MCDUFFIE COUNTY BOARD OF COMMISSIONERS
Regular Session Meeting
Tuesday, October 21, 2025 at 6:30 PM
Government Complex Commissioner Room
MINUTES

COMMISSIONERS PRESENT:
Chase Beggs, Chairman
Sammie Wilson Sr., Vice Chairman
Bill Jopling, Commissioner
Fredrick Favors, Commissioner
Steven Hollimon, Commissioner

COUNTY REPRESENTATION:
Brandon Burton, County Manager
Ashtyn Goodyear, County Clerk
Pam Workman, Finance Director
Robert Spurlin, IT Director
Leslie Walker, Planning & Zoning Director
Chief Sewell, Fire & EMS
Stephanie Walker, Senior Center & Transit Director

MEDIA: McDuffie Progress

PUBLIC HEARING

1. **Consideration to Approve Frontage and Private Road on Adams Chapel Road**
   Director Walker presented this item. These proposed lots are planned to be a family compound. Developer wants to use land for a family compound and subdivide into 4 parcels. 3 of the parcels each have a minimum 2 acres, and the remaining land is left for owner and wife. Also requests approval of 60 ft easement to provide access to each of the four parcels. The planning commission recommends approval of road frontage and 60ft easement constructed from approved gravel to access parcels on condition the gravel road meets specifications, each parcel should have its own driveway, and property cannot be further subdivided. The Planning Commission recommends approval of the request with conditions and/ or changes outlined in this report. A. Subdivision portions must be 3 acres (can work with PZ staff if not exactly 3 acres) B. Homes must be 1500 sqft in size. C. Homes will be put in family members' names D. Family will be responsible for maintenance of road E. No mobile homes or campers F. Must create access for emergency vehicles to get on and turn around on property. Emergency services must approve road. G. Approval of road frontage and H. 60ft easement constructed from approved gravel to access parcels on condition the gravel road meets specifications and I. Property cannot be further subdivided.

2. **Consideration to Approve Subdivision Ansley Village**
   Director Walker presented this item. The property is currently wooded acreage and Beazley Development Co Inc. is planning to build 338 single family 3–4-bedroom homes ranging in square footage from 1,717 sq ft to 2,439 sq ft. The development will be completed in phases of 50 lots per phase. The price point for the homes is between $200,000 and low $300,00's. The land does have some wetlands and Blue Water Engineering is working with them on the wetlands. Most lots will average 60' x 150' for 9,000 SF. Proposed density is 2.81 homes per acre. A 30' wide undisturbed buffer will be provided around the entire property and along Wrens Highway. Buffers also provided along wetlands and state waters. The Planning Commission recommends approval of the request with conditions outlined in this report and/or changes. A. Exterior: brick, stone, stucco, or Hardie-type board on all sides B. Cul-de-sacs, streetlights, curbing, and sidewalks must meet code C. Fire hydrant locations and flow tests must meet 2024 Fire Code D. Water system must be looped with 8" minimum lines E. One tree per lot or

every 50 feet of frontage F. Side setbacks: 10 feet G. Home size: 1,700–2,400 sq. ft. H. Compliance with subdivision ordinance, house numbering, and mail receptacle placement.

The Vice-President of Beazley Development came to the board and said he is okay with the conditions minus two of them. He wants to do vinyl on three sides of the homes to save money. He is not concerned of a fire-safety due to research. He also does not want a 10 feet set back; he would like to do the five feet set back. He likes to go with the five feet, incase one of his builders are off. He wants to compromise with the board with seven and a half feet set back. The ten feet set back will make him lose a lot for every ten lots. He would go from 338 homes to 300 homes. This neighborhood is planned to have amenities, and the HOA can not afford to keep the amenities up with only 300 homes. He will agree to all the recommendations but would like to compromise. He said he wants to create a neighborhood we will be proud of.

WELCOME & CALL TO ORDER

Chairman Beggs called the meeting to order at 6:44 pm, acknowledged a quorum of commissioners present and welcomed everyone in attendance.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Favors offered the invocation followed by the Pledge of Allegiance.

PUBLIC INPUT

GeJuan Belton – Mr. Belton is having an issue in the neighborhood Harrison Park, the street before the McDuffie County Animal Hospital. When Oak Lane was put in off the bypass, he has had issues since. The water is coming close to citizens' home. He also is wanting to have speed bumps put in the neighborhood. The GDOT would not allow an entrance from the bypass, so this is causing a lot of traffic on Harrison Drive. He said he came about a year ago with this problem of the speed bumps. The earth around the pipe has almost washed away. Mr. Burton got Mr. Belton's information to see about this problem further.

