



McDuffie County Planning Commission

Tuesday Evening September 5, 2023 | 6:30

Government Center Meeting Room

Call to Order

Invocation

Determination of Quorum

Approval of Minutes

August 1, 2023

Information & Announcements

None

Appointment/Reappointment

Appointment of Vice Chair

Old Business:

- 1) Consideration to approve a request to rezone .8 of an acre, from R-1B to R-2 to construct two 2-family dwelling unit, Parcel Number OT300035, 600 O'Neal Street.

New Business:

- 1) Consideration to approve a variance request for a church, 218 Jackson Street, Parcel Number OT240062
- 2) Consideration to approve a variance request for a group home, 306 Grier Circle, Parcel Number OT040037

Adjournment



McDuffie County Planning Commission

Tuesday, August 1, 2023 Minutes

210 Railroad Street, Suite 1544

Thomson, Georgia 30824

Board Members Present: Commissioner Paul Coughlan, Chairman
Commissioner Georgia Hobbs
Commissioner Penny Lowe
Commissioner Bud Lunceford

County Representatives

Present: David Crawley, County Manager
Carrie Edwards, County Clerk
Jason Smith, Community Development Director

Visitors Present: See sign-in sheet in file.

Call to Order Paul Coughlan

Invocation Penny Lowe

Determination of Quorum: 4 of 6 in attendance

Approval of Minutes June 6, 2023

Information & Announcements

None

Old Business:

None

New Business:

1. Appointment of Vice Chair

Chairman made a recommendation to postpone until next Planning Commission meeting for return of Commissioner Hopkins and Toulson.

2. Consideration to approve a request to rezone .8 of an acre, from R-1B to R-2 to construct two 2-family dwelling unit, Parcel Number 0T300035, 600 O'Neal Street.

Chairman Coughlan opened the floor to Mr. Jenkins to provide information regarding plans for the O'Neal property. The board provided explanation as to their concern over a shared driveway, adequate parking for a possible 8+ vehicles, and outdoor space. The floor was opened to Greater St. James Church and the pastor along with Tim Stockton shared concern for the proximity to church, parking, wetlands and possible risk factors for children and need for possible fence along backside of property.

After thorough discussion Chairman Coughlan opened the floor for board recommendation. Commissioner Lunceford made the motion to table the vote until Mr. Jenkins could provide additional drawn plans to show adequate parking for tenants and green space. Commissioner Hobbs seconded the motion. 4 in favor/0 opposed. Motion carries.

3. Consideration to approve variances and subdivision review for Bent Creek Village, located on the Thomson East Bypass, Parcel Number 00400094B00.

Chairman Coughlan opened the floor for George and Samantha Fuller. Mr. Fuller provided update on shifting the development north away from the wetlands and retention pond. This shift provided a modification to original plans of 102 homes and allowed for 35 additional townhomes. The development would still include all previous requirements to include, stone fronts, hardy board siding, street lights, fence around retention pond, emergency entrance and exit, green space to include park, and front evergreen shrubbery.

After thorough discussion Chairman Coughlan opened the floor for board recommendation. Commissioner Lowe made the motion approve the development. Commissioner Lunceford seconded the motion. 4 in favor/0 opposed. Motion carries.

4. Consideration to approve a variance of the distance requirements within O.C.G.A. § 16-12-215 to allow the Thomson Drug Company to dispense medical cannabis less than 1,000 feet from a school, 501 Mt Pleasant Road, Parcel Number OT060072.

Chairman Coughlan opened the floor for Thomson Drug Company. The pharmacist provided details on the process of dispensing cannabis for medicinal purposes. The discussion included the distance to JA Maxwell Elementary school, medical marijuana cards, and the difference between pharmacies and other dispensing outlets.

After thorough discussion Chairman Coughlan opened the floor for board recommendation. Commissioner Lunceford made the motion approve the variance. Chairman Coughlan seconded the motion. 3 in favor/1 opposed. Motion carries.

Paul Coughlan, Chairman

Carrie R Edwards, County Clerk

STAFF REPORT

PLANNING COMMISSION MEETING: September 1, 2023

DATE: August 21, 2023
TO: McDuffie County Planning Commissioners
FROM: Jason Smith
ISSUE: Consideration to approve a request to rezone 0.8 of an acre, from R-1B to R-2 to construct two 2-family dwelling unit, Parcel Number OT300035, 600 O'Neal Street. The request was tabled from the August 2023 Planning Commission Meeting.

CURRENT ZONE: R-1B (High-Density, Single-Family District)
PROPOSED ZONE: R-2 (Multi-family Residential District)
ACREAGE: 0.8 of an acre tract

BACKGROUND: Felicia and Dwane Jenkins are requesting to rezone the above referenced property to allow the subdivision of the subject property into two lots, to allow the construction of two 2-family dwelling units.

FACTS AND FINDINGS:

1. The purpose of the rezoning is to allow the development of two 2-family dwelling units.

ALTERNATIVES:

1. The Planning Board approves the rezoning request with staff's recommendations.
2. The Planning Board denies the request to rezone.

STAFF RECOMMENDATION: Staff recommends the following stipulations:

1. The subject property is evaluated for jurisdictional wetlands.
2. The project will be required to connect water and sewer infrastructure.
3. Each proposed duplex will be required to have a shared driveway.

ATTACHMENTS:

1. Rezoning Application
2. **Updated site plan and proposed home information (Starting on page 5)**
3. Tax Map
4. Deed
5. Proposed Duplex Plan



THOMSON-MCDUFFIE COUNTY PLANNING COMMISSION
210 RAILROAD STREET, SUITE 1544
THOMSON, GEORGIA 30824 PH (706) 595-5355

APPLICATION FOR VARIANCE/ APPEAL/ REVIEW

(1) Variances. (2) Special exceptions. (3) Zoning changes. (4) Subdivision/planned development review. (5) Changes to the land development code. (6) Changes to the future land use map. (7) Adult entertainment review

Type of Application to be reviewed by Commission: Variances Rezoning (TYPE ABOVE)

Applications to the Planning Commission must be made in person by the property owner or authorized agent. Applications mailed, faxed or delivered to the Planning Commission will not be accepted.

Applications shall, if required, be accompanied by the following:

A.) A plat of the subject property showing the names of the adjacent property owners. If a plat is not available, an aerial photograph must be substituted. *An attached survey/plat of the property was prepared by:

Surveyor: Wright Angle Land Surv. Dated: _____

B.) Proof of property ownership - warranty deed, security deed, or, if the property is being sold, an executed copy of the real estate sales contract and a deed "tie-in" to the seller of the property.

C.) If required, a complete site development plan, including the location of buildings and other structures, setbacks, a time schedule for the completion of the project, and any other information as may be required by the Planning Commission.

D.) Payment of application fee of \$ 500.00 Date: 6-9-2023 Cash or Check No: #1655
If check, make payable to "McDuffie County".

1.) The undersigned requests that one of the following should be granted:
☒ VARIANCE [] APPEAL (Of Director's Decision) [] REVIEW

Relating To:

1.) _____
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

2.) _____
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

3.) _____
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

2.) Have previous applications been submitted to the Planning Commission regarding this same property/structure?
[] Yes [☒] No If "Yes", give dates, brief details, and action taken:

3.) Application is made pertaining to the following property/structure:

☐ Structure or ☐ Property address: 600 ONEAL ST

Location: 600 ONEAL ST

Map/Parcel #: OT 300035

Total Area: 0.80 .(acre) Of Total Area, how much do you, as applicant, own:
(See "B" above.)

Property Zoned: _____

4.) Current use:

How many structures are located on this same property:

Residences # 0 (Occupied by: _____)

Out Buildings # 0 Use: _____

Commercial # 0 Use: _____

Other # 0 Use: _____

5.) Purpose of application:

ZONING Change for 600 Oneal st.
-Applicant is asking to be permitted to build 2 duplexes, on a
parcel to be divided. Each parcel would have a duplex. Parcel
sizes would be 0.39 acre, and 0.41 acre.

6.) [This question is applicable only for variances in dimensional requirements.] Are there any inherent physical characteristics associated with your property that would necessitate the consideration or granting of a variance?

☐ N/A

☒ No

☐ Yes

If Yes, explain: _____

7.) [This question is applicable only for variances in dimensional requirements.] Since "mere inconvenience shall not constitute justification for the granting of a variance" (VIII, 2.2 (D)(6), what efforts (ex. purchase of additional property, relocation of structure, reduction in structure size, etc.) have been undertaken prior to the application for this variance which would have alleviated the necessity of a variance. ☒ N/A

Explain: _____

8.) [This question is applicable only for special exception or other Board reviews.] List below those nonconformities to any special exception or conditional review under review by this application. ☐ N/A

Explain: _____

8.5.) Is this a Development of Regional Impact?

☐ Yes

☐ No

9.) Title information

Agent: _____

Owner: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

10.) Conflict of Interest:

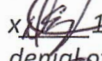
A.) Does any local government official or member of his/her family have a financial interest in the subject property?
(and/or)

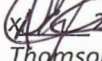
B.) Has the applicant (whether authorized agent or property owner) made campaign contributions in the aggregate of \$250 or more within the last two years to any local government official.

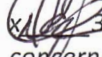
Answer: ☒ No (To Both)

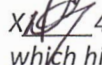
☐ Yes (To Either) - Attach separate sheet giving details.

As witnessed by applicant's/agent's signature (below), applicant/agent does hereby agree to, and fully understands that:

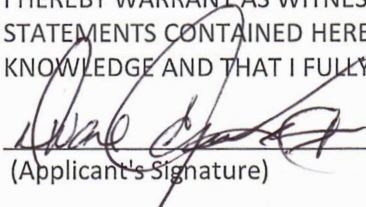
X  1.) The submitting of false information by any means to the Planning Commission shall constitute grounds for denial of the variance/appeal and revocation of any applicable permits.

X  2.) Should the variance /appeal be denied, or conditionally approved, the applicant has a right to appeal to the Thomson City Council/McDuffie County Board of Commissioners at their next regular meeting the second Tuesday following the Planning Commission meeting. Appeals of decisions of the Board of Commissioners may be appealed to the Superior Court of McDuffie County.

X  3.) Any contact by the applicant, related party or person with any member of the Planning Commission Board concerning any aspect of this variance application prior to the hearing will be considered as prejudicial to his or her application. Intentional disregard of this restriction may result in automatic denied of the application.

X  4.) Failure by the applicant (or suitable representative) to attend the Planning Commission Board meeting at which his/her application is considered shall constitute grounds for recommending denial of the application.

I HEREBY WARRANT AS WITNESSED BY MY SIGNATURE BELOW THAT, UNDER PENALTY OF PERJURY, ALL OF THE STATEMENTS CONTAINED HEREIN, OR SUBMITTED WITH THIS APPLICATION, ARE TRUE TO THE BEST OF MY KNOWLEDGE AND THAT I FULLY UNDERSTAND ALL STATEMENTS CONTAINED IN THIS APPLICATION.


