



Board Members Present: Commissioner Paul Coughlan, Chairman
Commissioner Bill Hopkins
Commissioner Bud Lunceford
Commissioner Georgia Hobbs
Commissioner Penny Lowe
Commissioner Matt Milburn

County Representatives Present: Jason Smith, Community Development Director
Craig Wildi, Zoning Administrator

Visitors Present: See sign-in sheet in file.

Call to Order Paul Coughlan

Invocation Bill Hopkins

Determination of Quorum: 6 of 6 in attendance

Approval of Minutes December 5, 2023

Motion: Commissioner Hobbs; second: Commissioner Lunceford; vote: 5-0-1 (Commissioner Matt Milburn abstained as he was not on the board at the time of the December meeting)

Information & Announcements

Chairman Coughlan welcomed Commissioner Milburn as the Dearing representative on the commission

Appointment/Reappointment

None

Old Business:

None

New Business:

- 1) **Consideration to approve a request to rezone .39 of an acre, from R-1 to C-1. Parcel Number 00410068, 791 Augusta Road, Thomson.**

Mr. Smith reported that the request is related to a property that has historically been used for commercial purposes despite its residential zoning. The property owner plans to continue to use it for commercial purposes, and his request would bring the property into compliance with the county's ordinances. Commissioner Lunceford made a motion approve the rezoning request. Commissioner Hopkins seconded the motion. The motion to recommend approval carried unanimously.

2) Consideration to approve a request to rezone 5 acres, from RA to R-SF1. Parcel number 00720003E00, Old Augusta Road, Dearing.

Mr. Smith reported that the property owner is asking for the rezoning to accommodate the construction of six homes on the five-acre property. Chairman Coughlan recognized property owner Ashlee Harmon, who explained her plans to commissioners. Commissioner Hopkins made a motion approve the rezoning request. Commissioner Milburn seconded the motion. The motion to recommend approval carried unanimously.

3) Consideration to approve a variance of the distance requirements for accessory structures. Parcel number OT100005, 1280 Washington Road, Thomson.

Mr. Smith reported that the property owner is planning to build a new warehouse on open property behind their current business. Stephen Swann spoke on behalf of the owner and said the variance was needed to accommodate a larger warehouse that would be needed for some of their larger pieces of inventory. The variance requested would reduce the setback for the rear and side lot lines from 20 feet to 10 feet. Commissioner Lunceford made a motion approve the rezoning request with the requirement that the property owner submit civil engineering plans for review and approval prior to the start of construction. Commissioner Poole seconded the motion. The motion to recommend approval carried unanimously.

4) Consideration to approve multiple variances for a hotel property. Parcel number 00400014B00, 1860 Dallas Drive, Thomson.

Mr. Smith reported that the property owner is planning to build a new hotel and restaurant on the property, but needs a series of variances for the project. George Awuku spoke on behalf of the project. Commissioner Hobbs made a motion approve the rezoning request with the following requirements:

- Impervious surface area: 85%
- Reduction in required parking spaces for the restaurant: 33
- Setback Variance for primary structure (side and rear): 20 feet
- Setback Variance for accessory (dumpsters, patio, and pool): 1.6 feet – dumpster (restaurant); 2.7 feet – patio; 4.5 feet – dumpster (hotel); 3.5 feet – pool
- Variance for structure height: 50 feet
- Installation of a vegetative buffer on the reduced setback areas, as shown on the site plan. Prior to installation, a landscape plan must be submitted to staff for review and approval.
- Installation of a privacy fence around the pool area, as listed on the site plan.
- Construction of a right turn/decel lane off Dallas Drive, as shown on the site plan.

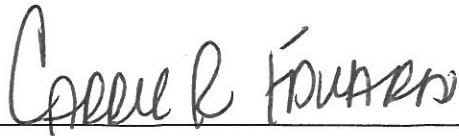
Commissioner Hopkins seconded the motion. The motion to recommend approval carried unanimously.

Adjournment:

Motion: Commissioner Hobbs; second: Commissioner Poole; vote: 6-0



Paul Coughlan, Chairman



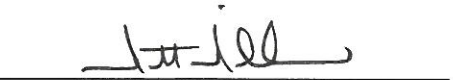
Carrie R Edwards, County Clerk



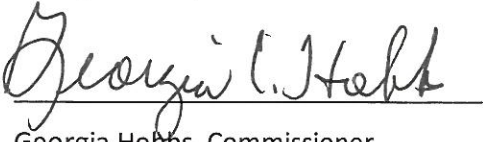
Bill Hopkins, Vice Chairman



Bud Lunceford, Commissioner



~~MATT MILBURN~~
~~Bobby Toulson, Commissioner~~



Georgia Hobbs, Commissioner



Jeanette Lowe, Commissioner