



The McDuffie County Board of Commissioners held a Regular Commission Meeting  
Tuesday Evening, June 21, 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  
Jason Smith, Community Development  
Gail Newsome, Code Enforcement

**MEDIA:** Erin Burditt, McDuffie Progress

**Others:** 26

**Public Hearing**

1. **Variance Request: Signage (Sec. 44-110) for Second Chance Independent Church, 1152 Hillcrest Drive, Thomson GA 30824.**

Chase advised that the church is requesting a variance to allow for a 12' sign. The maximum only allows for a 6' but with the high road grade on Wrens Highway, the sign would be below visibility at 6'. The planning commission recommended to approve this request. Chairman Newton asked if there was any questions or concerns, hearing no response this item was closed.

2. **Subdivision Review & Variance Request: Sec. 74-187 for sidewalks, curb & gutter, and street lights for 156 acres, parcel 00510002, Cobbham Road, Thomson, GA 30824.**

Chase advised that an application has been submitted to subdivide 156.26 acres along Cobbham Road for a large-lot subdivision, 39 lots with a minimum build of 2,000 sq. ft. homes. Dr. McQuaig addressed the board with concerns of HOA for subdivision and would they be allowed to change any of the conditions the board set for requirements. Chairman Newton assured him that once conditions were placed, they could not be undone by an HOA. The planning commission recommends approval with the following conditions.

1. Lot size be a minimum of 3 acres and not to be subdivided after approval of final plat;
2. houses be a minimum of 2,000 heated square feet;
3. entire exterior must be brick, stone, stucco, cement board siding, or wood siding;
4. and no mobile homes or manufactured homes be permitted.

Chairman Newton asked if there was any further questions or concerns, hearing no response this item was closed.

3. **Permitted Use Variance Request: R-1 for an accessory building with no primary building on Huff's Bridge Road, Dearing, GA 30808, Parcel 00670016.**

Chase advised that Mr. Garner is requesting a permitted use variance in order to place an accessory building on his land for storage. Ordinance requires a primary structure prior to accessory buildings are permitted, his intension is to use the building as storage while he completes his military service and will return to Dearing to start a farming operation on the land. The planning commission recommends approval of request. Chairman Newton asked if there was any questions or concerns, 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 6:38 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- Property tax and school board.

Butch Blount- Wrightsboro road sewer project update.

Waldo Massey- Wrightsboro road sewer project.

## **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 written and was seconded by Commissioner Jopling and passed unanimously.

### **Minutes**

Work Session- June 6, 2022

Regular Meeting- June 8, 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. Freedom Blast: July 2<sup>nd</sup>, 7pm at Government Complex.

\*Chairman Newton addressed concerns regarding property tax bills.

## **APPOINTMENT/REAPPOINTMENTS**

None

## **OLD BUSINESS**

None

## **NEW BUSINESS**

1. **Consideration to Accept Planning Board Recommendation for Variance Request for 1152 Hillcrest Drive.**

Chairman Newton asked if there was any further discussion needed for this request.

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

2. **Consideration to Accept Planning Board Recommendation for Subdivision Review for Cobbham Road.**

Chairman Newton asked if there was any further discussion needed for this request.

Commissioner Thompson made the motion to uphold planning board recommendation to approve with the following conditions: Lot size be a minimum of 3 acres and not to be subdivided after approval of final plat; houses be a minimum of 2,000 heated square feet; entire exterior must be brick, stone, stucco, cement board siding, or wood siding; and no mobile homes or manufactured homes be permitted and add lighting as a requirement as well. The motion was seconded by Vice Chairman Wilson and passed unanimously. Chairman Newton also asked the developer consider having a level 1 soil test completed in order to avoid any soil issues.

**3. Consideration to Accept Planning Board Recommendation for Variance Request for Huff's Bridge Road, Dearing.**

Chairman Newton asked if there was any further discussion needed for this request.

Commissioner Jopling made the motion to uphold planning board recommendation to approve with condition that the accessory building at no point becomes a dwelling. The motion was seconded by Vice Chairman Wilson and passed unanimously.

**4. Consideration to Approve Alcohol License for 1965 Washington Road.**

Gail presented the board with a request for an alcohol license for 1965 Washington Road. Mr. Lorgat has purchased the business from current owners and has filed all necessary paperwork.

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

**5. Consideration to Approve FY23 Budget Policy.**

David presented the FY23 Budget Policy, this outlines the budget process for approval.

Commissioner Jopling made the motion to approve the FY23 Budget Policy. The motion was seconded by Vice Chairman Wilson and passed unanimously.

**6. Consideration to Approve Purchase of Vehicle and Utility Carts.**

David advised that he would like to purchase a Dodge City Van for the IT Department. The cost is \$33,265 and would be funded from contingency fund. He would also like to purchase 2 used utility carts for campgrounds, total cost of 2 carts would be \$16,345 with a trade in of current 2009 Club Car gas cart for \$3,500. This would be funded from campground funds.

Commissioner Jopling made the motion to approve purchase of van and utility carts. The motion was seconded by Commissioner Thompson and passed unanimously.

**7. Monthly Budget Report.**

David presented monthly budget report.


**8. Monthly Financial Report**


Pam presented monthly financial report.

**ADJOURNMENT**

A motion was made by Vice Chairman Wilson to adjourn the regular meeting at 7:18 pm, seconded by Commissioner Jopling and passed unanimously.

**MCDUFFIE COUNTY BOARD OF COMMISSIONERS**

  
Charles G. Newton, IV, Chairman

ATTEST:   
Nikki Milburn, County Clerk