(Applicant's Signature)

Date: 6-12-2023

(Applicant's Signature)

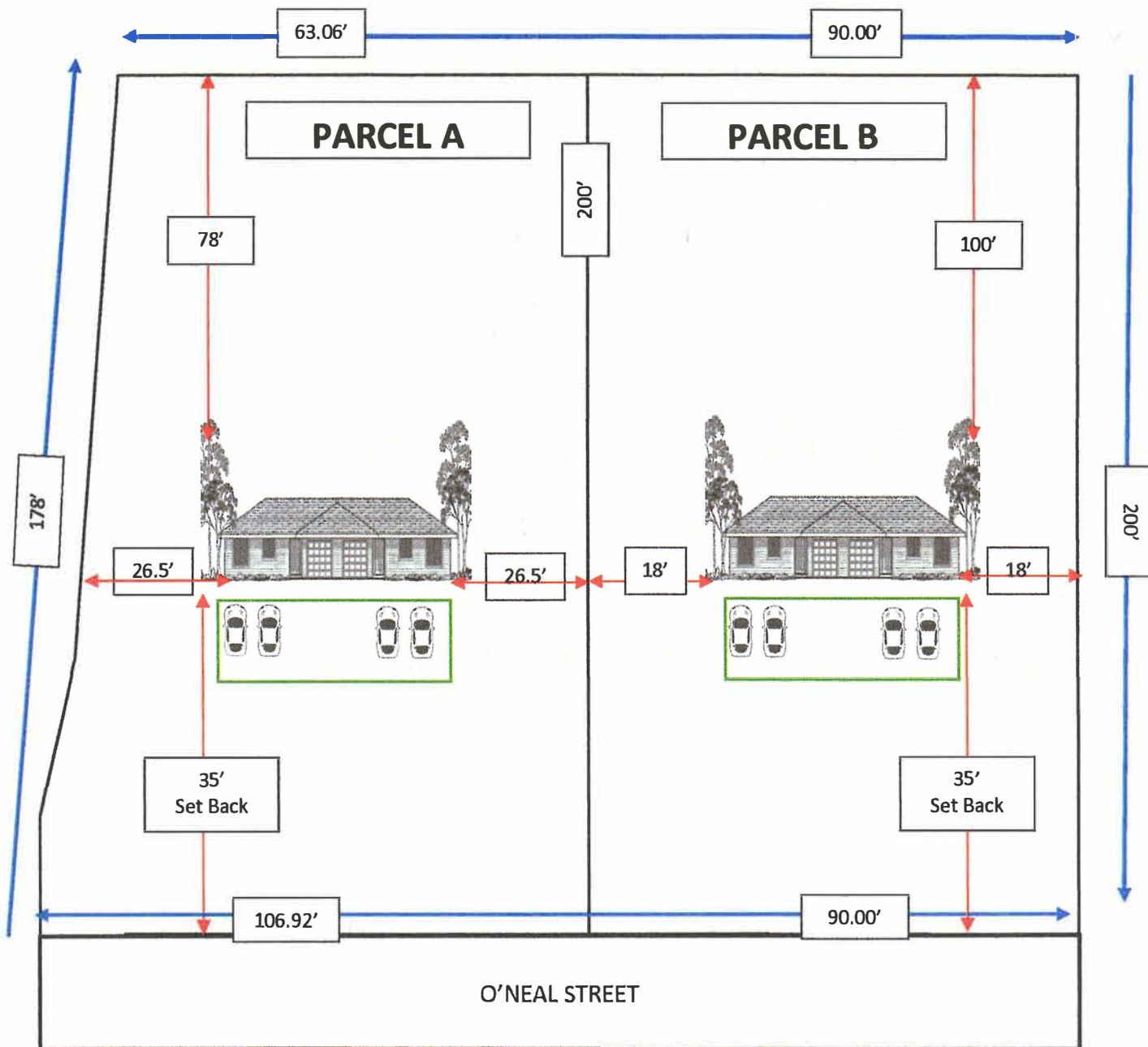
Date: _____

Planning Commission Meeting:

Date: _____

City Council/County Board of Commissioners Meeting:

Date: _____



SPECS & DIMENSIONS

Depth : 65' 2"

Height : 23'

Width : 54'

First Floor: 1344 sq/ft

First Floor: 1344 sq/ft



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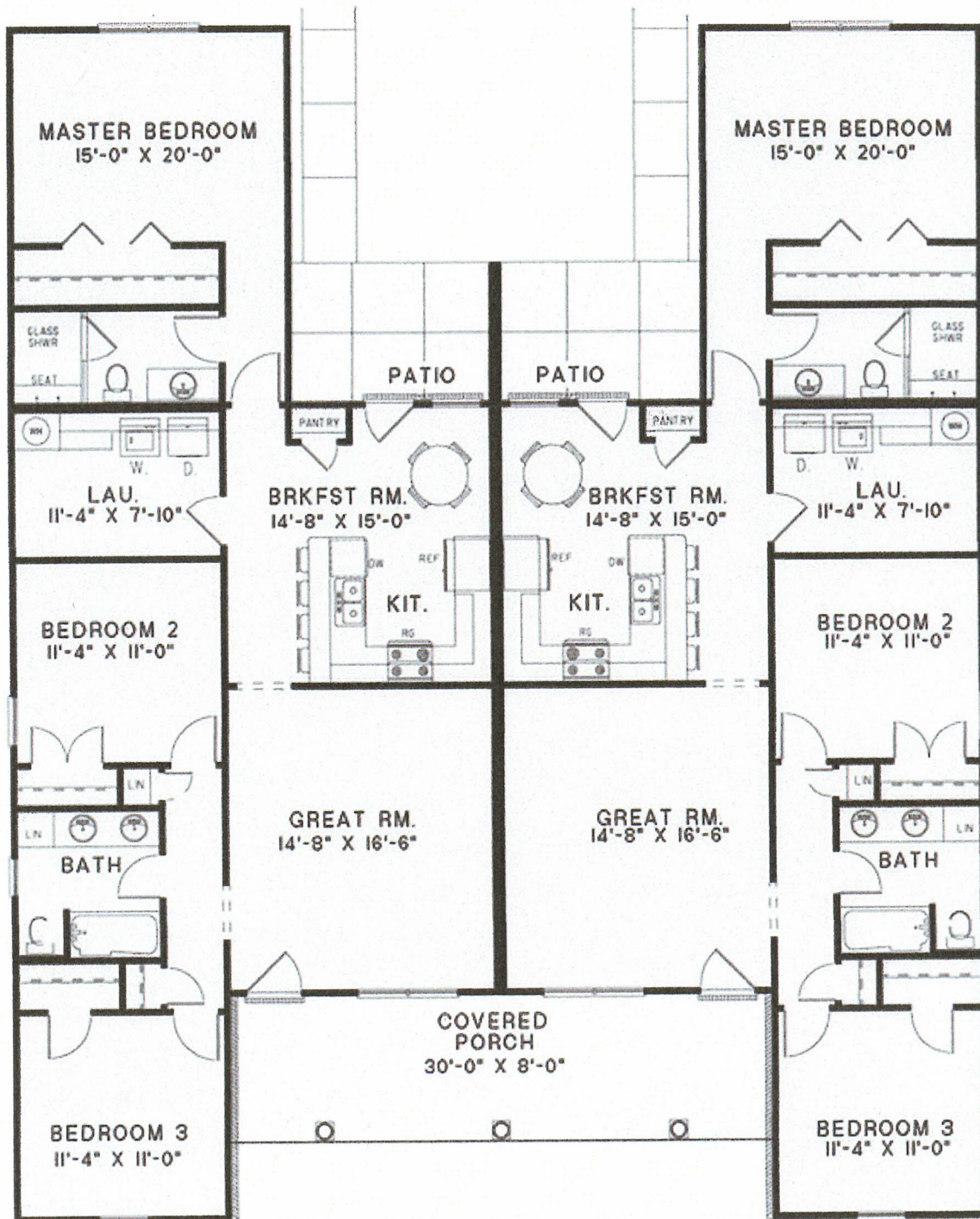
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Home > Style > Country Home Plans

VIEW SPECS



Coupon Codes

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FULL SPECS & FEATURES

DIMENSION	Depth : 65' 2" Height : 23' Width : 54'
AREA	First Floor: 1344 sq/ft First Floor: 1344 sq/ft <i>* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.</i>
ROOF	Primary Pitch : 8:12 Roof Framing : Stick Roof Type : Shingle
EXTERIOR WALL FRAMING	Exterior Wall Finish : Brick/Siding Framing : 2"x4"
BEDROOM FEATURES	Main Floor Master Bedroom
ROOMS	Covered Front Porch Unit A: 120 sq/ft Covered Front Porch Unit B: 120 sq/ft

Coupon Codes

WHAT'S INCLUDED IN THIS PLAN SET

[See a sample plan set](#)

Summary

Parcel Number OT300035
 Location Address 600 ONEAL ST
 Legal Description 600 ONEAL ST
 Class (Note: Not to be used on legal documents)
 R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning 1B
 Tax District Thomson (District 02)
 Millage Rate 35.74
 Acres 0.8
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)


Owner

[JENKINS FELICIA K &](#)
 JENKINS DWANE E
 1277 TANYARD CREEK DR.
 THOMSON, GA 30824

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Northeast Thomson	Acres	0	196	178	0.8	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fire Fee	2021	0x0 / 0	312	\$0

Permits

Permit Date	Permit Number	Type	Description
11/08/2018	18-21	DEMOLITION	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/18/2003	344 135	S 371P	\$28,000	Fair Market - Improved	EVANS ABNER D	JENKINS FELICIA K &
4/6/2000	260 241		\$0	Unqualified Sale	EVANS A D & BERTHA C	EVANS ABNER D
9/5/1978	107 15		\$0	Unqualified Sale		EVANS A D & BERTHA C

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$12,800	\$10,040	\$10,040	\$25,250	\$25,250
Land Value	\$9,600	\$12,800	\$10,040	\$10,040	\$10,040
+ Improvement Value	\$0	\$0	\$0	\$0	\$15,210
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$9,600	\$12,800	\$10,040	\$10,040	\$25,250



Photos



Overview



Legend

-  Parcels
-  Roads

Date created: 5/31/2023
Last Data Uploaded: 5/31/2023 6:11:59 AM

Developed by  **Schneider**
GEOSPATIAL

Please record and return to:
Robert E. Knox, Jr.
P. O. Box 539
Thomson, GA 30824

McDuffie County, Georgia
Real Estate Transfer Tax
Paid \$ 28.00 Date 04/25/03
Connie H. Cheatham
Clerk of Superior Court

Georgia, McDuffie County
Office of Clerk of Superior Court
Filed for record 12:45 o'clock Pm
25 day of April, 2003
Deed Book 384 Page 135-136
Connie H. Cheatham, Clerk
By chc 1287

EXECUTOR'S
WARRANTY DEED

STATE OF GEORGIA

COUNTY OF McDUFFIE

THIS INDENTURE, made this 18th day of April, in the Year of Our Lord Two Thousand Three, between, **ROBERTA E. MURRAY, Executor Under the Last Will and Testament of ABNER D. EVANS**, deceased late of the County of McDuffie, State of Georgia, of the first part, and, **FELICIA K. JENKINS and DWANE E. JENKINS**, of the County of McDuffie, State of Georgia, of the second part,

WITNESSETH THAT

The said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, the following described property, to-wit:

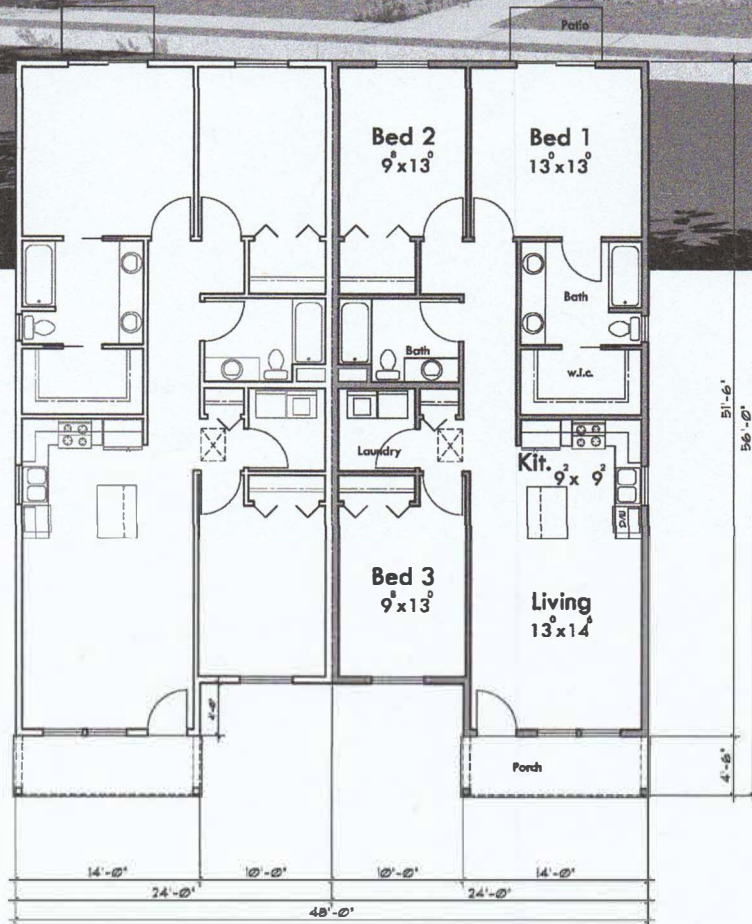
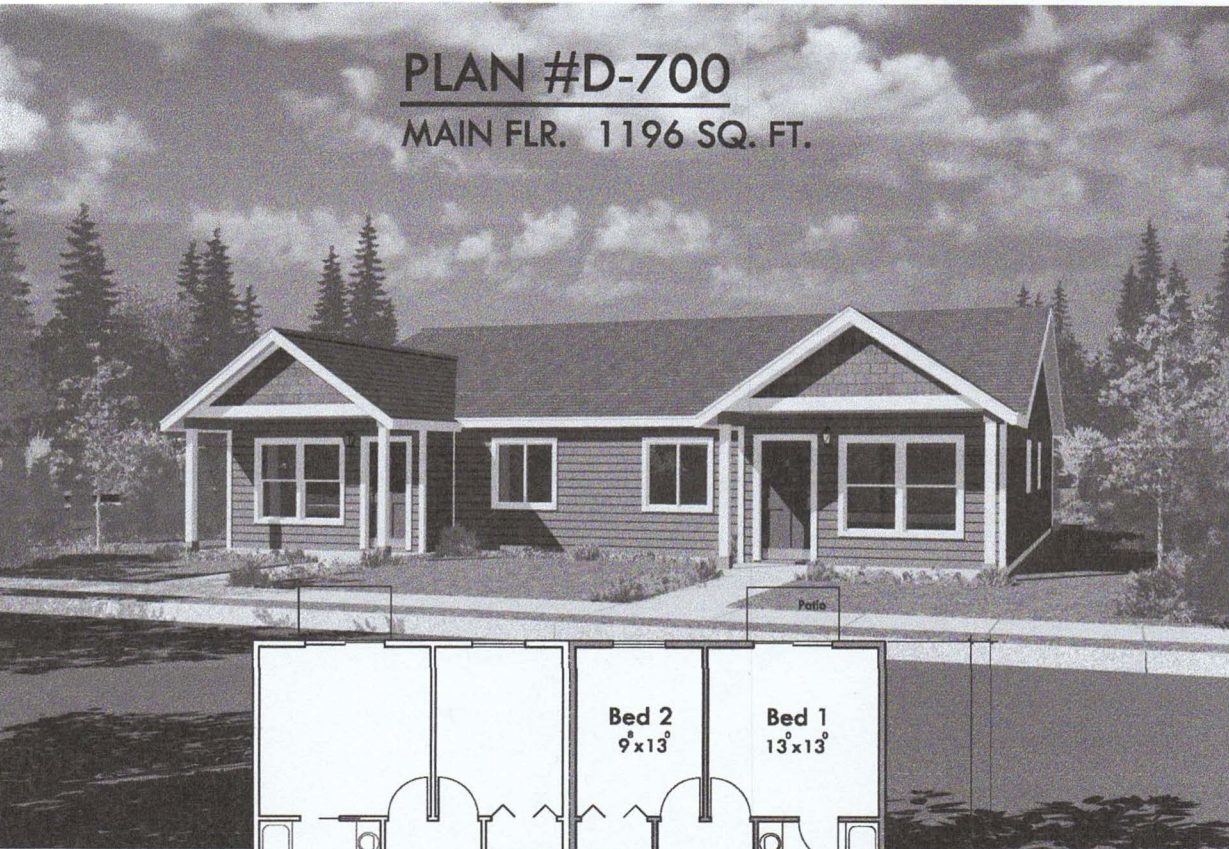
ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the City of Thomson, 134th District G.M. of McDuffie County, Georgia, containing 0.80 acres and being more particularly described by James D. Wright, R.L.S. No. 2883, dated April 11, 2003, copy of which is recorded in Plat Record S, at page 371P-1 in the office of the Clerk of Superior Court of McDuffie County, Georgia, and to which Plat and the official record thereof reference is hereby specifically made in aid of and for a more complete and detailed description of said lot as to its metes, bounds, courses and distances.

Roberta E. Murray executes this instrument as Executor of the Estate of Abner D. Evans pursuant to Letters Testamentary in said Estate of record in the McDuffie County Probate Court.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the first part forever in FEE SIMPLE, in as full and ample manner as the same held, possessed and enjoyed by the deceased.

PLAN #D-700

MAIN FLR. 1196 SQ. FT.



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DIVISION PLAT FOR:
**FELICIA K. JENKINS AND
DWANE E JENKINS**
PARCEL A - 0.39 ACRES
PARCEL B - 0.41 ACRES
134th G.M.D.
CITY OF THOMSON
McDUFFIE COUNTY, GEORGIA
MAY 24, 2023

REFERENCES
D.B. 344, PG. 135 - P.C. S, SLIDE 371P

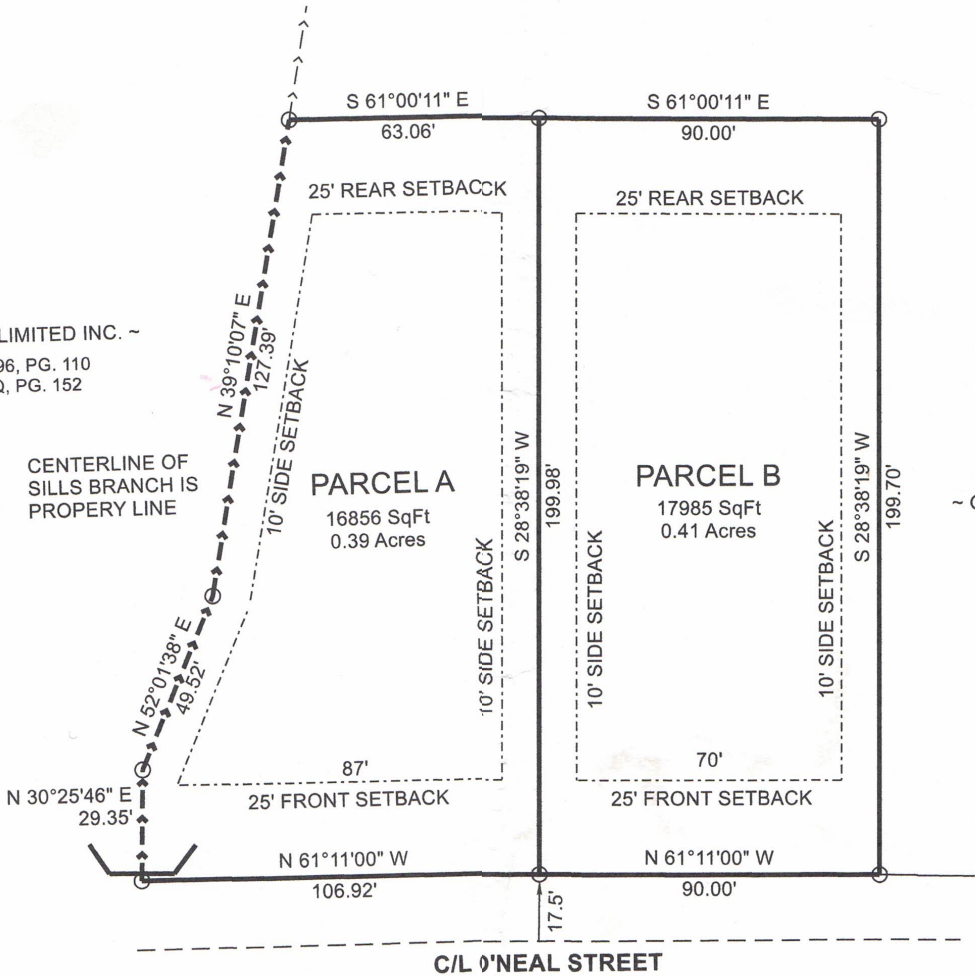
SURVEY DATA

~ R.P. UNLIMITED INC. ~
D.B. 596, PG. 110
P.B. Q, PG. 152

~ GREATER ST. JAMES
AME CHURCH ~
D.B. 626, PG. 924

*** NOTES ***

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF McDUFFIE COUNTY.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY WRIGHT ANGLE LAND SURVEYORS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
SURVEY AUTHORIZED BY DWANE E. JENKINS.
PARCELS A AND B ARE CURRENTLY OWNED BY FELICIA K. JENKINS AND DWANE E. JENKINS.



C/L O'NEAL STREET

PRELIMINARY

*** SURVEYORS CERTIFICATION ***

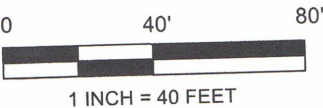
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James D. Wright GA RLS#2883

Date



WRIGHT ANGLE LAND SURVEYORS
JAMES D. WRIGHT GEORGIA RLS #2883
2528 WHITE OAK RD., THOMSON, GA 30824
706-830-5158 - wrightangle@comcast.net



PUBLIC NOTICE

The Thomson-McDuffie County Planning Commission will meet in Room 1119 in the Government Services Center, 210 Railroad Street, Thomson, Georgia, on September 5, 2023 at 6:30 P.M. to conduct a public hearing on the following application(s):

- 1.) Application requesting for Special Exception- 306 Grier Circle, Thomson, GA, parcel OT040037, to permit a Sober Living Facility to locate in existing R-1A single family residence. **(COT)**
- 2.) Application requesting to rezone 218 Jackson Street, Thomson, GA, parcel OT240062 from B-2 to S, Special District, to allow owner to operate a church. **(COT)**

The Planning Commission's recommendations for applications denoted with (COT) will be reviewed by the Thomson City Council, Thursday September 14, 2023 at 6:00 PM, in the Government Services Center, 210 Railroad Street, Thomson, Georgia 30824. The Planning Commission's recommendations for applications denoted with (MC) will be reviewed by the McDuffie County Board of Commissioners, Tuesday, September 19, 2023 at 6:30 PM, in the Government Services Center, 210 Railroad Street, Thomson, Georgia 30824.

For additional information contact Craig Wildi, Planning and Zoning office, at (706) 597-7282.

Note: Reduce the print size for the information at the bottom of the ad.

