



McDuffie County Planning Commission

Tuesday Evening, November 7, 2023 | 6:30

Government Center Meeting Room

Call to Order

Invocation and Pledge of Allegiance

Determination of Quorum

Approval of Minutes

October 3, 2023

Information & Announcements None

Appointment/Reappointment None

Old Business:

None

New Business:

- 1.) Consideration for variances and a special exemption for properties at 168 Branan Street and 166 Honey Hole Road
- 2.) Consideration to rezone 539 Guill Street from R-1 to R-2
- 3.) Consideration to rezone 943 Augusta Highway from R-1 to C-1
- 4.) Consideration for a special use exemption for 19.27 acres of larger parcel (Parcel 00370001) on Lincolnton Highway

Adjournment



McDuffie County Planning Commission

Tuesday, October 3, 2023 Minutes

210 Railroad Street
Thomson, Georgia 30824

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

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 and Pledge Bill Hopkins

Determination of Quorum: 6 of 6 in attendance

Approval of Minutes September 5, 2023

Information & Announcements | None

Appointment/Reappointment | None

Old Business: None

New Business:

- 1) Consideration to approve the rezoning of property at 5538 Lincolnton Highway (Parcel 00360003), from residential use to commercial use.**

Chairman Coughlan opened the floor to Mr. Gant to provide information regarding plans for the Lincolnton Highway property with additional variance to studio apartment.

Chairman Coughlan opened the floor for a motion. Commissioner Lowe made a motion to Deny. Commissioner Lunceford seconded the motion. The vote carried and was Denied 5-1, with Commissioner Hopkins voting against motion.

- 2) Consideration to approve a variance of the distance requirements within O.C.G.A. § 16-12-215 to allow Barney's Pharmacy to dispense medical cannabis less than 1,000 feet from a church, 1682 Washington Road, Parcel Number 0T080071)**

Chairman Coughlan opened the floor to the owners of Barney's to provide information regarding the dispense of medical cannabis.

Chairman Coughlan opened the floor for a motion. Commissioner Lunceford made a motion to Approve. Commissioner Toulson seconded the motion. The vote carried and was Approved 5-1, with Commissioner Lowe voting to against motion.

- 3) **1. Consideration to approve a variance of the setback requirements for home at 168 Branan Street.**
- 2. Consideration to approve a special exception use for a daycare at 166 Honey Hole Road.**

The Consideration was Tabled owner could attend.

Paul Coughlan, Chairman

Carrie R Edwards, County Clerk

Bill Hopkins, Vice Chairman

Bud Lunceford, Commissioner

Bobby Toulson, Commissioner

Georgia Hobbs, Commissioner

Jeanette Lowe, Commissioner

STAFF REPORT

PLANNING COMMISSION MEETING: November 7, 2023

DATE: October 31, 2023
TO: McDuffie County Planning Commission
FROM: David Crawley
ISSUE: 1) Consideration to approve a variance of the setback requirements for a home at 168 Branan Street.
2) Consideration to approve a special exception use for a daycare at 166 Honey Hole Road.

CURRENT ZONE: R2 (Medium Density Residential District)
PROPOSED ZONE: No Change
ACREAGE: .11 acres – Branan Street (OT020049)
.45 acres – Honey Hole Road (OT020049A00)

BACKGROUND: The applicant is asking for setback variances for an existing home at 168 Branan Street. The owner plans to use the home as rental property. The property, in combination with the tract at 166 Honey Hole, has been the site of a day care for many years.

FACTS AND FINDINGS:

1. The applicant has purchased the home and large building located to the south for the purposes of opening a day care and creating a rental property. Previously, the home was utilized as part of the operating day care. The applicant current owns a day care in Thomson.
2. The Branan Street home was built in 1968. The owner is planning to expand the lot size and construct a better fence to separate the residence from the day acre property.

a. Variances Needed:

	Required	Actual
Front	100	42.50
Side (E)	25	18
Side (W)	25	49
Back	25	7
Lot size	.5 ac	.17 ac

3. The request for the special exemption for the day care at the Honey Hole address bring the facility into compliance with local zoning regulations.

ALTERNATIVES:

1. The Planning Board approves the variance request and the special exception use.
2. The Planning Board denies the variance request and the special exception use.

STAFF RECOMMENDATION: Staff recommends to the approve the variance request and the special exception use.

ATTACHMENTS:

1. Variance Application
2. Tax Map
3. Revised Plat

David LK# 1287

9.6.23



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: Variance and 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: John A McGill Dated: 10-3-23

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: Variance for setbacks and lot size

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

2.) Special Exception for Day Care
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:

9.) Title information

Agent: _____
Address: _____
Phone: _____
Email: _____

Owner: Brandon & Kimberly Heath
Address: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

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 vt 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 vt 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 vt 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 vt 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.

[Signature]
(Applicant's Signature)

Date: 9-6-23

(Applicant's Signature)

Date: _____

Planning Commission Meeting:

Date: _____

City Council/County Board of Commissioners Meeting:

Date: _____

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

Structure or Property address: 118 Bracon St. Thomson, GA 30824

Location: ~~atkinson~~

Map/Parcel #: OT020049

Total Area: 0.11 (acre) Of Total Area, how much do you, as applicant, own:
(See "B" above.)

Property Zoned: Ba

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:

1) Bring into compliance variances

2) Rezone OT020049 A00 to commercial use

2) Special exception for day care

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: The lot size is too small

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

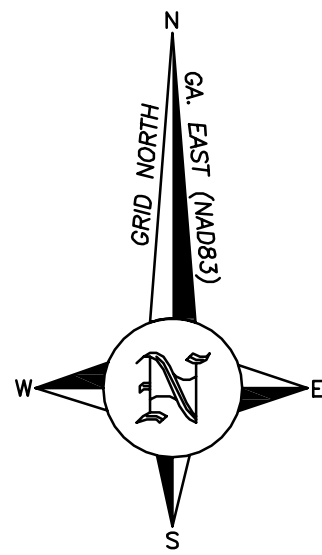
Explain: _____

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

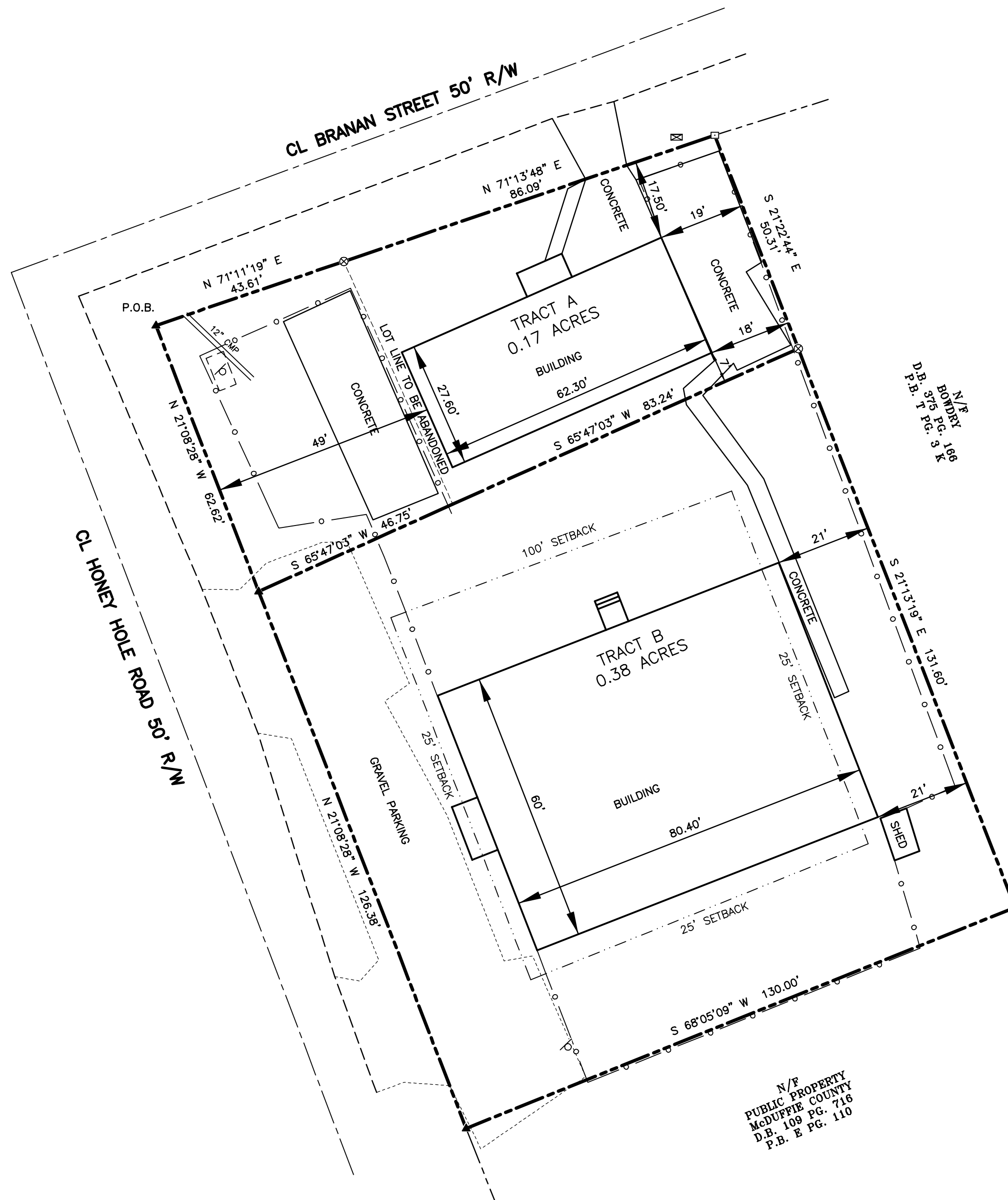
Explain: _____

8.5.) Is this a Development of Regional Impact? Yes No

CLERK OF SUPERIOR COURT



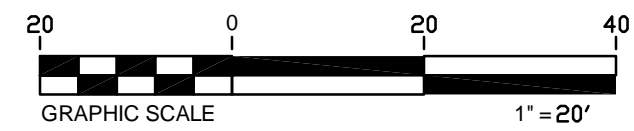
SITE MAP
N.T.S.