Bubba Hunt – Mr. Hunt meant to sign up to speak about the Ansley Village subdivision. Chairman Beggs allowed him to speak now. Mr. Hunt has property next to where the subdivision would go, and he states that he and his neighbors do not want this subdivision. There is a lot of wetlands in this area including a pond and a spring – even without a month of rain it is still wet in the middle. Mr. Hunt states he hates to see the subdivision come in and mess with wildlife and wishes the development would go elsewhere. He says he tried to get people to come to voice their opinion, but they won't come – even though they do not agree with having it put in.

APPROVALS

Agenda (Current)

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

A motion was made by Vice Chairman Wilson to approve the current agenda as written and was seconded by Commissioner Hollimon and passed unanimously.

Minutes

Regular Session – October 1, 2025
Executive Session – October 1, 2025
Special Called Session – October 6, 2025

Special Called Session – October 6, 2025
Special Called Session – October 13, 2025

Chairman Beggs asked if there were any corrections to the minutes. Commissioner Hollimon made a motion to approve all sets of the minutes as written. The motion was seconded by Commissioner Favors and passed unanimously.

INFORMATION & ANNOUNCEMENTS

1. Youth Basketball & Cheer 2026 - Early Registration Begins October 5th - 19th, Regular Registration October 20th - December 8th.

2. Camellia City Festival - Saturday, October 25, 2025, from 10am-3pm at the Government Complex

3. Join us on Tuesday, October 28, 2025, from 5:15pm – 7:15pm at the McDuffie County Extension Office for a hands-on workshop on food safety during storms.

4. Trick or Treat at the Sweetwater Ballpark on October 30th from 5pm-9pm

5. Monthly Alzheimer's and Dementia Support Group Meetings – Wednesday, November 5, 2025, at 10:00 am at the Thomson First Methodist Church

6. Free Diabetes Education – Class begins November 12, 2025, from 4:30pm – 5:30 pm at the McDuffie County Extension Office

7. Fall Baseball/Softball Camp - November 13th - December 11th - Registration is Open

8. McDuffie 4-H for Full S.T.E.A.M. Ahead Club – November 17, 2025, from 5:30pm – 6:45pm at the 4-H office

9. McDuffie 4-H for a Level Up Pathfinders club – November 20, 2025, from 5:30pm – 6:45pm at the McDuffie 4-H Office

10. The Toombs Judicial Circuit District Attorney's office will be having a Record Clearing Event at the Thomson Housing Authority on Saturday, November 22, 2025, starting at 11:00 AM.

APPOINTMENT/REAPPOINTMENT

1. **Consideration to Appoint Deputy Chief John Thigpen to the EMS Council**
   Chief Sewell presented this appointment to the board. The County has two appointements to the EMS Council. Chief Sewell sits in one seat, and Kay Lord was in the other seat. Since Chief Thigpen is now the Deputy Chief, Chief Sewell thinks he would be a good candidate for the appointment. This appointment is a 3 year term, and this term started July 3, 2025. During the transition, this information was lost in the email and was recently sent to Mr. Burton.

   Commissioner Jopling made a motion to appoint Deputy Chief John Thigpen to the EMS Council Board. The motion was seconded by Vice Chairman Wilson and passed unanimously.

STAFF REPORTS

1. **County Manager Report –**
   Mr. Burton updated the board on some projects. We applied for two interns for FY26 through a UGA program, we are unaware if we will be selected or not but will have more information in the budget workshop. Each intern was $3,000 plus benefits and taxes, etc. Approximately $8,000 for both interns. If approved, they will work with the finance director and the county clerk with filing. In the next two weeks, since we had money in an old SPLOST account, we will start to finish the inside of the Raysville Fire Station. Mr. Burton is currently talking to a contractor to finish the repairs out at the transfer station from the damage due to a heavy truck. Mr. Burton talked to the public works staff about the sink hole at Krystals, we should be able to do some of this work in house and get a portion of this road back open. The public works director is getting a quote on replacing the County's pipe. The GDOT and Krystals will have some work to do on their side as well, but at least we can get the County's side back open. FEMA payments are finally making some progress, the finance director will have more information on this later. We are starting to get reimbursements in from the federal and state side, and in return we can make payments. The library has been closed due to a mold issue. We are working with the library and the HVAC people to track down the problem and get everything cleaned up and back open. In addition to the repairs to the scale house at the transfer station, we will pick a Saturday to close the transfer station to fix a hole that has became an issue. The plan is to dig that section out and to get prices on concrete and set and cure the pad to have it opened and ready to go on Monday. In relation to the federal shutdown, we have notice that the Medicare and Medicaid for EMS are likely suspended October 1st. The longer this drags out, the more it will start to affect the local government. The contractors begin work on the FDR road project on Gilpin Rd. and Stagecoach Rd. The contractors hit a water line and have pulled back and are waiting to have everything relocated to make sure they do not run into anymore problems. This work should resume in the next two weeks, but they are starting work elsewhere in the County and have not left. There have been some questions about the radar signs that were installed under the Safe Streets program. The speed limit changed on these roads, and Mr. Burton talked with the engineer who is doing the project management about this. The speed limit signs were put up erroneously, and they have gone back and put up the correct speed limit signs. Mr. Burton submitted the NTI to get the storm water grading permit for the Blind Willie Park, and we hope to have a groundbreaking ceremony at the beginning of December. There is a process for the State to approve these plans, once approved we can issue a NTP and start work.