Run: August 10 and 17, 2023

Reset to: 2 col. X 3.0

Attached P.O.# 139374 **Date:** 08.04.2023

STAFF REPORT

PLANNING COMMISSION MEETING: Sept 5, 2023

DATE: August 31, 2023
TO: Thomson City Council
FROM: David Crawley
ISSUE: Consideration to approve a variance request for a church, 218 Jackson Street, Parcel Number OT240062

CURRENT ZONE: B-2 (Business District, Heavy Commercial Zone)
PROPOSED ZONE: No Change
ACREAGE: 2.05-acre tract

BACKGROUND: The owner of the property requests a variance to the current zoning to allow a newly-formed church to “operate and meet” in the dining room of the existing facility. The applicant says the dining room is currently not being used, and the new church does plan to eventually move into a permanent facility. In addition, the applicant making the request has received verbal permission from Truist Bank for parking on Sunday mornings.

FACTS AND FINDINGS:

1. The subject property is currently zoned B-2.
2. Church facilities are permitted in Special District zoning areas.

ALTERNATIVES:

1. The Planning Board approves the variance request.
2. The Planning Board denies the variance request.

STAFF RECOMMENDATION: Staff recommends the following conditions if the Planning Board recommends approval of the request.

1. Police assistance, if needed, for congregation members crossing Jackson Street.

ATTACHMENTS:

1. Variance Application
2. Tax Map
3. Sign confirmation



THOMSON-MCDUFFIE COUNTY PLANNING COMMISSION
210 RAILROAD STREET, SUITE 1544
THOMSON, GEORGIA 30824 PH (706) 595-5355

APPLICATION FOR VARIANCE/ APPEAL/ REVIEW

(1) Variances. (2) Special exceptions. (3) Zoning changes. (4) Subdivision/planned development review. (5) Changes to the land development code. (6) Changes to the future land use map. (7) Adult entertainment review

Type of Application to be reviewed by Commission: Special exception (TYPE ABOVE)

Applications to the Planning Commission must be made in person by the property owner or authorized agent. Applications mailed, faxed or delivered to the Planning Commission will not be accepted.

Applications shall, if required, be accompanied by the following:

A.) A plat of the subject property showing the names of the adjacent property owners. If a plat is not available, an aerial photograph must be substituted. *An attached survey/plat of the property was prepared by:

Surveyor: _____ Dated: _____

B.) Proof of property ownership - warranty deed, security deed, or, if the property is being sold, an executed copy of the real estate sales contract and a deed "tie-in" to the seller of the property.

C.) If required, a complete site development plan, including the location of buildings and other structures, setbacks, a time schedule for the completion of the project, and any other information as may be required by the Planning Commission.

D.) Payment of application fee of \$ 500.00 Date: _____ Cash or Check No: _____

If paying by check, make payable to "McDuffie County" or the "City of Thomson", based on the location of the property.

1.) The undersigned requests that one of the following should be granted:

☒ VARIANCE [] APPEAL (Of Director's Decision) [] REVIEW

Relating To:

1.) _____
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

2.) _____
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

3.) _____
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

2.) Have previous applications been submitted to the Planning Commission regarding this same property/structure?

[] Yes ☒ No If "Yes", give dates, brief details, and action taken:

3.) Application is made pertaining to the following property/structure:

[] Structure or [X] Property address: 218 JACKSON ST., Thomson, GA 30824

Location: 218 JACKSON ST., Thomson, GA. 30824

Map/Parcel #: OT 240062

Total Area: 2.05 (acre) Of Total Area, how much do you, as applicant, own:
100% (See "B" above.)

Property Zoned: B-2

4.) Current use:

How many structures are located on this same property:

Residences # _____ (Occupied by: _____)

Out Buildings # _____ Use: _____

Commercial # _____ Use: _____

Other # _____ Use: _____

5.) Purpose of application:

To allow for a newly formed church to ^{operate and} meet in the
Austin Oaks dining Room.

6.) [This question is applicable only for variances in dimensional requirements.] Are there any inherent physical characteristics associated with your property that would necessitate the consideration or granting of a variance?

[] N/A

[X] No

[] Yes

If Yes, explain: _____

7.) [This question is applicable only for variances in dimensional requirements.] Since "mere inconvenience shall not constitute justification for the granting of a variance" (VIII, 2.2 (D)(6), what efforts (ex. purchase of additional property, relocation of structure, reduction in structure size, etc.) have been undertaken prior to the application for this variance which would have alleviated the necessity of a variance. [X] N/A

Explain: _____

8.) [This question is applicable only for special exception or other Board reviews.] List below those nonconformities to any special exception or conditional review under review by this application. [] N/A

Explain: _____

8.5.) Is this a Development of Regional Impact?

[] Yes

[X] No

9.) Title information

Agent: Andrew H. Knox

Owner: Knox Enterprises, LLC

Address: P.O. Box 539, Thomson, Ga. 30884

Address: P.O. Box 539, Thomson, Ga. 30824

Phone: (706) 595-4951

Phone: (706) 595-4951

Email: andy.knox@watsonandknox.com

Email: andy.knox@watsonandknox.com

10.) Conflict of Interest:

A.) Does any local government official or member of his/her family have a financial interest in the subject property?
(and/or)

B.) Has the applicant (whether authorized agent or property owner) made campaign contributions in the aggregate of \$250 or more within the last two years to any local government official.

Answer: [] No (To Both)

[X] Yes (To Either) - Attach separate sheet giving details.

Andrew H. Knox is a member of the McDuffie County Board of Ed. and partner in Knox Enterprises.
As witnessed by applicant's/agent's signature (below), applicant/agent does hereby agree to, and fully understands that:

x 1.) The submitting of false information by any means to the Planning Commission shall constitute grounds for denial of the variance/appeal and revocation of any applicable permits.

x 2.) Should the variance/appeal be denied, or conditionally approved, the applicant has a right to appeal to the Thomson City Council/McDuffie County Board of Commissioners at their next regular meeting the second Tuesday following the Planning Commission meeting. Appeals of decisions of the Board of Commissioners may be appealed to the Superior Court of McDuffie County.

x 3.) Any contact by the applicant, related party or person with any member of the Planning Commission Board concerning any aspect of this variance application prior to the hearing will be considered as prejudicial to his or her application. Intentional disregard of this restriction may result in automatic denied of the application.

X 4.) Failure by the applicant (or suitable representative) to attend the Planning Commission Board meeting at which his/her application is considered shall constitute grounds for recommending denial of the application.

I HEREBY WARRANT AS WITNESSED BY MY SIGNATURE BELOW THAT, UNDER PENALTY OF PERJURY, ALL OF THE STATEMENTS CONTAINED HEREIN, OR SUBMITTED WITH THIS APPLICATION, ARE TRUE TO THE BEST OF MY KNOWLEDGE AND THAT I FULLY UNDERSTAND ALL STATEMENTS CONTAINED IN THIS APPLICATION.

Andrew H. Knox
(Applicant's Signature)

Date: 8/4/23

(Applicant's Signature)

Date: _____

Planning Commission Meeting:

Date: _____

City Council/County Board of Commissioners Meeting:

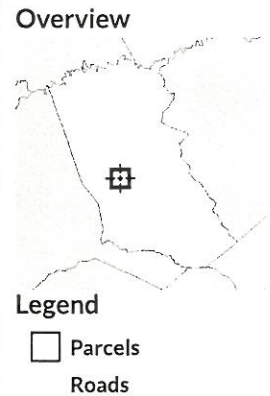
Date: _____

Comment Section:

Verbal permission from Trust Bank has been received for the use of its parking lot on Sunday mornings.

While the New Thomson United Methodist Church is in its formative stages and must follow established protocol before being recognized by its governing body, the Church's membership has begun to meet regularly, receive tithes and offerings, establish a music program and a children's program, create a leadership team, and welcome an interim pastor provided by the Southeast District Office of the North Georgia Conference of the United Methodist Church. The District Office is our fiscal agent and is providing general assistance as we move through the various stages of formation. That itself speaks to the stability and sincerity of the endeavor. The new Church's membership is primarily from Thomson and McDuffie County and includes leaders in the community and their families. This is a serious, faithful effort undertaken by serious, faithful citizens of our community.

We do not know with certainty how long we might hold our worship services and other church gatherings in the Austin Oaks dining room and its adjacent office and meeting spaces. We expect to grow, however, and will need to move into a permanent facility eventually. Until then, using this now vacant space will not only serve the church's membership but also improve this prominent area in downtown Thomson – by bringing in more people, upgrading the streetscape, and enhancing the views that passersby see as they drive or walk along Jackson and Main Streets and Georgia Avenue. Most important, this new faith community will be in the heart of our city at work in service to God and our neighbors. We will be good citizens, neighbors, and friends.



Parcel ID	OT240062	Owner	KNOX ENTERPRISES LLLP	Last 2 Sales			
Class Code	Commercial		P O BOX 539	Date	Price	Reason	Qual
Taxing District	Thomson		THOMSON, GA 30824	12/31/2009	0	UK	U
Acres	2.05	Physical Address	218 JACKSON ST	4/28/2000	0	UI	U
		Assessed Value	Value \$1728352				

(Note: Not to be used on legal documents)


Date created: 8/3/2023
Last Data Uploaded: 8/3/2023 6:07:34 AM

Developed by Schneider
GEOSPATIAL

Adjacent property owners

- A.) Sakshi of Thomson, LLC
- B.) George R. Reeves
- C.) Keith M. Wall & David Lamp
- D.) " " " " " "
- E.) John C. Hammond

Please record and return to:
Robert E. Knox, Jr.
P. O. Box 539
Thomson, GA 30824


Deed Doc: WD
Recorded 12/31/2009 11:30AM
Georgia Transfer Tax Paid : \$0.00
Connie H. Chestnam #106427
Clerk Superior Court, McDuffie County, Ga.
Bk 00537 Pg 0216-0219

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF McDUFFIE

THIS INDENTURE, made this 31st day of December, in the Year of Our Lord Two Thousand Nine, between **HALL-KNOX ENTERPRISES, LLLP**, a limited liability limited partnership, of the State of Georgia, of the first part, and **KNOX ENTERPRISES, LLLP**, a limited liability limited partnership, of the State of Georgia, of the second part,

WITNESSETH THAT

The said party of the first part, for and in consideration of the CHANGE OF NAME OF PARTNERSHIP ENTITY, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR DESCRIPTION.

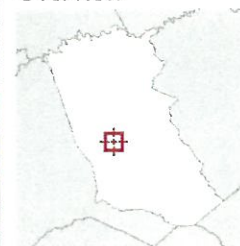
Said property is the same as that conveyed to Hall-Knox Enterprises, LLLP from Wesley Woods, Inc. by General Warranty Deed dated April 28, 2000, copy of which is recorded in Deed Book 261 at pages 205-209, McDuffie County Clerk's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its successors and assigns will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.