N/E
BOUNDARY
D.B. 975 P.C. 189
P.B. 1 P.C. 3 K

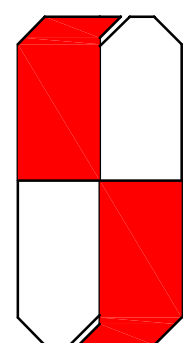
N/F
PUBLIC PROPERTY
McDUFFIE COUNTY
D.B. 109 PG. 716
P.B. E PG. 110

- REFERENCES**
- DEED BOOK 727, PAGE 540.
 - PLAT BOOK S, PAGE 354 E.
 - DEED BOOK 727, PAGE 538.
 - PLAT BOOK S, PAGE 354 D.



- SYMBOLS LEGEND**
- CHAIN LINK FENCE
 - ⊠ WATER METER
 - ⊙ SIGN
 - P.O.B.— POINT OF BEGINNING
 - ▲ 1/2" REBAR SET
 - 1/2" PIPE FOUND
 - ⊗ 3/4" PIPE FOUND

- **GENERAL NOTES****
1. ALL UTILITIES ARE NOT SHOWN ON THIS SURVEY.
 2. ALL FENCES ARE NOT SHOWN ON THIS SURVEY.
 3. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
 4. THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.
 5. FLOOD ZONE INFORMATION IS NOT SHOWN ON THIS SURVEY.
 6. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AND HB 76 (2017) FORMERLY HB 1004 BY SURVEYOR JOHN A. MCGILL #1753.



JOHN A. MCGILL, P.C.
Land Surveying
NPDES Monitoring

McGill And Associates, Est. 1972
934 Shields Pond Road
Thomson, Ga. 30824
Phone: (706) 595-5812
Fax: (706) 595-7448
Email: office@johnamcgillpc.com

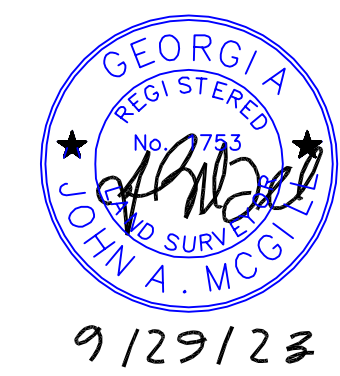
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CARLSON BRx7 ANGLES TURNED BY A CARLSON BRx7 AND DISTANCES MEASURED WITH A CARLSON BRx7.

PLAT FOR:

DAY LLC

CITY OF THOMSON
134 G.M.D.
McDUFFIE COUNTY, GEORGIA

SURVEY DATE	SEPTEMBER 28, 2023
MAP CLOSURE	1/71,381
DRAWN BY	M.J.M.
JOB NO.	2023 2440
C.O.A. No.	LSF000082
SHEET NO.	1 OF 1
REVISIONS	



Online Appeal

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

Appeal to Board of Assessors
McDuffie County, GA

Summary

Parcel Number 0T020049
Location Address 168 BRANAN ST
Legal Description 168 BRANAN ST NW
 (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 R2
Tax District County (District 01)
Millage Rate 28.49
Acres 0.11
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

[DAY LLC](#)
 166 HONEY HOLE RD
 THOMSON, GA 30824

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-North Thomson	Front Feet	4,590	85	54	0.11	0

Commercial Improvement Information

Description Day Care Bldg-Fair
Value \$22,058
Actual Year Built 1965
Effective Year Built 1965
Square Feet 1736
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	20312	\$0
Comm. Fence: Chain Link	1990	1x80 / 0	1	\$162

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/21/2022	727 540	F 29	\$24,960	Fair Market - Improved	GRANT WILSON BENARD TRUSTEE	DAY LLC
8/13/2008	506 119	S 354E	\$0	Unqualified Sale	GRANT EVA M	GRANT WILSON BENARD
8/9/1991	169 125	F 29	\$30,000	Fair Market - Improved		GRANT EVA M

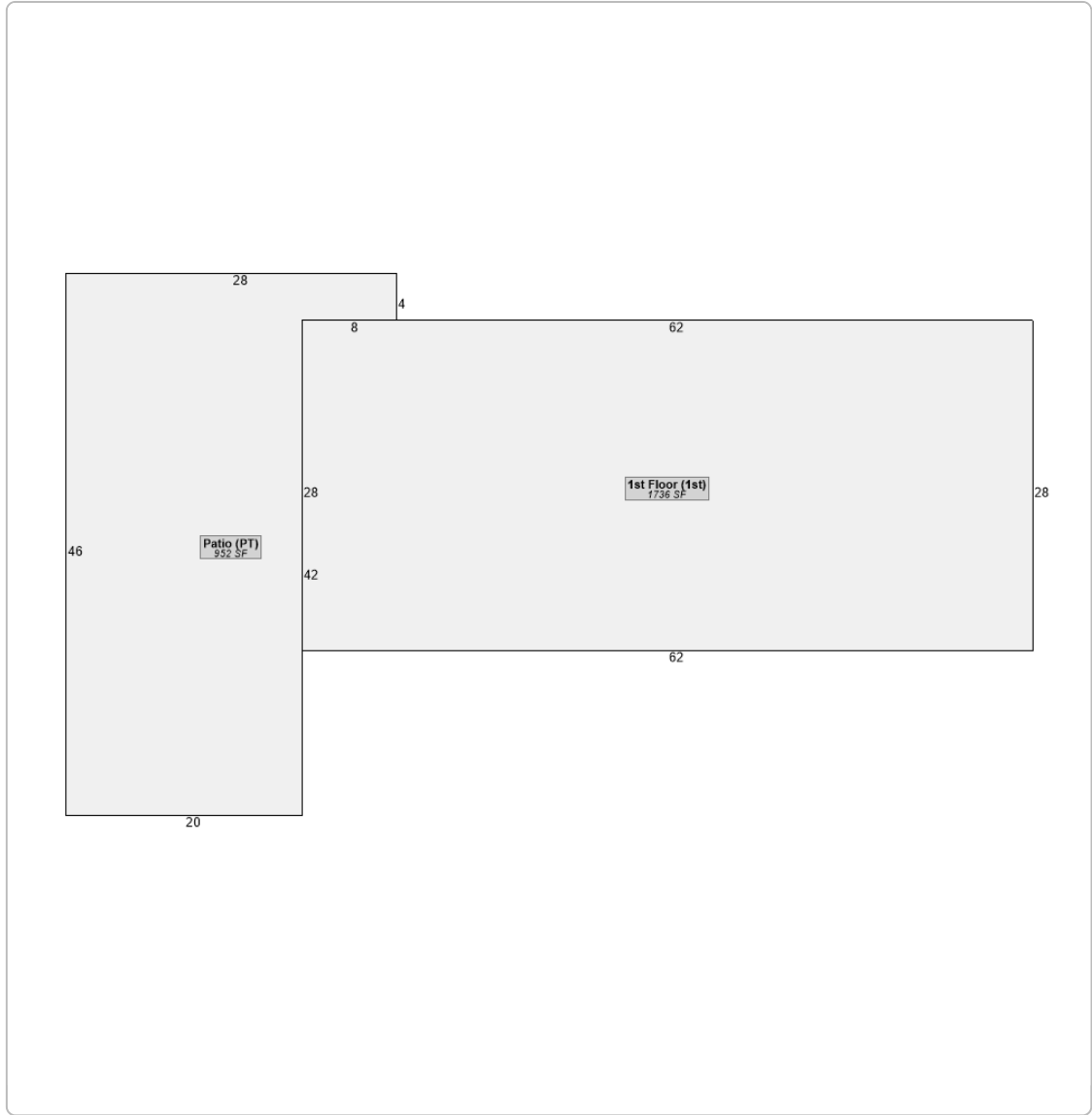
Valuation

	2023	2022	2021	2020	2019
Previous Value	\$48,392	\$48,392	\$54,288	\$54,288	\$54,288
Land Value	\$2,740	\$4,522	\$4,522	\$2,713	\$2,713
+ Improvement Value	\$22,058	\$43,550	\$43,550	\$51,575	\$51,575
+ Accessory Value	\$162	\$320	\$320	\$0	\$0
= Current Value	\$24,960	\$48,392	\$48,392	\$54,288	\$54,288

Photos



Sketches



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

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: 9/27/2023, 6:21:05 AM

Contact Us

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 0T020049A00
Location Address 166 HONEY HOLE RD
Legal Description 166 HONEY HOLE RD NW
(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 R2
Tax District County (District 01)
Millage Rate 28.49
Acres 0.45
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

[DAY LLC](#)
 166 HONEY HOLE RD
 THOMSON, GA 30824

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-North Thomson	Front Feet	17,160	132	130	0.39	0
Commercial	Comm-North Thomson	Front Feet	2,537	43	59	0.06	0

Commercial Improvement Information

Description Day Care Bldg-Avg
Value \$170,232
Actual Year Built 1994
Effective Year Built 1994
Square Feet 4800
Wall Height 10
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	53112	\$0
Patio	2000	20x48 / 0	1	\$799
Storage Building	1995	6x8 / 0	1	\$160
Comm. Fence: Chain Link	1994	1x550 / 0	1	\$1,220

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/21/2022	727 538	S 354D	\$183,040	Fair Market - Improved	WEE TOTS INC	DAY LLC
9/15/1994	195 842		\$4,000	Land Market - Vacant		WEE TOTS INC