2. **Fire Utility Committee Report –**
   Mr. Burton presented this report to the board. We had a fire utility meeting to discuss the overview of how and where stations are staffed within McDuffie County. This is the first step in creating a ten-year fire and emergency plan for McDuffie County. Our next meeting will be sometime in November, and we will discuss the financials.

3. **Finance Director Report –**
   Finance Director Workman gave a budget report for the month of September 2025, which represents 75% of the budget year. These numbers and information can be found in the Agenda packet.

OLD BUSINESS

1. **Consideration to Approve Resolution 25-09, Appointment of Mary Sherrer to the BOA**
   Chairman Beggs reminded the board that we made the appointment last month, but he is asking the board to approve him signing the resolution.

   Commissioner Favors made the motion to approve this resolution. The motion was seconded by Commissioner Hollimon and passed unanimously.

2. **Consideration to Approve 2026 CDBG Project**
   Nicee Long with the Regional Commission talked to the board about the CDBG 2026 project. The first option is to renovate the old school gym and turning it into the McDuffie County recreation gym. This would be a multi-purpose gym with pickleball court, basketball court, showers, etc. The second option is to do a multi-activity which would include infrastructure like flood and drainage improvement, sidewalks, curbs and gutter, and housing improvements in the Cherokee area. The third option is to just do the housing improvements in the Cherokee neighborhood. The fourth option is to just do the infrastructure improvements in the Cherokee area, or another area. It is preferred the board decide tonight, to give the engineer and architect more time before the project would begin. Chairman Beggs told the board if approved, the idea was to use these funds to knock two birds out with one stone by remodeling the elections building and the gym and the parking area and finish this project that has been lingering for many years. The elections building renovations would be funded by separate funds. The application is due April 10th, and we would find our Labor Day if we were approved, and then it takes 6-8 months of design, so the project would begin the summer of 2027. Commissioner Jopling said the new gym would benefit all the community. The rest of the Commissioners agreed. Chairman Beggs asked if Nicee would explain how soon we can apply for the next CDBG, if awarded this one. Nicee said if we are awarded this, we will receive $1 million dollars, and the match would be $47,500. We would be able to apply for another CDBG in 2028. We are still able to apply for the CHIP that is due in January/February, and the CHIP would be for housing only.

   Commissioner Favors made a motion to approve renovating the old school gym for the 2026 CDBG project. The motion was seconded by Commissioner Hollimon and passed unanimously.

NEW BUSINESS

1. **Consideration to Approve Frontage and Private Road on Adams Chapel Road**
   Planning and Zoning Director Walker asked the board if Ken Huff could approach the board if they didn't mind. Chairman Beggs allowed him to speak quickly. Mr. Huff wants the board to know that has through the process to have his request met. The property is under contract and invested earnest money that is non-refundable to get through this planning process. Mr. Huff's intent is to put something in that would enhance the County and asks to support what the planning commission has recommended. He hopes to have a multi-generational homestead. Chairman Beggs asked if there were any questions or a motion to approve the planning board's recommendation.

   Commissioner Jopling made a motion to approve the frontage and private road on Adams Chapel Road. The motion was seconded by Commissioner Favors and passed unanimously.

2. **Consideration to Approve Subdivision Ansley Village**
   Chairman Beggs said he wants to be very clear on what the recommendations are from the planning commission. The Board of Commissioners typically like to go with the recommendation of the planning commission, but Chairman Beggs asked if there was a motion to approve the planning board's recommendation or a different motion. The vice president of Beazley Development approached the board with what items he was asking to change. The three sides being vinyl, and the side setback to be 7 ½ feet rather than 10 feet. The rest of the recommendations he is fine with. It was the vice-president's understanding that the Planning Commission was against the three sides being vinyl due to a fire safety issue.