Overview



Legend

- Parcels
- Roads

Parcel ID 0T240062
 Class Code Commercial
 Taxing District Thomson
 Acres 2.05

Owner KNOX ENTERPRISES LLLP
 P O BOX 539
 THOMSON, GA 30824
 Physical Address 218 JACKSON ST
 Assessed Value Value \$1728352

Last 2 Sales			
Date	Price	Reason	Qual
12/31/2009	0	UK	U
4/28/2000	0	UI	U

(Note: Not to be used on legal documents)

Date created: 8/3/2023
 Last Data Uploaded: 8/3/2023 6:07:34 AM

Developed by  **Schneider**
 GEOSPATIAL

McDuffie County, GA

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Appeal to Board of Assessors

Summary

Parcel Number	0T240062
Location Address	218 JACKSON ST
Legal Description	218 JACKSON ST SE
	(Note: Not to be used on legal documents)
Class	C3-Commercial
	(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	B2
Tax District	Thomson (District 02)
Millage Rate	35.74
Acres	2.05
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)



Owner

[KNOX ENTERPRISES LLLP](#)
P O BOX 539
THOMSON, GA 30824

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Apt-Jackson St	Acres	89,298	0	0	2.05	0

Commercial Improvement Information

Description	Apt/Multi Occupant-Avg
Value	\$735,241
Actual Year Built	1989
Effective Year Built	1989
Square Feet	16007
Wall Height	10
Wall Frames	
Exterior Wall	50%
	50%
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Apt/Multi Occupant-Avg
Value	\$422,092
Actual Year Built	1948
Effective Year Built	1986
Square Feet	10461
Wall Height	10
Wall Frames	
Exterior Wall	50%
	50%
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	50%
	50%
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Apt/Multi Occupant-Avg
Value	\$313,387
Actual Year Built	1948
Effective Year Built	1980
Square Feet	7748
Wall Height	10
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Apt/Multi Occupant-Avg
Value	\$82,527
Actual Year Built	1948
Effective Year Built	1989
Square Feet	1722
Wall Height	10
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Apt/Multi Occupant-Avg
Value	\$125,105
Actual Year Built	1989
Effective Year Built	
Square Feet	2904
Wall Height	8
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fire Fee	2022	0x0 / 0	194850	\$0
Paving: Asphalt	1989	0x0 / 22500	1	\$9,000

Permits

Permit Date	Permit Number	Type	Description
	13 ENTRY		CHANGE LIFE EXPECT 50/45. LEAVE WALL @10. EXTRA FEATURES, DROP O/R ADD DIMENSIONS, DROP PHYS DEPR O/R RECALC.2ND IMP AND 4TH IMP ADDED YB SAME AS IMP3. WROTE FC TO VERIFY SF ON 4TH IMP. ENTERED KC

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/31/2009	537 216	R 36G	\$0	Unqualified Sale	HALL-KNOX ENTERPRISES	KNOX ENTERPRISES LLLP
4/28/2000	261 205	R 36G	\$0	Unqualified - Improved	NON PROFIT HOME	HALL-KNOX ENTERPRISES
9/1/1989	158 1		\$0	Unqualified Sale		NON PROFIT HOME

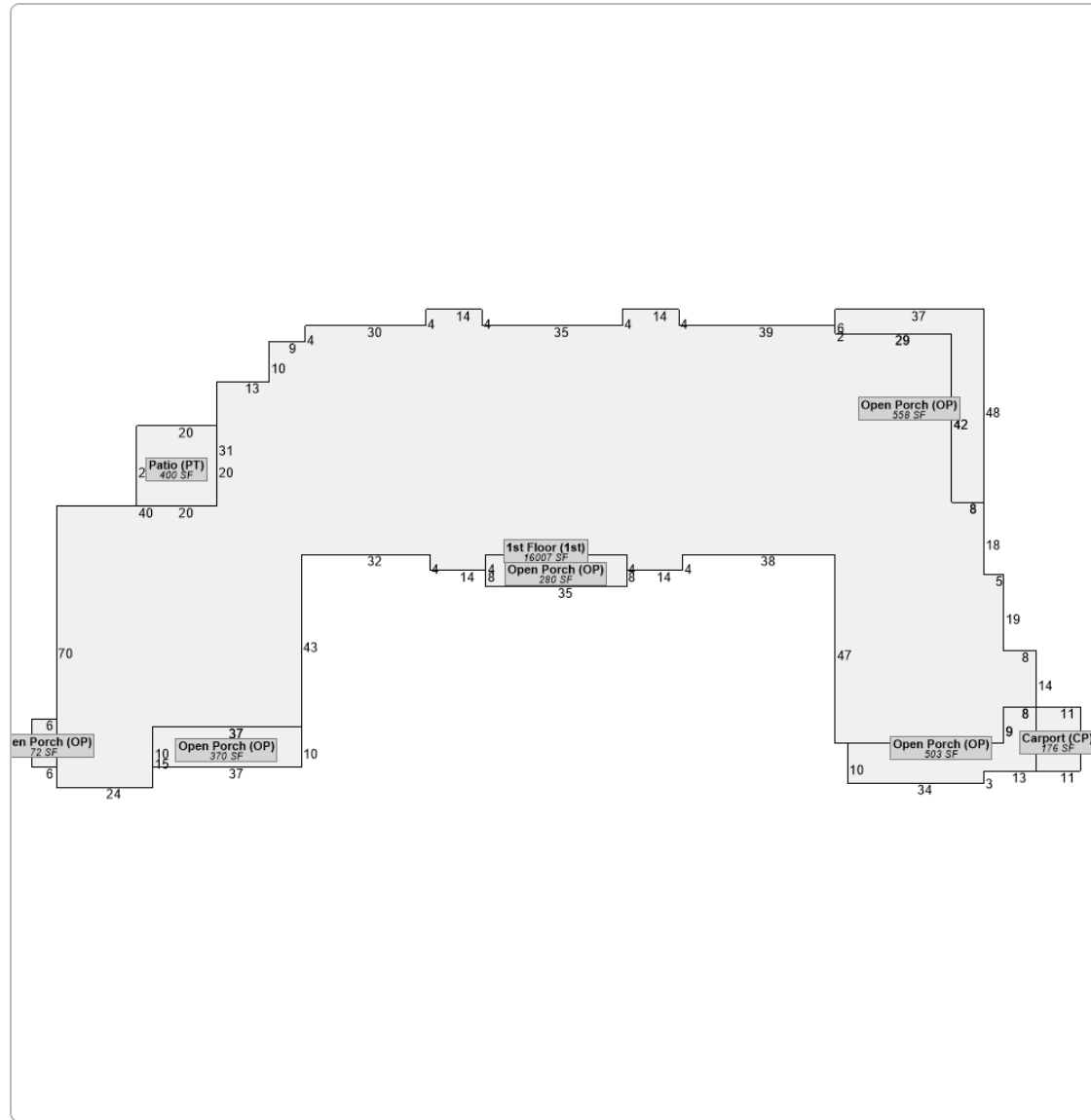
Valuation

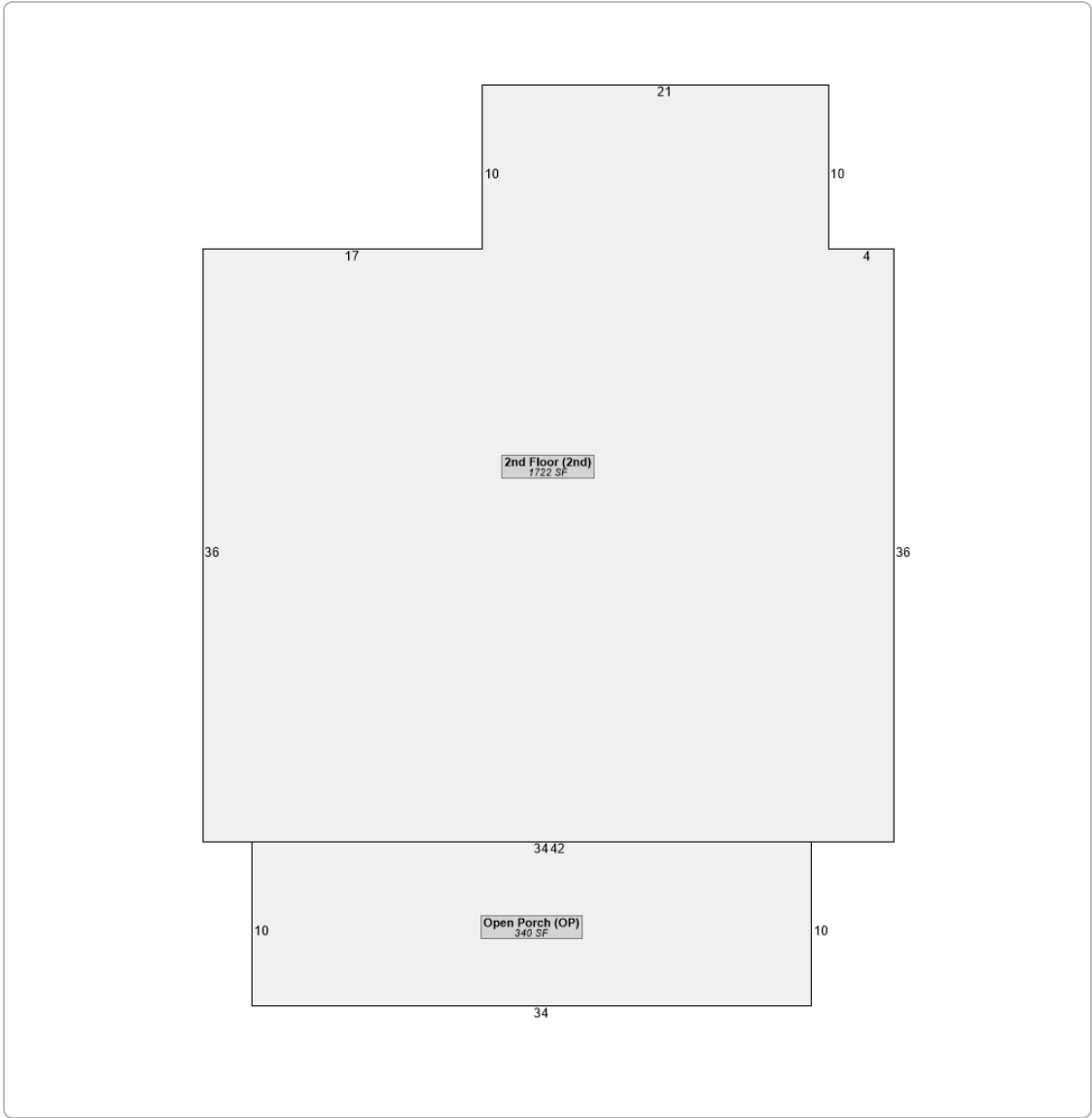
	2023	2022	2021	2020	2019
Previous Value	\$1,728,352	\$1,728,352	\$827,825	\$864,825	\$864,825
Land Value	\$41,000	\$41,000	\$41,000	\$112,643	\$112,643
+ Improvement Value	\$1,678,352	\$1,678,352	\$1,461,888	\$709,782	\$709,782
+ Accessory Value	\$9,000	\$9,000	\$9,000	\$5,400	\$42,400
= Current Value	\$1,728,352	\$1,728,352	\$1,511,888	\$827,825	\$864,825

