



The McDuffie County Board of Commissioners held a Regular Commission Meeting
Tuesday Evening, January 17, 2023, 6:30 pm
Government Center Meeting Room

COMMISSIONERS PRESENT:

Charles Newton, IV, Chairman
Sammie Wilson, Vice Chairman
Bill Jopling, Commissioner
Gloria Thompson, Commissioner
Frederick Favors, Commissioner

COUNTY REPRESENTATION:

David Crawley, County Manager
Nikki Milburn, County Clerk
Pam Workman, Finance Director
Jason Smith, Community Development
Stephen Sewell, Fire/EMS
Paul Johnson, Coroner
Chase Beggs, Planning & Zoning

MEDIA: McDuffie Progress

Others: 10

Public Hearing

1. **Variance Request: Solar Land Use 1,800 acre at Old Whiteoak Road and Randall Hunt Road.**
Chase presented to the board a variance request for a solar farm along Randall-Hunt Road. EDF Renewable submitted the request on behalf of 2 property owners for the total of 6 parcels. Shawn King addressed the board and gave his concerns over the potential solar farm. Telly Manos addressed the board at the representative of EDF Renewables, he presented project information and answered questions from the board members. The planning board recommended approving this request. Chairman Newton asked if there was any further discussion, hearing no response this item was closed.
2. **Hardship Variance: Temporary Mobile Home at 5519 Heaton Road, Dearing.**
Chase presented to the board a request for a temporary mobile home. David Callahan submitted the request in order to move his elderly parents and disabled sister to be closer. His intentions are that once his parents have passed, he would remove the mobile home from the property. The planning board recommends approving request. Chairman Newton asked if there was any further discussion, hearing no response this item was closed.
3. **Special Exception: Personal Care Home at 898 Old Washington Road.**
Chase presented to the board a request for special exception for a personal care home. Bea Hart-Moss submitted request for a personal care home on property she owns at 898 Old Washington Road. This would be a small, six resident care facility. The planning board recommends approving this request. Chairman Newton asked if there was any further discussion, hearing no response this item was closed.

Chairman Newton asked if there was anything further for public hearing portion of meeting. Hearing no response, the public hearing portion of the meeting was closed.

CALL TO ORDER

Chairman Newton called the meeting to order at 7:09 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

1. Butch Blount-Concern for buses in Elias Station.

APPROVALS

Agenda (Current)

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

Commissioner Thompson made the motion to approve the current agenda as written and was seconded by Commissioner Jopling and passed unanimously.

Minutes

Regular Meeting- January 4, 2023

Commissioner Jopling made the motion to approve meeting minutes as written. The motion was seconded by Vice Chairman Wilson and passed unanimously.

INFORMATION & ANNOUNCEMENTS

1. Chamber Banquet- January 26th, 5:30pm-10pm at Bordeaux. (Registration Required)
2. State of the Community Address- February 7th, 8:30am-10am at the Depot. (Registration Required)
3. Tourism Spotlight Luncheon-February 8th, 11:30am-1pm at Bordeaux. (Registration Required)

APPOINTMENT/REAPPOINTMENTS

None

OLD BUSINESS

None

NEW BUSINESS

1. **Consideration to Accept Planning Board Recommendation for Variance Request for Solar Land Use at Intersection of Old Whiteoak Road and Randall Hunt Road.**

Telly Manos addressed a few concerns and questions from board members. Chairman Newton asked if there was any further discussion.

Commissioner Jopling made the motion to uphold the planning board recommendation to approve this request with the condition that the project must begin within 5 years or they must reapply for variance. The motion was seconded by Vice Chairman Wilson and passed unanimously.

2. **Consideration to Accept Planning Board Recommendation for Hardship Variance for 5519 Heaton Road.**
Chairman Newton asked if there was any further discussion for this request.

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

3. **Consideration to Accept Planning Board Recommendation for Special Exception Request for 898 Old Washington Road.**

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

Commissioner Favors made the motion to uphold the planning board recommendation to approve this request. The motion was seconded by Vice Chairman Wilson and passed unanimously.

4. **Consideration to Approve Service Agreement with Tyler Forms.**

David advise that finance is requesting this update to the current module they currently use. The current software is out of date and certain features they use are no longer available without this update. This cost of this software update is \$7,789 with a recurring annual fee of \$1,558 with Tyler Technologies.

Vice Chairman Wilson made the motion to approve this service agreement. The motion was seconded by Commissioner Jopling and passed unanimously.

5. Consideration to Approve Amendment to Service Agreement for Tax Assessor's Office.

David advised that the tax assessor's office is requesting an additional module for there software, this would allow citizens to file appeals online. There is a one-time cost of \$2,352 and annual fee of \$2,988, this was a budgeted expense. The Board of Assessor's recommend approving this request.

Vice Chairman Wilson made the motion to approve this service agreement. The motion was seconded by Commissioner Jopling and passed unanimously.

6. Consideration to Approve Resolution 23-02; Transfer of Bohler Road to Development Authority.

David advised that this is the last portion of the Bohler Road abandonment process to complete. This resolution allows the county to transfer the property to the Development Authority.

Commissioner Jopling made the motion to approve Resolution 23-02. The motion was seconded by Commissioner Thompson and passed unanimously.

7. Monthly Budget Report

David presented the monthly budget report.

8. Monthly Financial Report

David presented the monthly financial report.

EXECUTIVE SESSION- Pending Litigation

Enter: Vice Chairman Wilson made the motion to enter executive session at 7:36pm. The motion was seconded by Commissioner Jopling and passed unanimously.

Exit: Commissioner Jopling made the motion to exit executive session at 8:00pm. The motion was seconded by Vice Chairman Wilson.

Action: Board approves Chairman Newton execute the consent order with Department of Ag.

Commissioner Thompson made the motion to approve consent order execution by Chairman Newton. The motion was seconded by Vice Chairman Wilson and passed unanimously.

ADJOURNMENT

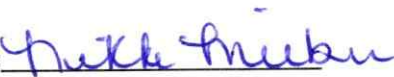
A motion was made by Vice Chairman Wilson to adjourn the regular meeting at 8:02 pm, seconded by Commissioner Jopling and passed unanimously.

MCDUFFIE COUNTY BOARD OF COMMISSIONERS



Charles G. Newton, IV, Chairman

ATTEST:



Nikki Milburn, County Clerk