   Vice Chairman Wilson made a motion to table this agenda item, and it go back before the Planning Commission. The motion was seconded by Commissioner Hollimon and passed unanimously.

3. **Consideration to Approve FY2026 CSRA EOA Agreement**
   Director Walker presented this item. This agreement goes from October 1st – September 2026. This grant helps with the instructors, the exercise, the computers, the craft instructor, anything she needs they pay 30% of that amount.

   Commissioner Favors made a motion to approve this agreement. The motion was seconded by Commissioner Jopling and passed unanimously.

4. **Consideration to Approve FY 2026 Budget Policy Amendment**
   County Manager Burton presented this item. He would like to adjust a few of the items due to it being late in the year. Capital expenditures are something new that he is using for department heads to use to keep in mind while working on the budget. The department heads will have to send in a purchasing plan to the finance director and county manager, so they have a heads up of big purchases. Mr. Burton also discussed the dates for the proposed budget policy.

   Commissioner Favors made a motion to approve the budget amendment. The motion was seconded by Commissioner Hollimon and passed unanimously.

5. **Consideration to Approve Proposed SPLOST Timeline**
   Chairman Beggs told the board that the Finance Director and County Manager have been working on for the SPLOST timeline that will come up in the Spring.

   Vice Chairman Wilson a motion to approve this timeline. The motion was seconded by Commissioner Favors and passed unanimously.

6. **Consideration to Approve Change Order #1 for Patching and Paving**
   Mr. Burton gave the background of this. ER Snell is already contracted with the County to do some roadwork for the 2025 LMIG project. There are additional funds in TSPLOST that we can use. We will add roads, Russel's Landing, Bowden Pond Rd., Radford Gay Rd., and George McDuffie Rd. The project manager at Atlas and ER Snell offered a change order of $269,922.50 that will make the repairs on these roads. These are all roads that are damaged from the storm, but did not have enough funds in the LMIG. These roads will be paved when the LMIG list of roads are finished.

   Commissioner Hollimon made a motion to approve this change order. The motion was seconded by Commissioner Jopling and passed unanimously.

7. **Consideration to Authorize the Chairman to Execute a Contract for Knox Rivers Road Waterline Improvements**
   Chairman Beggs said this is a project that began before he took office. The IDA has approved funding this project out of SPLOST funds. This is for two industrial businesses in the County that needed a water hydrant within a certain amount of feet to make a project happen. The contract documents are ready to sign and move forward.

   Commissioner Jopling made a motion to approve this contract. The motion was seconded by Vice Chairman Wilson and passed unanimously.

8. **Consideration to Authorize the Chairman to Execute a Contract for Reese Road Waterline Improvements**
   Chairman Beggs said this item is the same information as above.

   Commissioner Jopling made a motion to approve this contract. The motion was seconded by Vice Chairman Wilson and passed unanimously.

9. **Consideration to Authorize the Chairman to Execute a Contract for repaving Sweetwater Baseball Parking Lot**
   After the motion was made, Commissioner Jopling asked if this would be funded through insurance. This repaving will be funded by SPLOST funds in recreation.

   Vice Chairman Wilson made a motion to approve this contract. The motion was seconded by Commissioner Favors and passed unanimously.

EXECUTIVE SESSION – CYBERSECURITY, PERSONNEL

Enter: Vice Chairman Wilson made a motion to enter executive session at 7:40pm. The motion was seconded by Commissioner Jopling and passed unanimously.

Exit: Commissioner Jopling made a motion to exit executive session at 8:57pm. The motion was seconded by Vice Chairman Wilson and passed unanimously.

REGULAR SESSION CONTINUED

10. **Consideration to Reclassify Probate Judge Court Employee**
    The Probate Judge would like to reclassify an employee in her office.

    Commissioner Jopling made a motion to reclassify the employee starting January 1, 2026. The motion was seconded by Commissioner Hollimon and passed unanimously.

ADJOURNMENT

A motion was made by Vice Chairman Wilson to adjourn the regular meeting at 8:59pm. The motion was seconded by Commissioner Hollimon and passed unanimously.

MCDUFFIE COUNTY BOARD OF COMMISSIONERS

Chase N. Beggs

Chase N. Beggs, Chairman

ATTEST: Ashtyn L. Goodyear

Ashtyn L. Goodyear, County Clerk