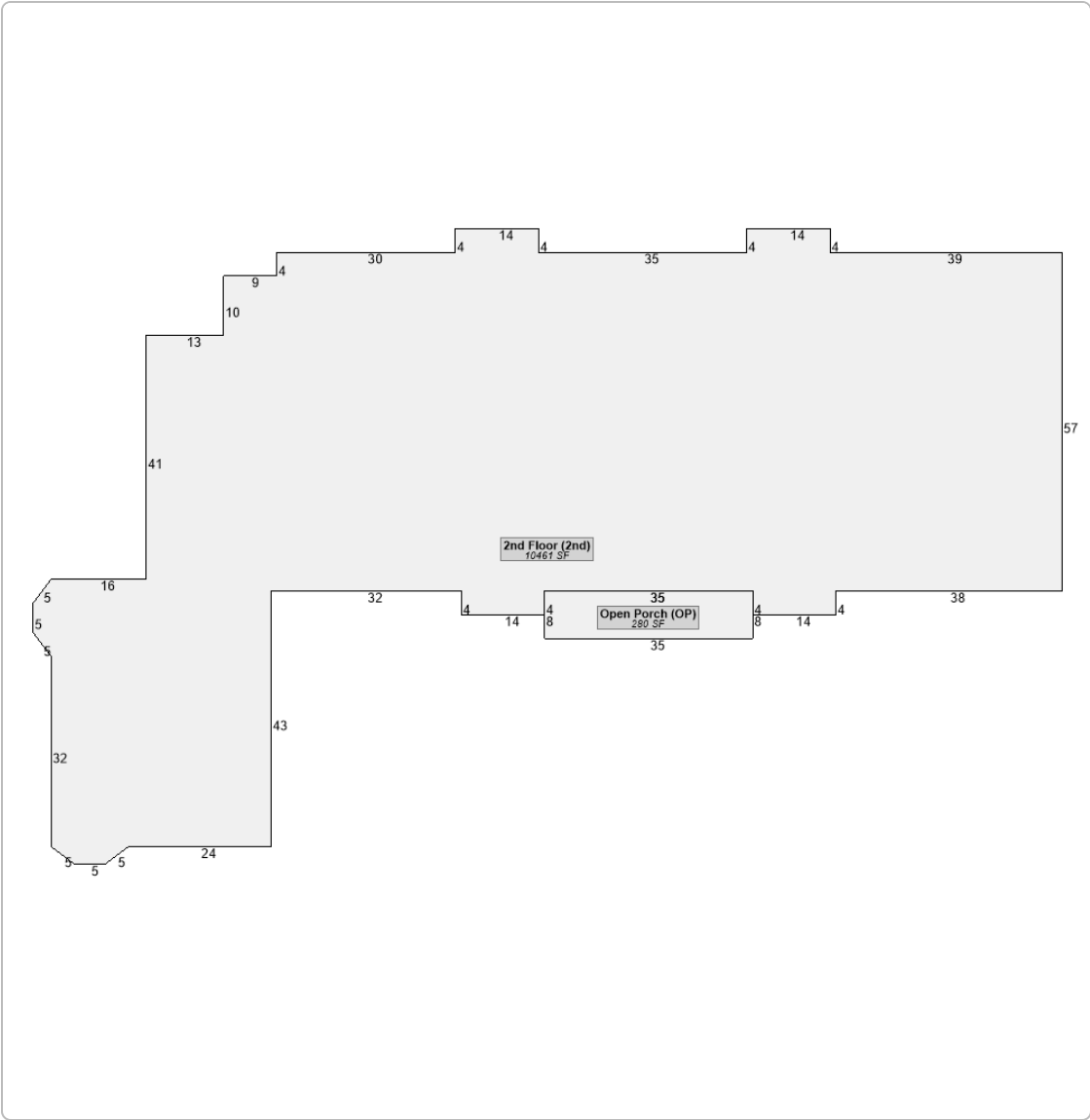
Photos

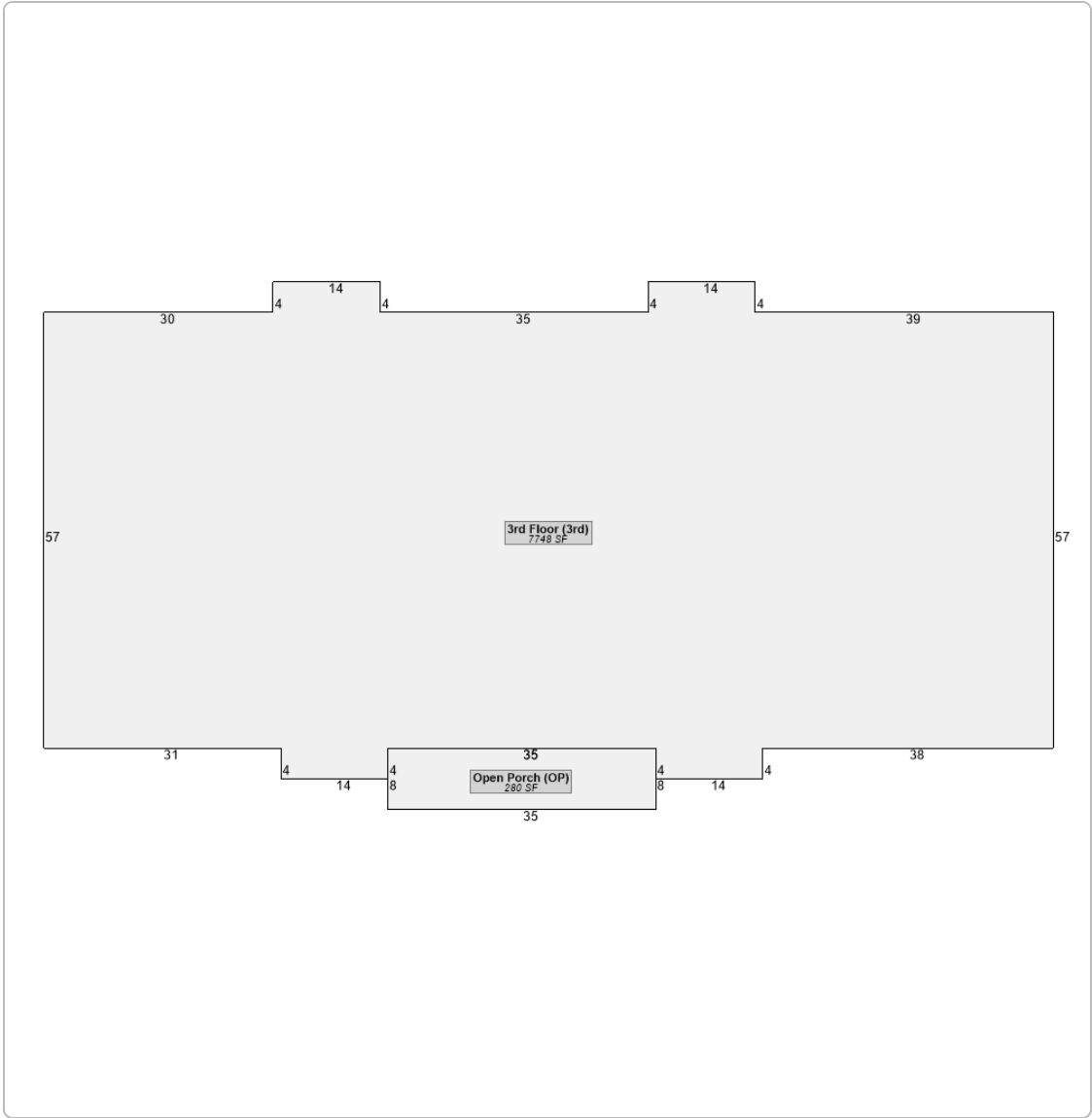


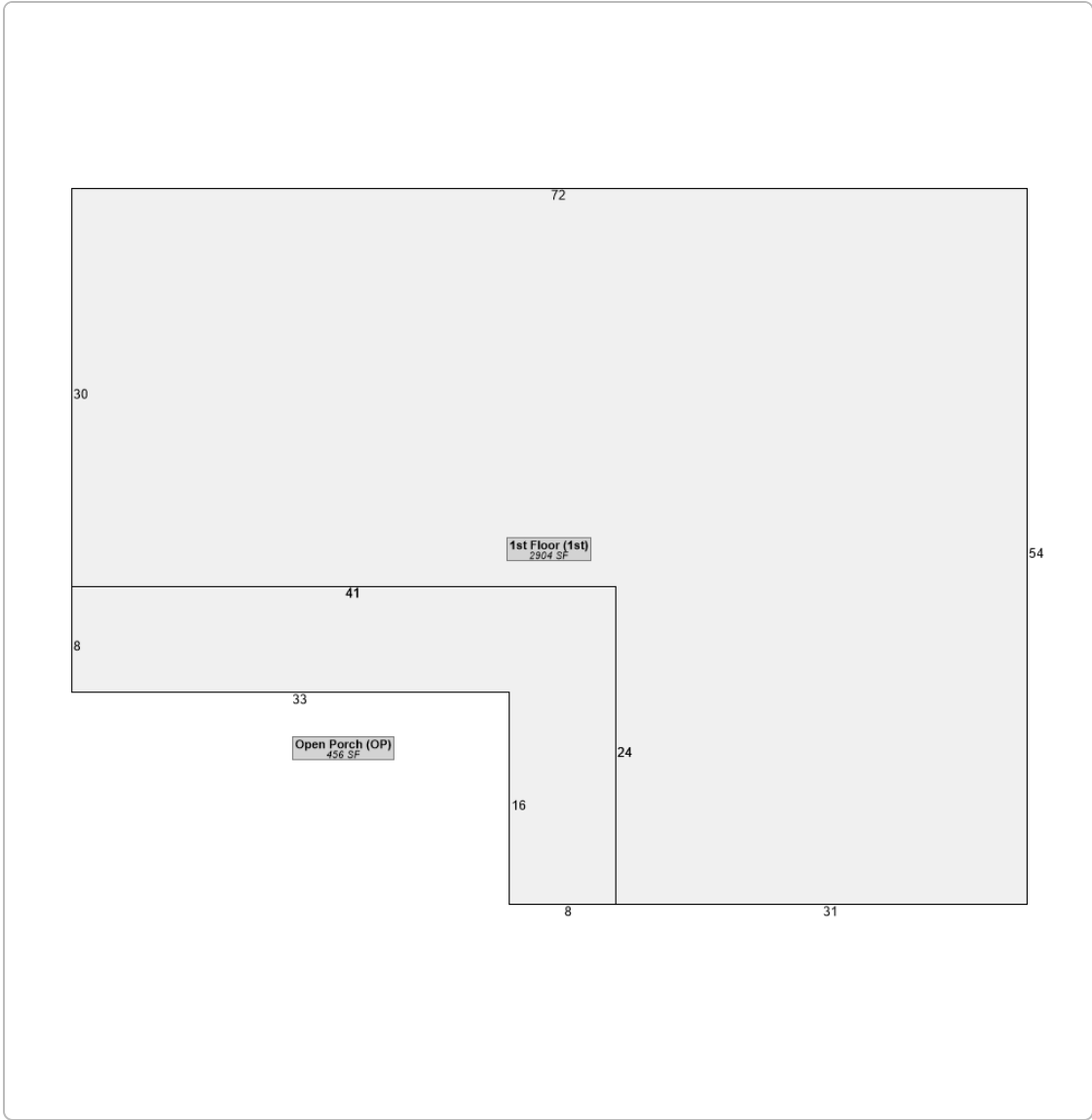
Sketches











No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The McDuffie County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/4/2023, 12:19:33 PM](#)

Contact Us



PUBLIC NOTICE ON ZONING

An application has been filed with the Planning Commission with regards to the zoning regulations as they apply to this property.