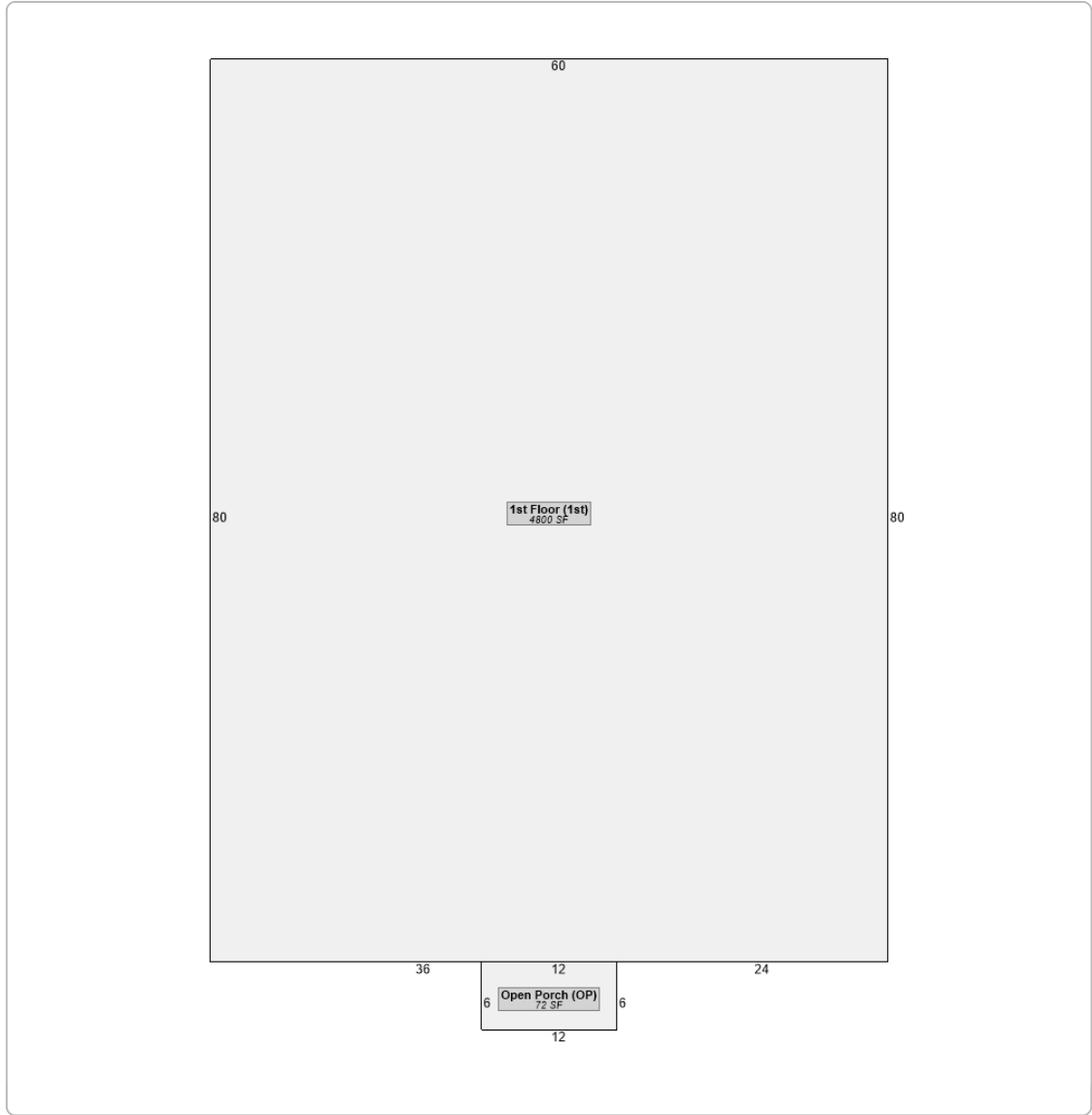
Valuation

	2023	2022	2021	2020	2019
Previous Value	\$325,829	\$325,829	\$194,840	\$194,840	\$194,840
Land Value	\$10,629	\$14,956	\$14,956	\$8,974	\$8,974
+ Improvement Value	\$170,232	\$306,945	\$306,945	\$184,308	\$184,308
+ Accessory Value	\$2,179	\$3,928	\$3,928	\$1,558	\$1,558
= Current Value	\$183,040	\$325,829	\$325,829	\$194,840	\$194,840

Photos



Sketches



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

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: 9/27/2023, 6:21:05 AM](#)

Contact Us

Developed by
 Schneider
GEOSPATIAL

09.11.2023 09:21 AM
33.48047, -82.51043

**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: *Variance - Setbacks*

168 Branan Street - Parcel DT020049

The Planning Board will hold a Public Hearing:

DATE: *October 3, 2023* TIME: 6:30 PM

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

The *McDuffie Co. Board of Commissioners* will review the recommendations
of the Planning Commission at a public hearing on:

DATE: *October 17, 2023* TIME: 6:30 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



STAFF REPORT

PLANNING COMMISSION MEETING: November 7, 2023

DATE: October 31, 2023
TO: McDuffie County Planning Commission
FROM: David Crawley
ISSUE: Consideration to approve the rezoning of property at 539 Guill Street (Parcel OT250072) from R-1 to R-2, to allow for owner to build a duplex.

CURRENT ZONE: R-1 (Single-Family Residence District)
PROPOSED ZONE: R-2 (Multi-Family Residence District)
ACREAGE: .45 acres

BACKGROUND: David Williams is requesting to rezone a vacant piece of property on Guill Street from single-family use to multi-family use so that he can build a duplex.

FACTS AND FINDINGS:

1. The property is surrounded by residential property, including a multi-family residential structure across Guill Street.
2. The development proposal would be within lot size guidelines (over 10,000 square feet), and proposed drawings show the structure meets all setback requirements.
3. The current plans show two driveways. However, there are currently no curb cuts on the property, and two cuts would make 5 in a span of approximately 210 feet.

ALTERNATIVES:

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

STAFF RECOMMENDATION: Staff recommends approval the rezoning request.

If the commission approves the request, the applicant should revise their plans to include one driveway.

ATTACHMENTS:

1. Rezoning Application
2. Tax Map
3. Photo of rezoning sign

Received 10.4.23
BK# 1921 \$500.00
Jm



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 (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: 10/4/23 Cash or Check No: 1921

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 Property address: 539 Guill Street

Location: Thomson, GA

Map/Parcel #: OT250072

Total Area: 0.45 (acre) Of Total Area, how much do you, as applicant, own:
(See "B" above.)

Property Zoned: 1R

4.) Current use:

How many structures are located on this same property:

Residences # 0 (Occupied by: N/A)

Out Buildings # 0 Use: _____

Commercial # 0 Use: _____

Other # 0 Use: _____

5.) Purpose of application:

Request zoning be changed from 1R to 2R
in order to go from a one family dwelling zoning
to a two family dwelling.

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: David Williams

Owner: SW Capital Partners, LLC

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: 10-04-2023

(Applicant's Signature)

Date: _____

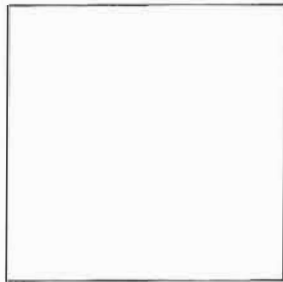
Planning Commission Meeting:

Date: 11-07-2023

City Council/County Board of Commissioners Meeting:

Date: _____

Comment Section:



SPACE RESERVED FOR CLERK OF COURT

POINT OF COMMENCEMENT
FROM A 1/2" SQUARE IRON PEG FOUND AT THE SOUTHERLY RIGHT OF WAY
OF GULL STREET, N 81°10'59" E FOR 85.11' TO A 1/2" SQUARE IRON FOUND
ALONG THE AFOREMENTIONED RIGHT OF WAY. THE POINT OF BEGINNING (POB)

Chase N. Beggs

NOTE:
THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-
WAYS, AND COVENANTS OF RECORD.
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF
A TITLE SEARCH.

TECHNICAL DATA:
INSTRUMENT/JAVAD GNSS: TRIUMPH2 & LS
TRAVERSE CLOSURE: NA
RELATIVE POSITIONAL ACCURACY: ± 0.08"/FT
CHECKED BY REDUNDANT MEASUREMENTS
PLAT CLOSURE: 1/354,082'



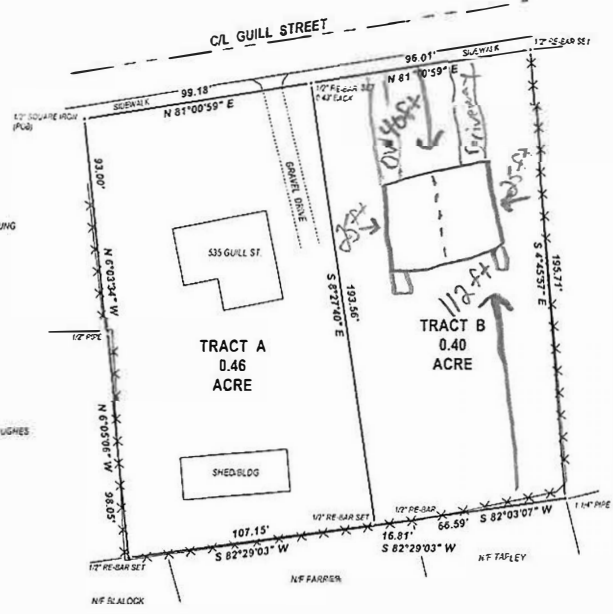
A BOUNDARY RETRACEMENT & LOT LINE ADJUSTMENT SURVEY OF TAX PARCEL 0T250070 & 0T250072

