wilson made the motion to approve the purchase of 2 mowers under state contract for recreation and campgrounds. The motion was seconded by Commissioner Favors.

**11. Consideration to Approve ACO Report for March 2022.**

Stacey presented the ACO Report for March 2022. There was a decrease of \$15,505.36 to the property tax digest from settled appeals in Tax Assessor's office. And there was a decrease of \$922.48 to the mobile home digest from granted homestead applications.

Commissioner Thompson made the motion to approve ACO Report for March 2022. The motion was seconded by Vice Chairman Wilson and passed unanimously.

**12. Monthly Budget Report**

David presented the monthly budget report.

**13. Monthly Financial Report**

Pam presented the monthly financial report.

**EXECUTIVE SESSION-Personnel**

**Pending Litigation**

Entered: Vice Chairman Wilson made the motion to enter executive session at 8:15pm. The motion was seconded by Commissioner Jopling.

Exited: Commissioner Thompson made the motion to exit executive session and resume regular meeting at 8:48pm. The motion was seconded by Commissioner Jopling.

**ADJOURNMENT**

A motion was made by Vice Chairman Wilson to adjourn the regular meeting at 8:48 pm, seconded by Commissioner Jopling and passed unanimously.

**MCDUFFIE COUNTY BOARD OF COMMISSIONERS**

  
\_\_\_\_\_  
Charles G. Newton, IV, Chairman

ATTEST:   
\_\_\_\_\_  
Nikki Milburn, County Clerk