Application is for: Rezone "B-2" to "S"

218 Jackson Street- Parcel OT 240062

The Planning Board will hold a Public Hearing:

DATE: September 5, 2023

TIME: 6:30 PM

THOMSON-MCDUFFIE COUNTY GOVERNMENT CENTER
210 RAILROAD STREET, THOMSON, GEORGIA

The Thomson City Council will review the recommendations
The Planning Commission at a public hearing on:

DATE: September 14, 2023

TIME: 6:00 PM

☒ THOMSON-MCDUFFIE COUNTY
GOVERNMENT CENTER
210 RAILROAD STREET, THOMSON, GEORGIA

☐ DEARING TOWN HALL
4577 AUGUSTA HWY, DEARING, GA 30808

FOR MORE INFORMATION, CALL (706) 595-5355

THIS SIGN MAY NOT BE REMOVED WITHOUT AUTHORIZATION

218 Jackson Street
08.09.2023 09:43 AM
33.46381, -82.50087

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33.46381, -82.50087

STAFF REPORT

PLANNING COMMISSION MEETING: Sept 5, 2023

DATE: August 31, 2023
TO: Thomson City Council
FROM: David Crawley
ISSUE: Consideration to approve a variance request for a group home, 306 Grier Circle, Parcel Number OT040037

CURRENT ZONE: R-1A (Single Family, Medium Density Residential District)
PROPOSED ZONE: No Change
ACREAGE: .72-acre tract

BACKGROUND: The owner of the property proposes to open a sober-living facility (non-medical) at the home at 306 Grier Circle. The minimum lot size for a group dwelling would be 15,000 square feet with 100-foot setbacks.

FACTS AND FINDINGS:

1. The subject property is currently zoned R-1A.
2. Group dwellings are permitted in R-2 areas.
3. Variance requested of Section 22-57 to allow the location of a sober living group home with R-1A zone.
4. Zoning ordinance Section 22-107 requires one off-street parking space for every two rooms rented.

ALTERNATIVES:

1. The Planning Board approves the variance request.
2. The Planning Board denies the variance request.

STAFF RECOMMENDATION: Staff recommends denial of the variance request due to the R-1A zoning of the property and more appropriate R-2 properties being available.

If the commission recommends approval, we recommend the following conditions:

1. Property owner provides comprehensive site plan showing off-street parking and setbacks required by zoning ordinance.
2. Property owner establishes clear buffers between home and nearby residences.
3. Property owner provides a comprehensive safety plan for home residents.

ATTACHMENTS:

1. Variance Application
2. Tax Map
3. Sign Confirmation
4. Proposed operator information



THOMSON-MCDUFFIE COUNTY PLANNING COMMISSION
210 RAILROAD STREET, SUITE 1544
THOMSON, GEORGIA 30824 PH (706) 595-5355

APPLICATION FOR VARIANCE/ APPEAL/ REVIEW

(1) Variances. (2) Special exceptions. (3) Zoning changes. (4) Subdivision/planned development review. (5) Changes to the land development code. (6) Changes to the future land use map. (7) Adult entertainment review

Type of Application to be reviewed by Commission: Special Exceptions (TYPE ABOVE)

Applications to the Planning Commission must be made in person by the property owner or authorized agent. Applications mailed, faxed or delivered to the Planning Commission will not be accepted.

Applications shall, if required, be accompanied by the following:

A.) A plat of the subject property showing the names of the adjacent property owners. If a plat is not available, an aerial photograph must be substituted. *An attached survey/plat of the property was prepared by:

Surveyor: _____ Dated: _____

B.) Proof of property ownership - warranty deed, security deed, or, if the property is being sold, an executed copy of the real estate sales contract and a deed "tie-in" to the seller of the property.

C.) If required, a complete site development plan, including the location of buildings and other structures, setbacks, a time schedule for the completion of the project, and any other information as may be required by the Planning Commission.

D.) Payment of application fee of \$ 500.00 Date: 8/2/23 Cash or Check No: 5058

If paying by check, make payable to "McDuffie County" or the "City of Thomson", based on the location of the property.

1.) The undersigned requests that one of the following should be granted:

☐ VARIANCE ☐ APPEAL (Of Director's Decision) ☐ REVIEW

Relating To: Permitted - Conditional Use Chart

1.) Ref: Ordinance _____ Article _____ Section _____ Pg. _____

City of Thomson Code 22-51

2.) Ref: Ordinance _____ Article _____ Section _____ Pg. _____

3.) Ref: Ordinance _____ Article _____ Section _____ Pg. _____

3.) Ref: Ordinance _____ Article _____ Section _____ Pg. _____

Ref: Ordinance _____ Article _____ Section _____ Pg. _____

2.) Have previous applications been submitted to the Planning Commission regarding this same property/structure?

☐ Yes ☒ No If "Yes", give dates, brief details, and action taken:

3.) Application is made pertaining to the following property/structure:

☐ Structure or ☒ Property address: _____

Location: 306 Grier Circle

Map/Parcel #: DT040037

Total Area: .72 (acre) Of Total Area, how much do you, as applicant, own:
(See "B" above.)

Property Zoned: R-1A

4.) Current use:

How many structures are located on this same property:

Residences # 1 (Occupied by: _____)

Out Buildings # _____ Use: _____

Commercial # _____ Use: _____

Other # _____ Use: _____

5.) Purpose of application:

Sober living-facility, non medical.

6.) [This question is applicable only for variances in dimensional requirements.] Are there any inherent physical characteristics associated with your property that would necessitate the consideration or granting of a variance?

☒ N/A

☐ No

☐ Yes

If Yes, explain: _____

7.) [This question is applicable only for variances in dimensional requirements.] Since "mere inconvenience shall not constitute justification for the granting of a variance" (VIII, 2.2 (D)(6)), what efforts (ex. purchase of additional property, relocation of structure, reduction in structure size, etc.) have been undertaken prior to the application for this variance which would have alleviated the necessity of a variance.

☒ N/A

Explain: _____

8.) [This question is applicable only for special exception or other Board reviews.] List below those nonconformities to any special exception or conditional review under review by this application. ☐ N/A

Explain: _____

8.5.) Is this a Development of Regional Impact?

☐ Yes

☒ No

9.) Title information

Agent: _____

Owner: Roger Attaway

Address: _____

Address: 4376 Deer Run, Evans GA 30809

Phone: _____

Phone: 706-868-4000

Email: _____

Email: Jenny@attawayconstruction.com

10.) Conflict of Interest:

A.) Does any local government official or member of his/her family have a financial interest in the subject property?
(and/or)

B.) Has the applicant (whether authorized agent or property owner) made campaign contributions in the aggregate of \$250 or more within the last two years to any local government official.

Answer: [☒] No (To Both)

[☐] Yes (To Either) - Attach separate sheet giving details.

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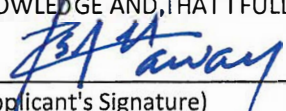
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x RA 3.) Any contact by the applicant, related party or person with any member of the Planning Commission Board concerning any aspect of this variance application prior to the hearing will be considered as prejudicial to his or her application. Intentional disregard of this restriction may result in automatic denied of the application.

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I HEREBY WARRANT AS WITNESSED BY MY SIGNATURE BELOW THAT, UNDER PENALTY OF PERJURY, ALL OF THE STATEMENTS CONTAINED HEREIN, OR SUBMITTED WITH THIS APPLICATION, ARE TRUE TO THE BEST OF MY KNOWLEDGE AND THAT I FULLY UNDERSTAND ALL STATEMENTS CONTAINED IN THIS APPLICATION.


(Applicant's Signature)

Date: 8-1-23

(Applicant's Signature)

Date: _____

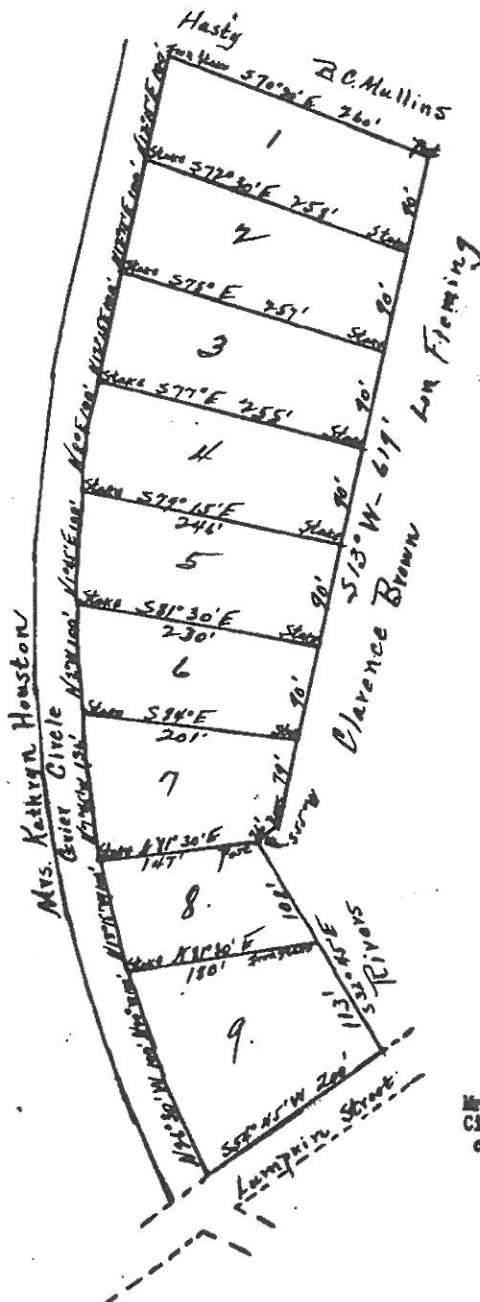
Planning Commission Meeting:

Date: _____

City Council/County Board of Commissioners Meeting:

Date: _____

PLAT--Grier Circle Subdivision.



Scale: 1 in. = 100 ft.

Mrs. Kathryn Houston's Grier Circle subdivision in the City of Thomson, McDuffie County, Georgia, surveyed this Dec. 4, 1940.

W. L. Farr, C. S.

Filed 10:30 AM June 21st, 1941 and recorded June 21st, 1941.

C. S. C.

3

Deed Doc: QCD
Recorded 07/02/2013 10:45AM
Georgia Transfer Tax Paid : \$0.00
Clerk H. Cheatham # 127365
Clerk Superior Court, McDuffie County, Ga.
Bk 00606 Pg 0506-0507

Please return recorded document to Preparer:
Charles T. Huggins, Jr., P.C.
7013 Evans Town Center Blvd., Suite 502
Evans, Georgia 30809
(706) 210-9063

TITLE NEITHER EXAMINED NOR CERTIFIED BY PREPARER
QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF COLUMBIA

THIS INDENTURE, Made this 25th day of **June, 2013** between **RITA A. RAY**, whose address is **939 Windmill Lane, Evans, Georgia 30809**, as party of the first part, hereinunder called Grantor, and **ROGER S. ATTAWAY, III**, whose address is **4376 Deer Run, Evans, Georgia 30809**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of \$10.00 and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby remise, convey and forever QUITCLAIM unto said Grantee **ALL** of my rights, title and interest in and to:

All that lot or parcel of land, situate, lying and being in the City of Thomson, the 134th District G.M., McDuffie County, Georgia, same being designated as Lot 9 as shown by plat thereof made by W. L. Farr dated December 4, 1940, copy of same recorded in Deed Book "27", page 120, Clerk's Office, Superior Court, McDuffie County. Said lot fronts 200 feet on the North side of Lumpkin Street and extends in a northerly direction along the east side of Grier Circle a distance of 200 feet, the north line having a distance of 180 feet, and the east line a distance of 113 feet, and is bounded: North by Lot No. 8, the property of Charlie Simons; East by property now or formerly of Mrs. Lucie Rivers and Mrs. Virginia Rivers Howard; South by Lumpkin Street; and West by Grier Circle.