SURVEY AUTHORIZED BY SW CAPITAL PARTNERS, LLC
DATE OF FIELDWORK: 9/10/2022

AS REQUIRED BY SUBSECTION (D) OCGA 15-6-67, THIS PLAT
HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY
ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AND
EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS,
OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS
SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL
BODIES BY ANY PURCHASER OR USER OF PLATS AS TO THE INTEN-
DED USE OF THIS PARCEL. THE UNDERSIGNED SURVEYOR CERTIFIES
THAT THIS PLAT COMPLIES WITH MINIMUM TECHNICAL STANDARDS
FOR PRACTICE SURVEYS IN GEORGIA AS SET FORTH BY THE GA
STATE BOARD OF REG. FOR ENGINEERS & LAND SURVEYORS &
OCGA 15-6-67

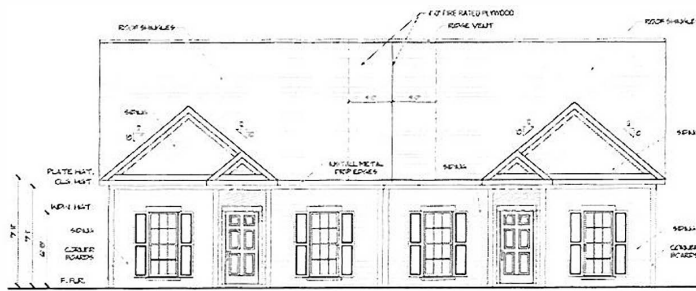
Jack E. Newsome
JACK E. NEWSOME, G.S. RLS #3113

NOTICE
THIS SURVEY IS BASED UPON INFORMATION FOUND IN THE PUBLIC RECORD
AND/OR INFORMATION PROVIDED BY THE CLIENT AND ALSO UPON EVIDENCE
RECOVERED AT THE SITE. IT REPRESENTS A PROFESSIONAL OPINION AND IS
SUBJECT TO CHANGE WITH THE INTRODUCTION OF VALID NEW EVIDENCE
OR INFORMATION.

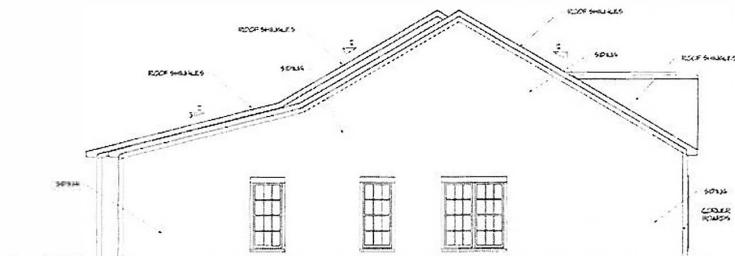


A BOUNDARY SURVEY FOR
SW CAPITAL PARTNERS, LLC
CITY OF THOMSON
134th GMD McDUFFIE COUNTY, GEORGIA
OCTOBER 24, 2022

SURVEYED BY
SOUTHEAST LAND SURVEYING
JACK E. NEWSOME, RLS
130 W. SHERATON DR.
PO BOX 1025
WASHINGTON, GEORGIA 30673
706-678-7926 706-361-2170
wilcosurveyor@gmail.com



FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RAY GOOD
CUSTOM HOME DESIGN

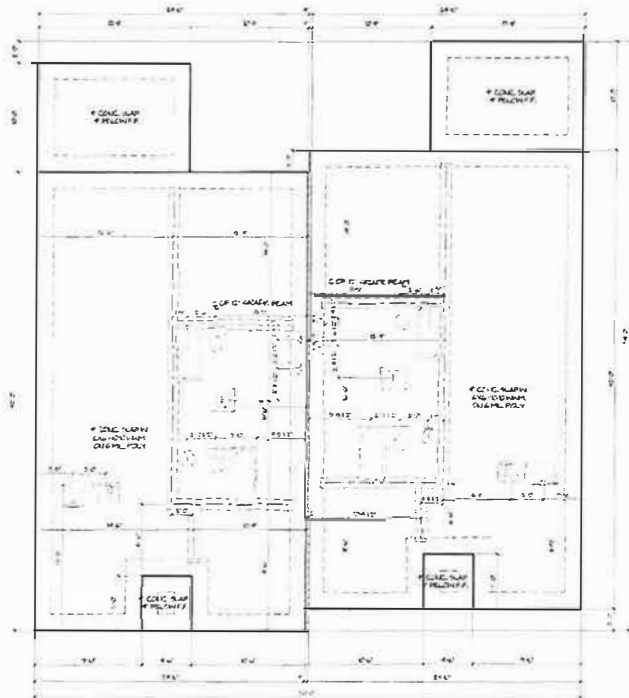
GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. FINISHES ARE TO BE INDICATED ON THE DRAWINGS.
- 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
- 4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
- 5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
- 6. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
- 7. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
- 8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
- 9. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
- 10. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.

RAY GOOD ARCHITECTURE, INC. 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

RUSH ENTERPRISES LLC
A DIVISION OF
DUPLEX TOWNHOMES
PROJECT NUMBER: 1000000000

© Copyright of the 20th Century Home
www.RGandD.com
RAY GOOD ARCHITECTURE, INC.
1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
TEL: 303.733.8888
FAX: 303.733.8888
DATE: 01/12/2011
SCALE: AS SHOWN
DRAWN BY: CONROY BROWN
CHECKED BY: RAY GOOD
PROJECT NUMBER: 1000000000



**MONOLITHIC SLAB
FOUNDATION PLAN**
SCALE 1/8" = 1'-0"

NOTE: DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. SEE ALL FOUNDATION/SLAB DETAILS.
 NOTE: REBAR PLACEMENT TO BE DETERMINED BY STRUCTURAL ENGINEER.
 NOTE: VERIFY ALL REBAR WITH ALL APPLICABLE CODES.

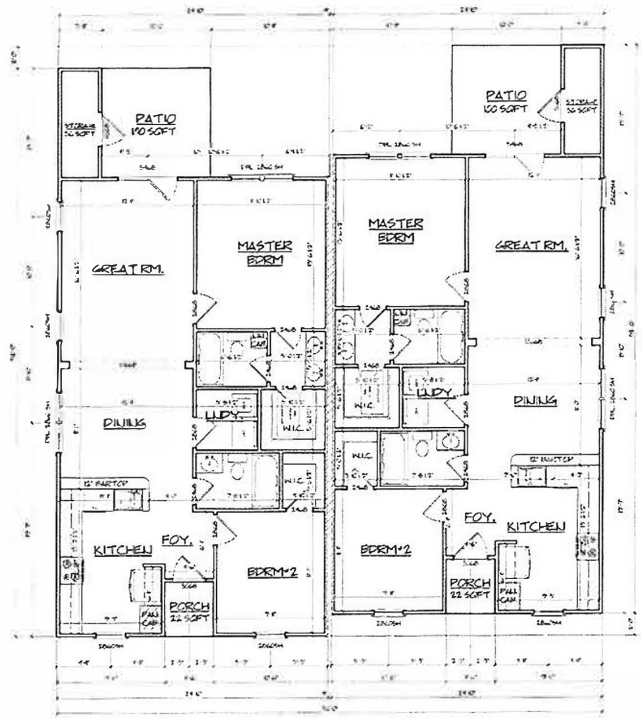


RAY GOOD
CUSTOM HOME DESIGN

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. VERIFY ALL REBAR WITH ALL APPLICABLE CODES.
 3. SEE ALL FOUNDATION/SLAB DETAILS.
 4. REBAR PLACEMENT TO BE DETERMINED BY STRUCTURAL ENGINEER.
 5. VERIFY ALL REBAR WITH ALL APPLICABLE CODES.

RUSH ENTERPRISES LLC.
 11111 N. MAIN ST.
 DUBLIN, CA 94568
 (925) 835-1234
 www.rushenterprises.com

UNIVERSITY OF THE SAN JOAQUIN HOME
 www.RUSHandDESIGN.com
 11111 N. MAIN ST.
 DUBLIN, CA 94568
 (925) 835-1234
 www.rushenterprises.com



FIRST FLOORPLAN
SCALE 1/4" = 1'-0"
1231 SQFT
9'0" CLG. HGT.

FIRST FLOORPLAN
SCALE 1/4" = 1'-0"
1231 SQFT
9'0" CLG. HGT.

- NOTE: FINISHES TO BE DETERMINED BY ARCHITECT.
- NOTE: CLIPPING WALLS TO BE CONSTRUCTED BY CONTRACTOR.
- NOTE: TEMPERED GLASS TO BE PROVIDED BY CONTRACTOR.
- NOTE: DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

ESTIMATED SQUARE FOOTAGE	
FIRST FLOOR (TYP.)	1231 SQ. FT.
TOTAL H.T.E.	2462 SQ. FT.
FRONT PORCH	88 SQ. FT.
REAR PORCH	26 SQ. FT.
TOTAL	2576 SQ. FT.



RAY GOOD
CUSTOM HOME DESIGNS

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
2. FINISHES TO BE DETERMINED BY ARCHITECT.
3. CLIPPING WALLS TO BE CONSTRUCTED BY CONTRACTOR.
4. TEMPERED GLASS TO BE PROVIDED BY CONTRACTOR.
5. DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

RUSH ENTERPRISES LLC.
DESIGN TEAM
DUPLEX TOWNHOMES
TOWNHOMES

Designed by
The 2100 Design Team
www.2100Design.com
Ray Good
Cell: 202.262.4155
Office: 703.384.2100
Fax: 703.384.2100
Date Revised: 11/10/15
Scale:
As Noted
Drawn by:
Cristina Brown
Checked by:
Ray Good
Project Number:

McDuffie County, GA



SW CAPITAL PARTNERS LLC
 539 GULL ST
 0.45 Acres Value \$5,600

View: [Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#)

2:43 63°

4G 88%

lic.schneidercorp.com + 31

McDuffie County, GA

Map Search Comp Search More

100 ft

554492.29, 1257827.81

POWERED BY esri

REYNOLDS TEONCU
535 GUILL ST
0.46 Acres Value \$113,024

View: [Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#)




2:43 63°

4G 88%

lic.schneidercorp.com

McDuffie County, GA




**FINLEY ROGER D JR &
FINLEY JENNIFER C**
 543 GULL ST
 0.35 Acres Value \$153,238

[View: Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#)



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 OT250072
Location Address 539 GULL ST
Legal Description 539 GULL ST
(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 1R
Tax District Thomson (District 02)
Millage Rate 35.74
Acres 0.45
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



[SW CAPITAL PARTNERS LLC](#)
 2 LAKE COURT
 AUGUSTA, GA 30909

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Southwest Thomson	Acres	0	100	195	0.45	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fire Fee	2022	0x0 / 0	312	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/12/2022	723 556		\$70,000	Multi-Parcel Arms Length	BLAND BRENDA & THIGPEN TONY L	SW CAPITAL PARTNERS LLC
2/15/2019	673 52		\$0	Deed of Gift	GHEESLING EDITH R	BLAND BRENDA &
6/27/2008	503 123		\$0	Unqualified Sale	GHEESLING WILBUR L &	GHEESLING EDITH R
11/23/1983	127 588		\$0	Unqualified Sale		GHEESLING WILBUR L &

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$5,625	\$5,625	\$8,848	\$8,848	\$8,848
Land Value	\$5,600	\$5,625	\$5,625	\$8,848	\$8,848
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$5,600	\$5,625	\$5,625	\$8,848	\$8,848

Photos



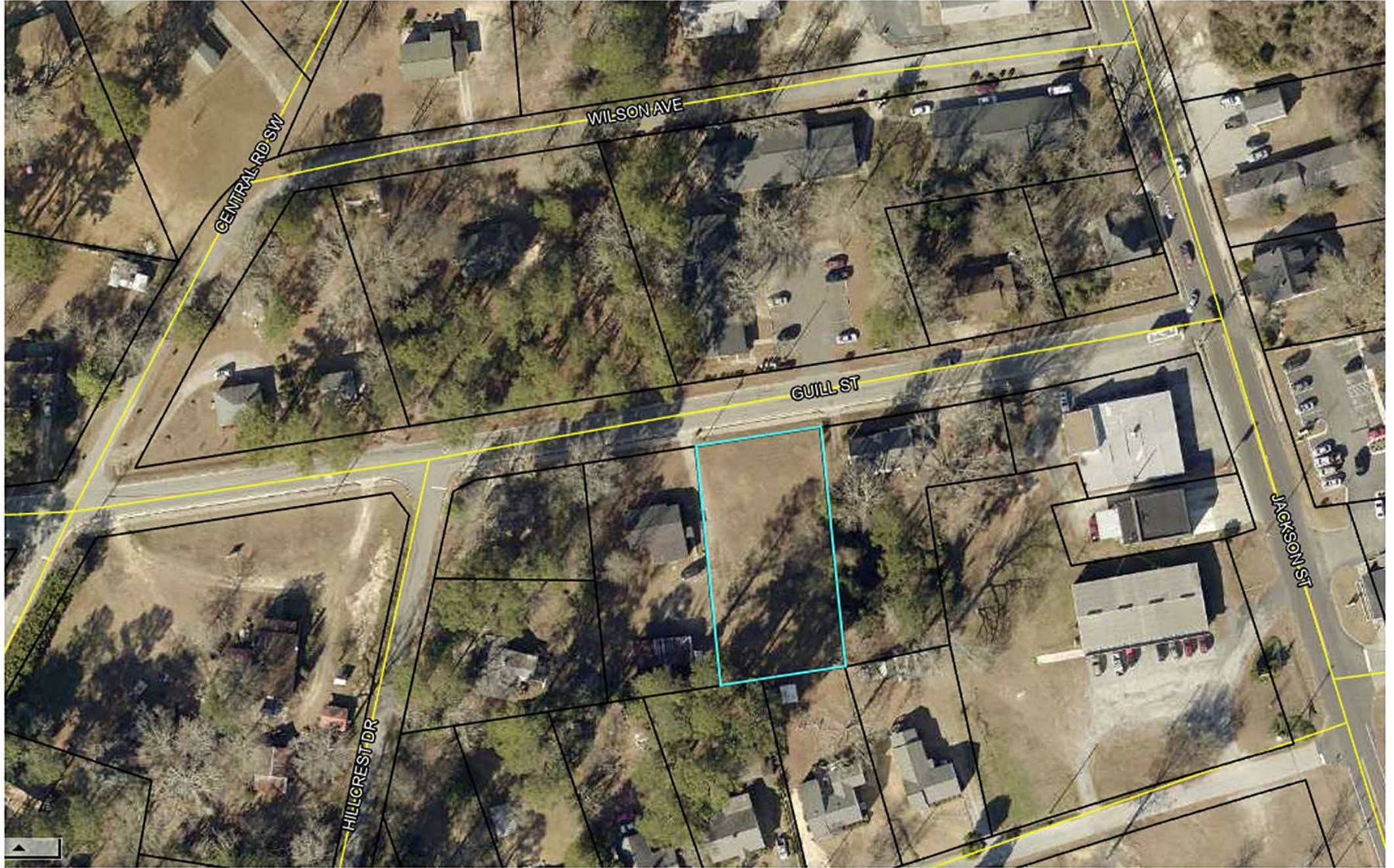
No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sketches.

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: 10/30/2023, 6:19:15 AM](#)

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL



**PUBLIC NOTICE
ON ZONING**

An application has been filed with the Planning Commission and Request to the Board of Commissioners of this city to the effect that:
Application is for: Re-zone R-1 to R-2
539 Grill Street Parcel 07250072
The Planning Board will hold a Public Hearing
DATE: November 7, 2023
THOMSON-MULLEN COUNTY GOVERNMENT CENTER
210 RAILROAD STREET, THOMSON, GEORGIA
The Thomson City Council
will make the determination
DATE: November 9, 2023
THOMSON-MULLEN COUNTY
GOVERNMENT CENTER
210 RAILROAD STREET, THOMSON, GEORGIA
FOR MORE INFORMATION, CALL (706) 294-4300
THIS SIGN MAY NOT BE REMOVED WITHOUT AUTHORIZATION

STAFF REPORT

PLANNING COMMISSION MEETING: November 7, 2023

DATE: October 31, 2023
TO: McDuffie County Planning Commission
FROM: David Crawley
ISSUE: Consideration to approve the rezoning of property at 943 Augusta Road (Parcel 00420003) from R-1 to B-1, for use as a food preparation establishment.

CURRENT ZONE: R-1 (Single-Family Residence District)
PROPOSED ZONE: C-1 (Neighborhood Service Commercial District)
ACREAGE: .41 acres

BACKGROUND: Dick Dozier is requesting to rezone the building at 943 Augusta Highway for use as food preparation facility for Chinaberry Foods. If the rezoning is approved, the owner plans renovations to update the building to a commercial kitchen.

FACTS AND FINDINGS:

1. The property is surrounded by property being used for commercial purposes.
2. The property was previously used as a restaurant.

ALTERNATIVES:

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

STAFF RECOMMENDATION: Staff recommends approval the rezoning request.

ATTACHMENTS:

1. Rezoning Application (including Tax Map)
2. Letter of request from property owner
3. Photo of rezoning sign



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: 3 (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 Property address: 943 Augusta Rd.

Location: McDuffie County

Map/Parcel #: 00420003

Total Area: .41 (acre) Of Total Area, how much do you, as applicant, own:
(See "B" above.)

Property Zoned: R1

4.) Current use:

How many structures are located on this same property:

Residences # _____ (Occupied by: _____)

Out Buildings # _____ Use: _____

Commercial # 1 Use: vacant

Other # _____ Use: _____

5.) Purpose of application:

Change zoning from R1 to B-1

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: Richard L Dozier Jr

Owner: RLD Jr Operating LLC

Address: _____

Address: _____

Phone: _____

Phone: _____

Email: _____

Email: c _____

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:

RLD 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.

RLD 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.

RLD 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.

RLD 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.

RLD Jr

(Applicant's Signature)

Date: 8-27-23

(Applicant's Signature)

Date: _____

Planning Commission Meeting:

Date: _____

City Council/County Board of Commissioners Meeting:

Date: _____

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 00420003
Location Address 943 AUGUSTA RD
Legal Description 943 AUGUSTA RD 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 R1
Tax District County (District 01)
Millage Rate 28.49
Acres 0.41
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

[RLD PROPERTIES LLC](#)
 PO BOX 1135
 THOMSON, GA 30824

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-South Thomson	Front Feet	0	90	200	0.41	0

Commercial Improvement Information

Description Retail Stores-Fair
Value \$27,142
Actual Year Built 1952
Effective Year Built 1970
Square Feet 2004
Wall Height 10
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	20312	\$0
Fire Fee	2021	0x0 / 0	20312	\$0
Paving: Asphalt	1970	0x0 / 4200	1	\$1,680

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/25/2023	732 192		\$0	Deed of Gift	D C PROPERTIES	RLD PROPERTIES LLC
5/1/2006	438 63		\$45,000	Fair Market - Improved	FLYNN JOHN K	D C PROPERTIES
9/30/2005	421 452		\$0	Unqualified Sale	FLYNN VIRGINIA E	FLYNN JOHN K
11/2/1990	164 383		\$87,308	Unqualified Sale		FLYNN VIRGINIA E

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$38,872	\$38,872	\$38,909	\$38,909	\$38,909
Land Value	\$9,000	\$10,050	\$10,050	\$10,050	\$10,050
+ Improvement Value	\$27,142	\$27,142	\$27,142	\$26,323	\$26,323
+ Accessory Value	\$1,680	\$1,680	\$1,680	\$2,536	\$2,536
= Current Value	\$37,822	\$38,872	\$38,872	\$38,909	\$38,909

Photos



Sketches

Return Recorded Document to:
RLD Properties LLC
PO Box ~~135~~ 328
Thomson, GA 30824

Deed Doc WD
Recorded 04/25/2023 01:44PM
Georgia Transfer Tax Paid : \$0.00
Cornie H. Cheatham
Clerk Superior Court, McDuffie County, Ga.
Sk 00732 Pg 0192-0194

WARRANTY DEED STATE OF GEORGIA

COUNTY OF MCDUFFIE

This Indenture made this 25th day of April, 2023 between D. C. PROPERTIES, of the State of Georgia, as the party or parties of the first part, hereinafter called Grantor, and RLD Properties LLC, as party or parties 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).