Tax Identification: Map T04; Parcel 37

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Nichelle Rhodes

Witness

Rita A Ray (Seal)
RITA A. RAY

Christina Fuller
Notary Public



McDuffie County, GA

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Appeal to Board of Assessors

Summary

Parcel Number	0T040037
Location Address	306 GRIER CIR
Legal Description	306 GRIER CIR
	(Note: Not to be used on legal documents)
Class	R3-Residential
	(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	1A
Tax District	Thomson (District 02)
Millage Rate	35.74
Acres	0.72
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)



Owner

ATTAWAY ROGER S III
4376 DEER RUN
EVANS, GA 30809

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Northwest Thomson	Acres	0	165	190	0.72	0

Residential Improvement Information

Style	1 Family (Detached)
Heated Square Feet	2026
Interior Walls	Finished
Exterior Walls	Brick
Foundation	Crawl/Masonry
Attic Square Feet	0
Basement Square Feet	0
Year Built	1964
Roof Type	Asphalt Shingles
Flooring Type	Finished
Heating Type	Cent Ht/AC-Ht Pmp
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	\$194,099
Condition	Average
Fireplaces\Appliances	Pre-fab 1 sty 1 Box 1 Const 1 sty 1 Box 1
House Address	306 GRIER

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fire Fee	2022	0x0 / 0	10442	\$0
Site Value (B)	2019	0x0 / 1	1	\$5,000
Storage Building	2016	10x12 / 0	1	\$1,195
No Value: Accessory Bldg/Shed	1995	0x0 / 0	1	\$0

Permits

Permit Date	Permit Number	Type	Description
02/22/2016	16-1	STORAGE BLDG	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/25/2013	606 506	27 120	\$0	QUIT CLAIM DEED	ATTAWAY ROGER S III &	ATTAWAY ROGER S III
6/25/2013	606 501		\$0	Settling Estate Affiliated	ATTAWAY ROGER S JR	ATTAWAY ROGER S III &
1/13/1962	54 268		\$0	Unqualified Sale		ATTAWAY ROGER S JR

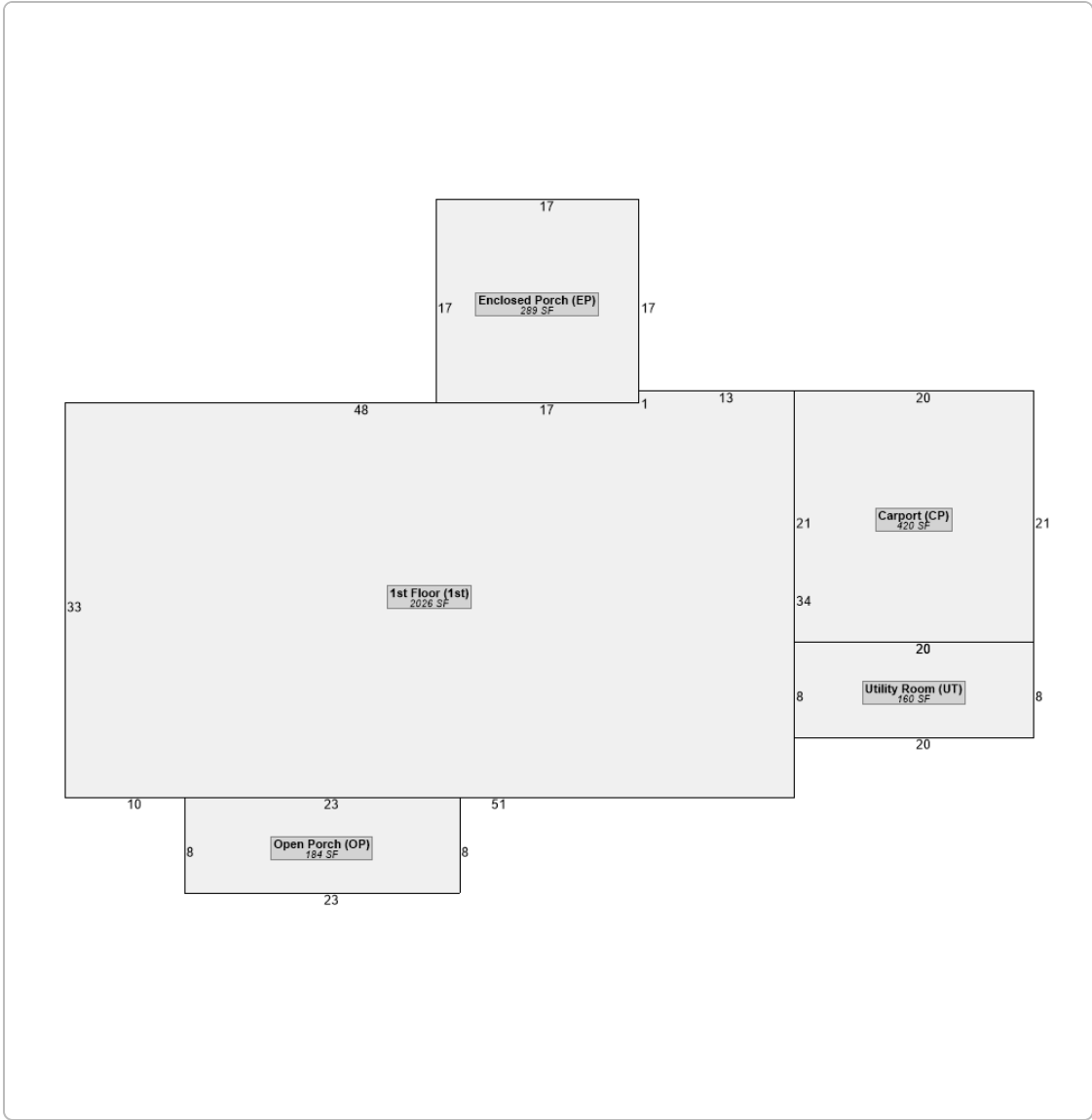
Valuation

	2023	2022	2021	2020	2019
Previous Value	\$166,482	\$135,185	\$143,794	\$143,794	\$143,794
Land Value	\$14,400	\$11,520	\$14,400	\$32,530	\$32,530
+ Improvement Value	\$194,099	\$148,695	\$114,518	\$110,503	\$110,503
+ Accessory Value	\$6,195	\$6,267	\$6,267	\$761	\$761
= Current Value	\$214,694	\$166,482	\$135,185	\$143,794	\$143,794

Photos



Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The McDuffie County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/3/2023, 6:07:34 AM](#)

Contact Us





**PUBLIC NOTICE
ON ZONING**

Application is for: *Special Exception*
306 Grier Circle, Parcel 07040037, Thomson
The Planning Board will hold a Public Hearing TIME: 6:30 PM

DATE: *September 5, 2023*
THOMSON-MCDUFFIE COUNTY GOVERNMENT CENTER
210 RAILROAD STREET, THOMSON, GEORGIA

the Thomson City Council
DATE: *September 14, 2023* TIME: 6:00 PM
210 RAILROAD STREET, THOMSON, GEORGIA 30761
FOR MORE INFORMATION, CALL (706) 594-3030

THIS SIGN MAY NOT BE REMOVED WITHOUT AUTHORIZATION

306 Grier Circle
08.09.2023 09:53 AM
33.46678, -82.51415

Boyd Long
762-218-1559

306 Grier Circle
Thompson, 30824



We offer a discipleship home for men transitioning from a lifestyle of drug addiction into a life of freedom in Christ. Residents of this program will live in a structured environment and will have access to mentorship from other men who are strong in their recovery and walk with Christ. Requirements for admittance into this program are that clients either come through a 90-day program, or that they complete another inpatient program and come to us within 7 days of completion of that program.

Prior to admittance, a candidate must undergo a strict interview process before their application will be accepted. After admittance, each resident is required to find a sponsor within the first two weeks, and then attend a minimum of three 12-Step meetings and one church service per week.

Additionally, residents will be required to do the following:

- Demonstrate prosocial behavior, including living in accountability with others and being willing to follow suggestions.
- Know and obey all house rules, including curfew.
- Work a respectable job in order to pay all bills.
- Provide their own food and transportation, although we may be able to help from time to time.

*** A.I.M is also committed to send financial support to families in Uganda, Africa. Our vision is to supply villages with food and send children to school.

*** A.I.M is also committed to feeding the homeless here in our local community located in Augusta GA.



Arise International Ministry

Client Intake Information

Date: ____/____/____

Client Name: _____

First

Middle

Last

SSN: ____ - ____ - ____ DOB: ____ Age: ____

Referring Agency | Person: _____

Cell Phone: _____ Email: _____

Address: _____ City: _____ State: _____

Current Medications: _____

Probation | Parole Officer's:

Name: _____ Phone# _____

Emergency Contact Person

1) Name _____

Cell Phone Number: _____ Work Number: _____

2) Name _____

Cell Phone Number: _____ Work Number: _____



A.I.M House Transitional Living

_____ I agree to submit to drug testing/screening upon entry and at the discretion of staff.

_____ I understand that I am allowed to leave the property but there is a strict curfew of 10pm Sunday-Thursday | 12am Friday- Saturday. There must be approval by house leadership 48 hours in advance for any plans to stay the night away from A.I.M. House.

_____ I agree to pay my weekly rental fee of \$175.00 every Friday afternoon by 6:00 pm. I understand that it is not the responsibility of staff to get my rent payment; rather it is my responsibility to get payment to staff. I understand that it is my responsibility to communicate any issues with this ahead of time. I also understand that failure to pay rent for two consecutive weeks will result in dismissal from A.I.M. House.

_____ I agree to attend a minimum of three recovery meetings per week and one church service per week. I will be responsible for filling out a weekly worksheet accounting for my attendance at said meetings.

_____ I understand that aggressive behavior is not tolerated and I understand I will be asked to leave if behavior persists. A bad attitude is just as bad as a relapse and I will not be permitted in A.I.M. House with a bad attitude. I understand that if my behavior disrupts or distresses the other residents of the home, I may be expelled from the house, and depending on the situation, I may have to leave the property within 30 minutes of notice.

_____ I understand that I am required to have a sponsor within two weeks of moving into A.I.M. House. I understand that I will need to complete the Christ-centered 12 steps program and comply with all rules and regulations for a minimum of 90 days for completion/graduation with regards to parole, probation, drug court etc.



____ I understand that if I relapse, I agree to leave immediately, and my probation/parole officer and sponsor will be contacted and informed of my relapse.

____ I understand that my time at A.I.M.'s House is just as much about growing in Christ as it is about my sobriety.

____ I agree to keep my area and all community areas I use clean, neat, and in order at all times, and complete any and all chores assigned by my house leader in a timely fashion

____ I understand that A.I.M., and the Landlord are NOT responsible or liable for the loss or damage of any of my personal belongings or property.

____ I understand that if I am asked to leave for ANY reason, or if I leave on my own volition, that I will forfeit all financial donations paid towards A.I.M. All monies paid toward A.I.M. are non-refundable.

____ I understand that this is **NOT** a medical facility, and that there is no medical staff available at this property.

____ I recognize and acknowledge that I am voluntarily traveling as a passenger in a vehicle used for travel by A.I.M.. I assume all risks associated with this travel and agree to absolve, exonerate, and hold harmless A.I.M., its owners and employees from liability for any harm or injury resulting from this travel.

____ I understand that A.I.M., and the Landlord are NOT responsible for any death or bodily injury that I may incur while living at this aftercare residence.

____ I understand that it will be mandatory to attend house meetings upon request from staff or house leaders as it relates to any issues or concerns.



_____ I understand that if I violate any of the above rules in any way there may be consequences, which may include chores, fines, or **immediate eviction**.

_____ I understand that these rules may be changed, modified, or added to at any given time, and I agree to adhere to any possible changes or modifications to these rules.

_____ I understand and agree to abide by all the above rules.

_____ (Print Name)

Applicant Signature _____ Date signed _____

Representative Signature _____ Date signed _____



306 Grier Circle
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