WITNESSETH: That Grantor for and in consideration of the sum of One and no/100 Dollars (\$1.00) and Other Goods and Valuable Consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee the right, title, interest, claim or demand which the Grantor has or may have had in and to the following described real property to-wit:

EXHIBIT "A"

Said property is the same as that conveyed by Warranty Deed from John K. Flynn to D.C. Properties dated May 1, 2006, copy of which is recorded in Deed Book 439, pages 0063-0064, copy of which is recorded in the office of Clerk of Superior Court of McDuffie County, Georgia.

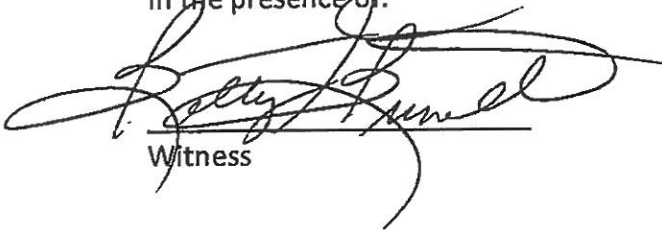
Said property is identified as Tax Map and Parcel Number: 00420003

This deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness




D. C. Properties


Notary Public
Commission Expires: 4/1/24



SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME D. C. PROPERTIES				Exempt Code If no exempt code enter NONE NONE	
MAILING ADDRESS (STREET & NUMBER) PO BOX 1135				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown \$1.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY THOMSON, GA 30824 USA		DATE OF SALE 4/25/2023		1A. Estimated fair market value of Real and Personal property \$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only \$0.00	
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME RLD PROPERTIES LLC				3. Amount of liens and encumbrances not removed by transfer \$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) PO BOX 1135				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3) \$1.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY THOMSON, GA 30824 USA		Check Buyers Intended Use () Residential (x) Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00) \$0.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 943		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION AUGUSTA Highway			SUITE NUMBER
COUNTY MCDUFFIE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 00420003	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK 732	DEED PAGE 192	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

RLD Properties LLC

PO Box 328

1025C Warrenton Hwy

Thomson, GA 30824

RLD Properties owns property located at 943 Augusta Hwy. Thomson, GA 30824. We wish to have zoning changed from residential to commercial. We plan to renovate the property to be used as a commercial kitchen. A local business Chinaberry Foods will use the location for food preparation.

The location was last used as a restaurant, and all adjoining properties are businesses. I feel there is no reason why the property should not change.

Thanks for your consideration,

A handwritten signature in black ink, appearing to read 'Dick Dozier', with a long horizontal stroke extending to the right.

Dick Dozier

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 00420003
Location Address 943 AUGUSTA RD
Legal Description 943 AUGUSTA RD 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 R1
Tax District County (District 01)
Millage Rate 28.49
Acres 0.41
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



[RLD PROPERTIES LLC](#)
 PO BOX 1135
 THOMSON, GA 30824

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-South Thomson	Front Feet	0	90	200	0.41	0

Commercial Improvement Information

Description Retail Stores-Fair
Value \$27,142
Actual Year Built 1952
Effective Year Built 1970
Square Feet 2004
Wall Height 10
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	20312	\$0
Fire Fee	2021	0x0 / 0	20312	\$0
Paving: Asphalt	1970	0x0 / 4200	1	\$1,680

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/25/2023	732 192		\$0	Deed of Gift	D C PROPERTIES	RLD PROPERTIES LLC
5/1/2006	438 63		\$45,000	Fair Market - Improved	FLYNN JOHN K	D C PROPERTIES
9/30/2005	421 452		\$0	Unqualified Sale	FLYNN VIRGINIA E	FLYNN JOHN K
11/2/1990	164 383		\$87,308	Unqualified Sale	FLYNN VIRGINIA E	FLYNN VIRGINIA E

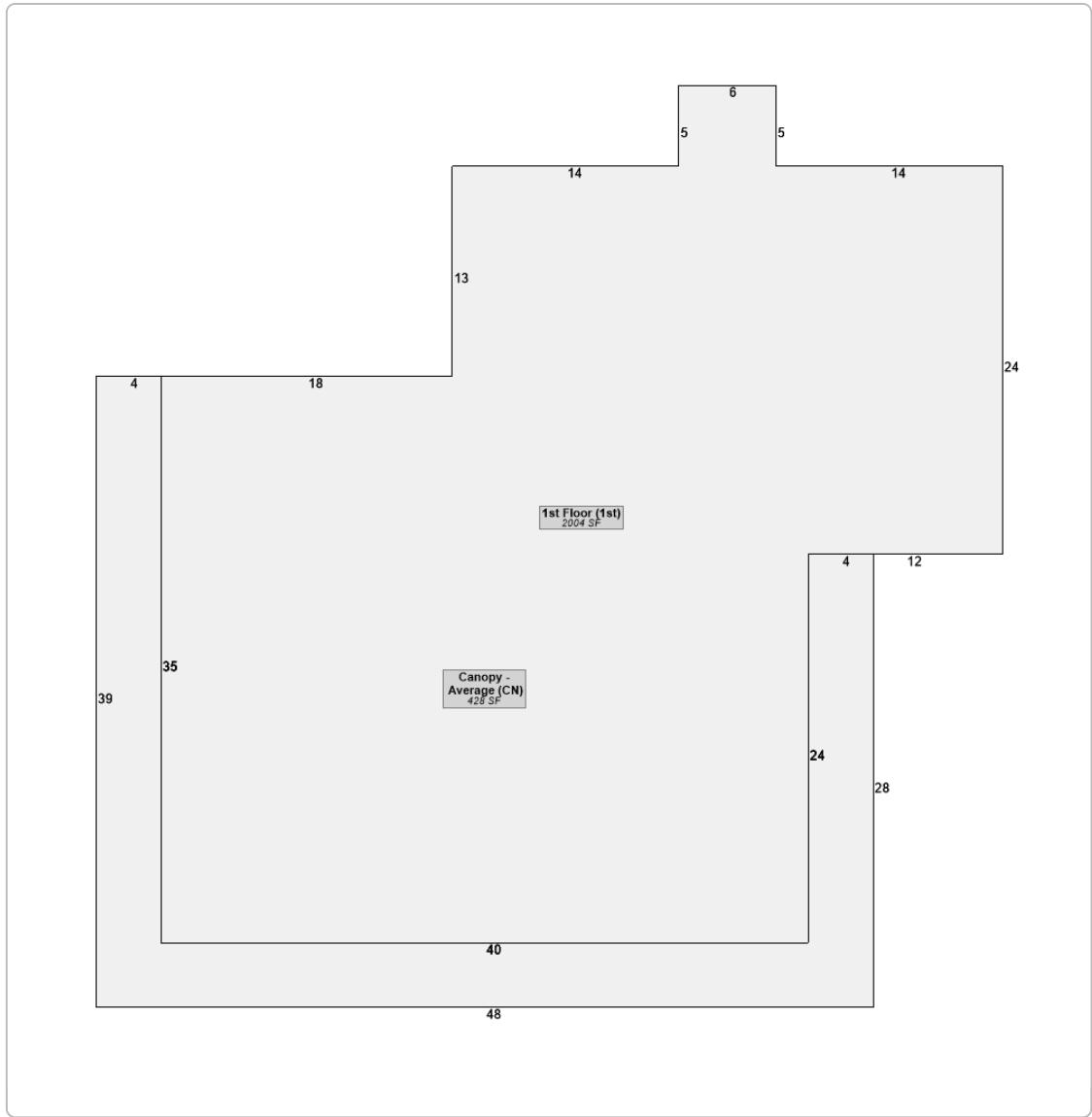
Valuation

	2023	2022	2021	2020	2019
Previous Value	\$38,872	\$38,872	\$38,909	\$38,909	\$38,909
Land Value	\$9,000	\$10,050	\$10,050	\$10,050	\$10,050
+ Improvement Value	\$27,142	\$27,142	\$27,142	\$26,323	\$26,323
+ Accessory Value	\$1,680	\$1,680	\$1,680	\$2,536	\$2,536
= Current Value	\$37,822	\$38,872	\$38,872	\$38,909	\$38,909

Photos



Sketches



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

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: 10/30/2023, 6:19:15 AM

Contact Us





**PUBLIC NOTICE
ON ZONING**

Application for Re-Zone R-1 to C-1
445 Highway Hwy - Parcel 00420003

DATE November 7, 2023
THOMSON MCDUFFIE COUNTY GOVERNMENT CENTER
111 RAILROAD STREET THOMSON, GEORGIA

McDuffie Board of Commissioners
DATE November 21, 2023
THOMSON MCDUFFIE COUNTY
111 RAILROAD STREET THOMSON, GEORGIA

TIME 6:30 PM
TIME 6:30 AM

FOR MORE INFORMATION CALL THE PLANNING DEPARTMENT OR VISIT
111 RAILROAD STREET THOMSON, GEORGIA

THIS SIGN MAY NOT BE REMOVED WITHOUT AUTHORIZATION

STAFF REPORT

PLANNING COMMISSION MEETING: November 7, 2023

DATE: October 31, 2023
TO: McDuffie County Planning Commission
FROM: David Crawley
ISSUE: Consideration to approve a variance to the R-1 zoning of a tract on Lincolnton Road (Parcel 00370001) for use as an artesian water bottling facility.

CURRENT ZONE: R-1 (Single-Family Residence District)
PROPOSED ZONE: R-1 with variance
ACREAGE: 19.27 acres

BACKGROUND: Patrick Lunceford is requesting a variance for 19.27 acres of a 261-acre tract near Deerfield Plantation on Lincolnton Highway. He plans to build an artesian water bottling facility that will employ approximately 10 people.

FACTS AND FINDINGS:

1. Mr. Lunceford owns more than 1,100 acres around the site that will serve as a buffer.
2. The property is surrounded by residential property and property set in conservation use.

ALTERNATIVES:

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

STAFF RECOMMENDATION: Staff recommends approval the variance request.

ATTACHMENTS:

1. Rezoning/variance Application
2. Tax Map
3. Photo of rezoning sign



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: (3) Zoning changes (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: Jim Mattison Dated: September 14, 2023

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: September 19, 2023 Cash or Check No: 653

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: Lincolnton Highway

Location: Lincolnton Highway

Map/Parcel #: 00370001

Total Area: 19.27 (acre) Of Total Area, how much do you, as applicant, own:
100 % (See "B" above.)

Property Zoned: Agri cultural

4.) Current use:

How many structures are located on this same property: none

Residences # _____ (Occupied by: _____)

Out Buildings # _____ Use: _____

Commercial # _____ Use: _____

Other # _____ Use: _____

5.) Purpose of application:

To apply for rezoning from agricultural to commercial/industrial of 19.27 acres out of a 261 acre tract identified as parcel 00370001.

This tract will be used for a artesian water bottling facility that will have regional and state wide impact and provide clean high quality drinking water to the public. It will employe approximatley 10 people which will provide employment within our community. Personally owning 1176 acres surrounding this particular site will provide protection and insure a long term high quality supply in a environmentally friendly manner

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?

[x] 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. [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. [x] N/A

Explain: _____

8.5.) Is this a Development of Regional Impact? [] Yes [x] No

9.) Title information

Agent: _____

Owner: Patrick A. Lunceford

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:

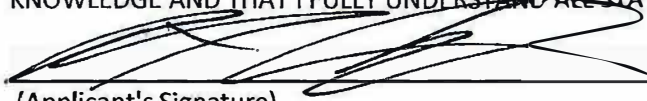
x pal 1.) *The submitting of false information by any means to the Planning Commission shall constitute grounds for denial of the variance/appeal and revocation of any applicable permits.*

x pal 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 pal 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 pal 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.



Date: 9/19/23

(Applicant's Signature)

(Applicant's Signature)

Date: _____

Planning Commission Meeting:

Date: _____

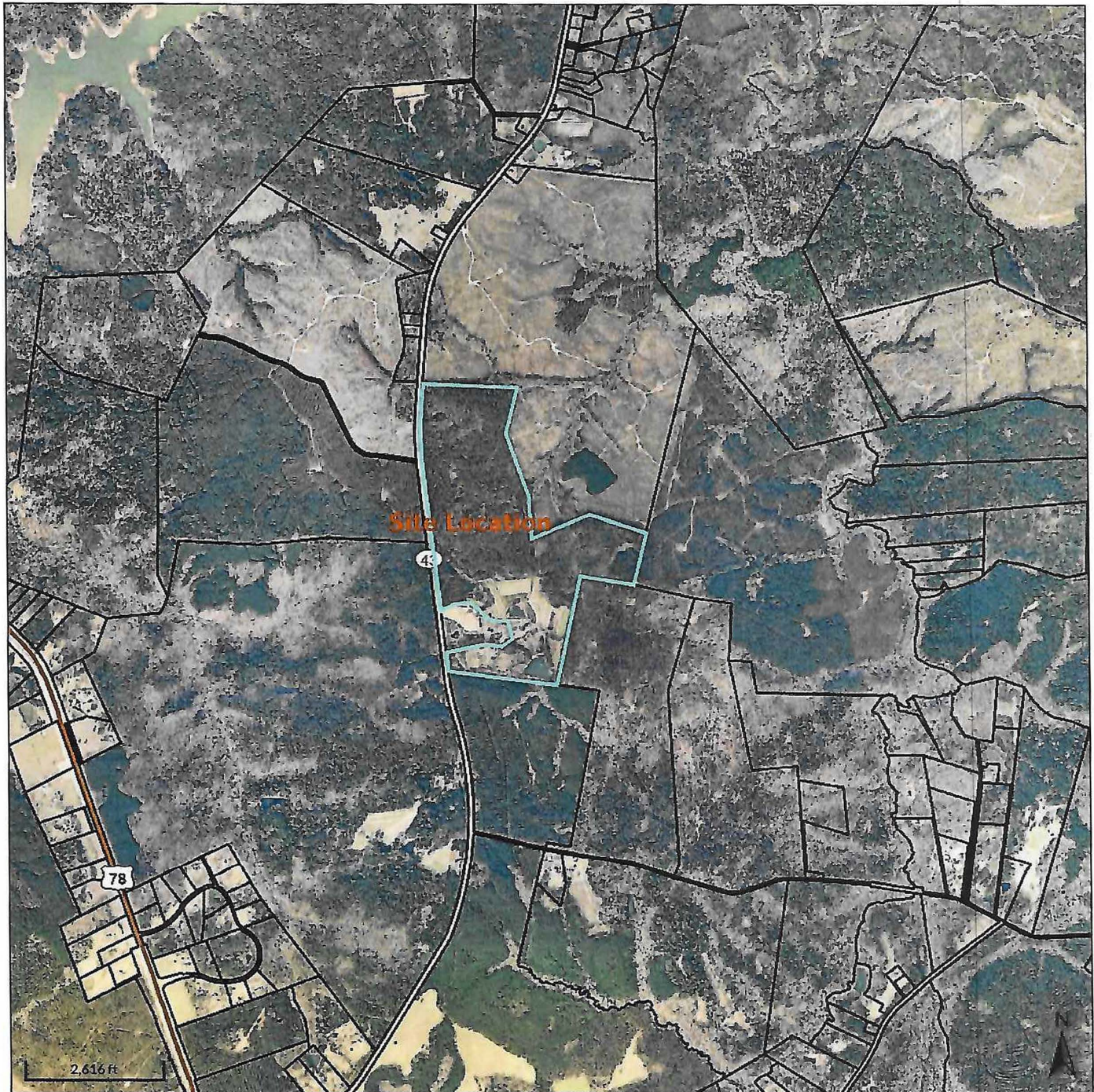
City Council/County Board of Commissioners Meeting:

Date: _____

Site Location Map

Patrick A. Lunceford 9 18 23

Created by: pal



Parcel ID	00370001	Owner	LUNCEFORD PATRICK A	Last 2 Sales			
Class Code	Agricultural		PO BOX 388	Date	Price	Reason	Qual
Taxing District	County		THOMSON, GA 30824	9/30/2020	0	DG	U
Acres	260.59	Physical Address	LINCOLNTON HWY	9/30/1995	0	UK	U
		Assessed Value	Value \$485347				

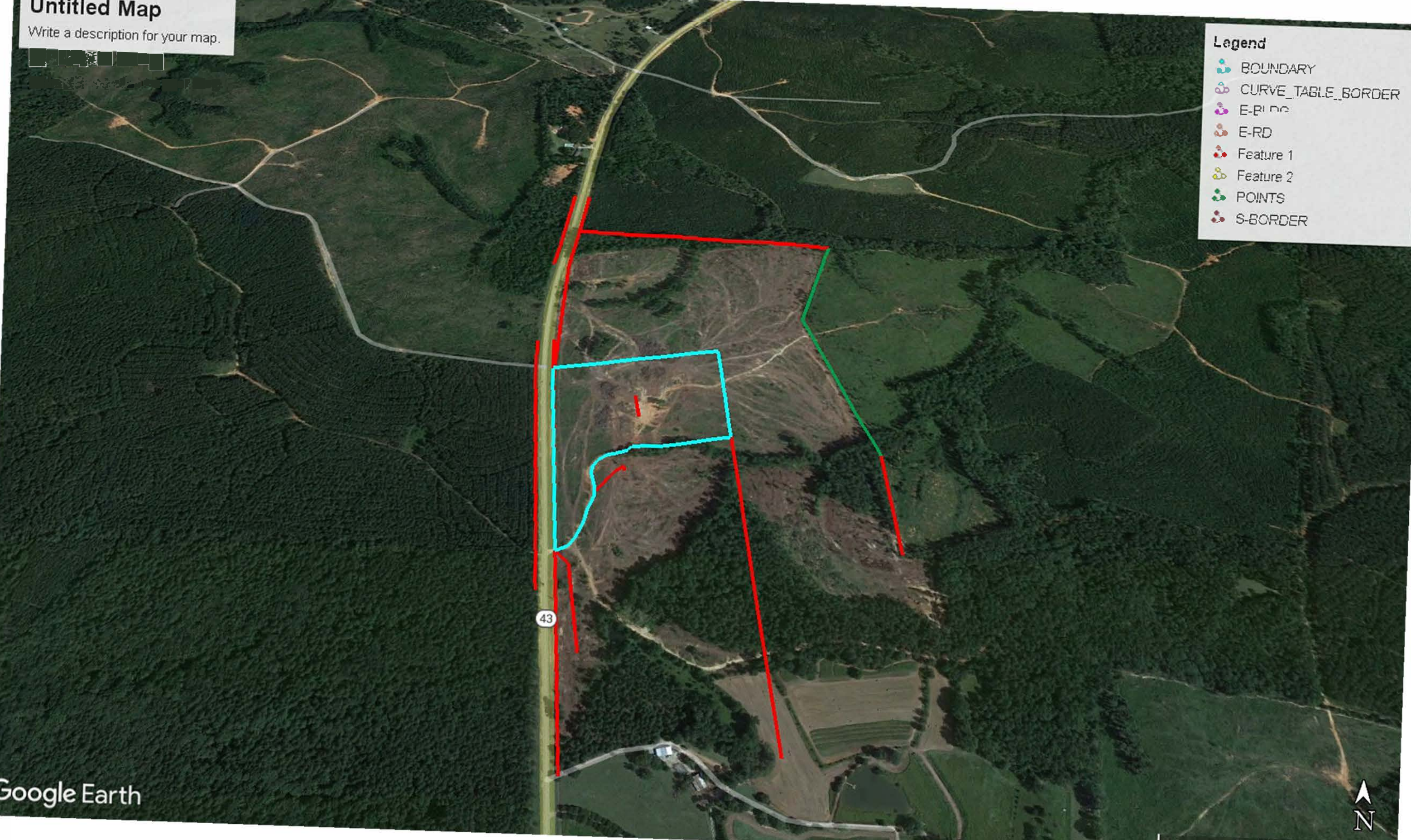
(Note: Not to be used on legal documents)

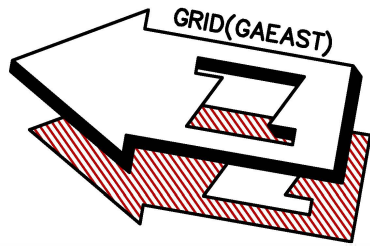
Untitled Map

Write a description for your map.

Legend

- BOUNDARY
- CURVE_TABLE_BORDER
- E-BORDER
- E-RD
- Feature 1
- Feature 2
- POINTS
- S-BORDER





Curve	Radius	Length	Chord	Chord Bear.
C1	5849.72'	127.63'	127.63'	N 06°06'07" W

Course	Bearing	Distance
L1	S 27°13'58" W	36.20'
L2	S 51°12'01" W	26.56'
L3	S 61°44'32" W	111.79'
L4	S 49°35'22" W	60.14'
L5	S 28°46'59" W	51.26'
L6	S 00°54'53" W	46.22'
L7	S 14°58'51" E	101.03'
L8	S 02°49'34" E	49.63'
L9	S 14°33'45" W	32.30'
L10	S 20°08'08" W	59.97'
L11	S 11°11'01" W	93.33'
L12	S 19°38'59" W	99.99'
L13	S 27°33'12" W	50.32'
L14	S 47°53'17" W	30.71'
L15	S 61°13'29" W	53.03'

PATRICK A. LUNCEFORD
TAX MAP 00370001

PATRICK A. LUNCEFORD
TAX MAP 00370001

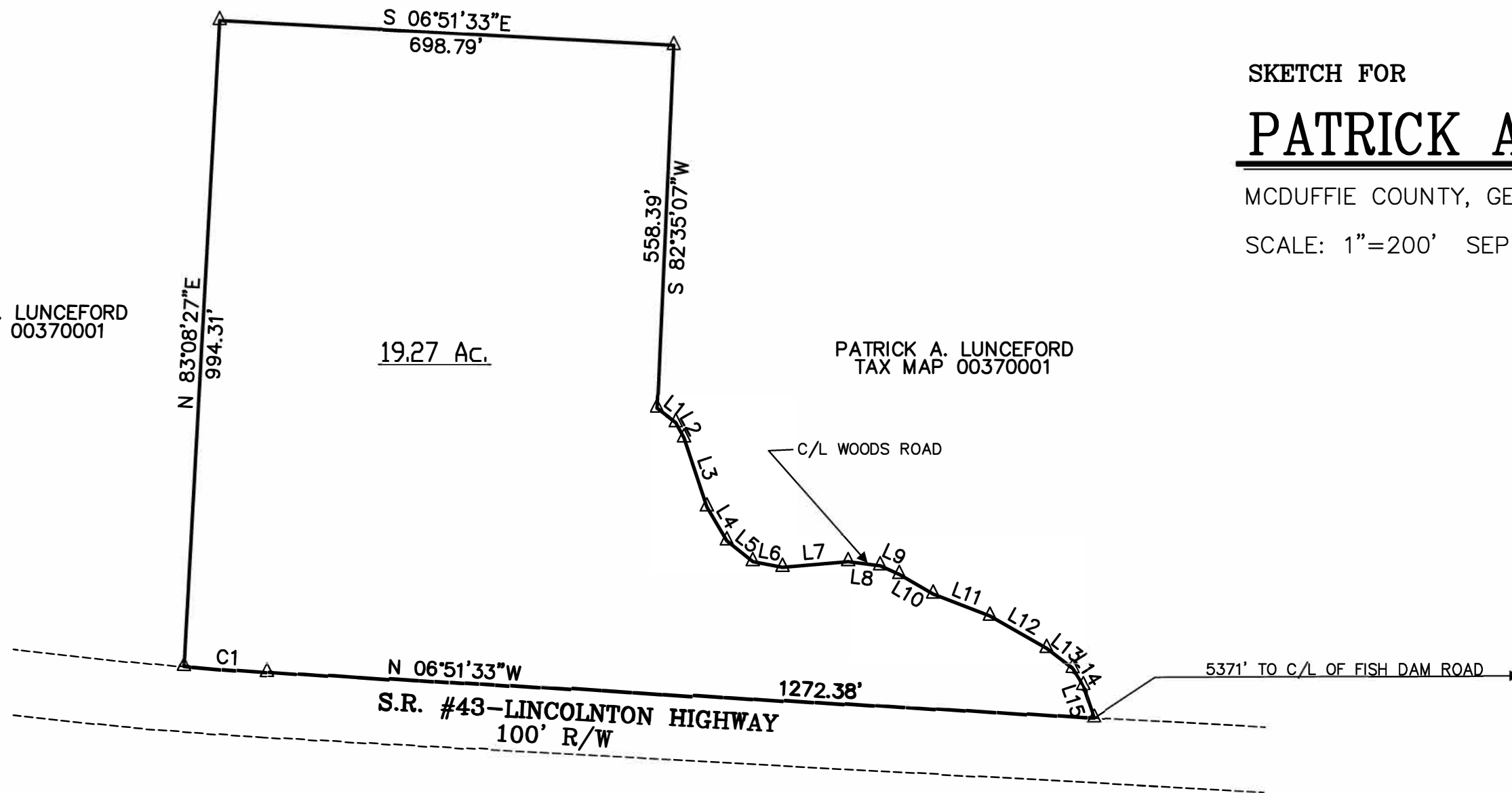
PATRICK A. LUNCEFORD
TAX MAP 00370001

SKETCH FOR

PATRICK A. LUNCEFORD

MCDUFFIE COUNTY, GEORGIA

SCALE: 1"=200' SEPTEMBER 14, 2023



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 00370001
Location Address LINCOLNTON HWY
Legal Description LINCOLNTON HWY NE
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R1
Tax District County (District 01)
Millage Rate 28.49
Acres 260.59
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



[LUNCEFORD PATRICK A](#)

PO BOX 388
 THOMSON, GA 30824

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	31.09
RUR	Open Land	Rural	6	8.47
RUR	Open Land	Rural	9	0.12
RUR	Ponds	Rural	2	4.94
RUR	Woodland	Rural	3	8.72
RUR	Woodland	Rural	4	3.9
RUR	Woodland	Rural	6	53.88
RUR	Woodland	Rural	7	148.47
RUR	Open Land	Rural	7	1

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 680
Interior Walls Finished
Exterior Walls Metal/Aluminum
Foundation Piers
Attic Square Feet 0
Basement Square Feet 0
Year Built 0
Roof Type Metal
Flooring Type Finished
Heating Type No Heat/Sp Htr
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Number Of Plumbing Extras 0
Value \$21,808
Condition Fair
House Address 0 LINCOLNTON

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fire Fee	2022	0x0 / 0	28400	\$0
Site Value (B)	2019	0x0 / 1	1	\$5,000
Pole Shed: no Slab	2000	14x24 / 0	1	\$672
Dock: without slip	2000	10x20 / 0	1	\$1,000
Deck	2000	4x34 / 0	1	\$680
Pole Shed: no Slab	2000	19x48 / 0	0	\$2,280

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/30/2020	692 470	S 352E	\$0	Deed of Gift	LEVERETT/LUNCEFORD FAMILY PARTNERSHIP LP	LUNCEFORD PATRICK A
9/30/1995	199 1	S 352E	\$0	Unqualified Sale		LEVERETT/LUNCEFORD
9/30/1995	198 998	S 352E	\$0	Unqualified Sale	LEVERETT W C	LEVERETT/LUNCEFORD
11/26/1963	59 404	S 352E	\$0	Unqualified Sale		LEVERETT W C

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$484,788	\$467,731	\$457,215	\$457,215	\$457,215
Land Value	\$453,907	\$453,907	\$441,793	\$442,609	\$442,609
+ Improvement Value	\$21,808	\$21,249	\$16,306	\$10,672	\$10,672
+ Accessory Value	\$9,632	\$9,632	\$9,632	\$3,934	\$3,934
= Current Value	\$485,347	\$484,788	\$467,731	\$457,215	\$457,215
10 Year Land Covenant (Agreement Year / Value)		2013 / \$123,272	2013 / \$119,756	2013 / \$116,426	2013 / \$113,064

Photos



Sketches



**PUBLIC NOTICE
ON ZONING**

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

Application is for: Re-Zone R-1 to I-1

Portion of Parcel 00370001 - Lincolnton Hwy
The Planning Board will hold a Public Hearing:

DATE: November 7, 2023 TIME: 6:30 PM
 THOMSON-McCUFFIE COUNTY GOVERNMENT CENTER
 210 RAILROAD STREET, THOMSON, GEORGIA

McDuffie Co. Board of Commissioners will review the recommended items
of the Planning Commission at a Public Hearing on:

DATE: November 21, 2023 TIME: 6:30 PM
 R THOMSON-McCUFFIE COUNTY GOVERNMENT CENTER 4577 AUGUSTA HWY, DEARING, GA 30808
 210 RAILROAD STREET, THOMSON, GEORGIA

FOR MORE INFORMATION, CALL (706) 598-5385
 THIS SIGN MAY NOT BE REMOVED WITHOUT AUTHORIZATION

10.16.2023 05:16 PM
 33.57993, -82.49703