



MCDUFFIE COUNTY BOARD OF COMMISSIONERS
Regular Session Meeting
Tuesday, November 18, 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
Paul Johnson, Coroner
Allison Eaddy, County Extension Coordinator

MEDIA: McDuffie Progress

WELCOME & CALL TO ORDER

Chairman Beggs called the meeting to order at 6:30 pm, acknowledged a quorum of commissioners present and welcomed everyone in attendance.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chairman Wilson offered the invocation followed by the Pledge of Allegiance.

PUBLIC INPUT

Bubba Hunt – Mr. Hunt signed up to speak against subdivision Ansley Village. He does not believe that the sewer plant can handle this new subdivision. He lives close by to the area and already smells sewage outside his house a good bit.

Joe Gulino – Mr. Gulino spoke for subdivision Ansley Village. Mr. Gulino was previously sent back to the Planning Commission to review his request again. Mr. Gulino still asks for the Board to void the Planning Commission's recommendation on the setback and material used on the sides of the homes and to compromise. Beazley homes want to use 3 sides vinyl, and to compromise on a 7 ½ foot setback, rather than 10. He states that he has heard the issues about the wetlands, and that is delineated, and that he has contacted the sewer and has a commitment and knows what he needs to do.

Tiffany Heitzman – Ms. Heitzman is the executive director of the Home Builder's Association which represents McDuffie County. She is in support of Ansley Village. She states that in the next 5 years McDuffie County needs 459 new units on the ground. Ms. Heitzman says that vinyl siding is rated, in code, a standard building material, it lasts up to 30 years, it doesn't have to be repainted in 5-10 years like hardy board and siding does. Vinyl siding is safe and affordable. It is approved in all 50 states. This is a local builder that lives in our region, and she wishes we will support.

Brenda Hilson – Mrs. Hilson does not believe the statics that were just given. Mrs. Wilson said you can't even drive a pickup in the backyard of these proposed lots, and she doesn't think the lots will sell.

Clint Hilson – Mr. Hilson lives near where Ansley Village will be going. He is concerned about light and noise pollution and the displacement of wildlife in this area by building this subdivision. He does not believe it to be true that these homes will be affordable. The median household income is \$54k a year. A \$200k mortgage would run you approximately \$1400/monthly. A \$300k mortgage would run you approximately \$2000/monthly. A single person's income in McDuffie County is \$28k. Mr. Hilson thinks this will negatively impact the wildlife and concerned that parts of neighbor's properties will be seized to help create an entrance to this subdivision.

David & Tami Perkins – Mr. and Mrs. Perkins are against Ansley Village. She said that the area where the subdivision is going is wetlands. That when it rains in the area, they are not able to even cut grass. There is a pond across the street and when it rains it floods. It is going to cause more problems in the end than it will be worth it.

Ed Darby – Mr. Darby is against Ansley Village. He states most of his points have been brought it up. He reminded everyone the pond across the road flooded not too long ago and that if bust three years now, who is going to be responsible? The county and the city... why take a chance? He also stated that lots are supposed to be .50 acre, and they are not getting that much by the size of lots and homes. He asked can our Sewer handle all these new homes. He asked if we have a standard code of a setback, why do we give a variance every time we build a subdivision.

Stephen Beazley – Mr. Beazley has been building homes since he was 6 years old. His dad has been in the business for over 50 years. They have vast experience in building these types of subdivisions. He states the problems everyone has brought up are things that do not worry them due to their vast experience. They want to build homes in McDuffie County and see growth with neighborhoods with amenities. He said he is not a cheap builder, that they build the best value house on the market. He stated it is extremely hard to compete with other builders when they have been approved to build with three sides vinyl, and they are being told they cannot use three sides of vinyl.

APPROVALS

1. 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.

2. Minutes

Regular Session – November 5, 2025

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

INFORMATION & ANNOUNCEMENTS

3. Youth Basketball & Cheer 2026 - Early Registration Begins October 5th - 19th, Regular Registration October 20th - December 8th.
4. Fall Baseball/Softball Camp - November 13th - December 11th - Registration is Open
5. McDuffie 4-H for a Level Up Pathfinders club – November 20, 2025, from 5:30pm – 6:45pm at the McDuffie 4-H Office

6. 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.
7. Turkey Drive Giveaway Hosted by Mr. Coolie Myrick on November 22nd between the hours of 10am – 2pm at Pitt Street.

APPOINTMENT/REAPPOINTMENT

None

STAFF REPORTS

8. County Manager Report –

County Manager Burton gave the board an update on things. Burton authorized maintenance to get quotes and start repairs on the scale house at the transfer station. He hesitates to say this, but they are to start laying asphalt on Gilpin, and to finish Stagecoach this week. We are working on the ROW acquisition for the Rock House project. We are also working on getting contracts together to work on our Public Works facility that is in poor shape due to the hurricane. There will be an RFP Solid Waste Hauling out this week. The community development department has been reorganized from two organizations into one.

9. Finance Director Report –

Finance Director Workman gave a budget report for the month of October 2025, which represents 83.3% of the budget year. These numbers and information can be found in the agenda packet.

OLD BUSINESS

10. Consideration to Approve Subdivision Ansley Village

The background on this subdivision - 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. Currently, Beazley homes have agreed to stipulations given in the September/October meetings, but looking for a compromise on exterior, wanting front side brick only. The other request for compromise was side setbacks at 7.5 feet instead of the recommended 10'. Due the compromise request, Board of Commissioners made a motion to send Mr. Gulino back to Planning Commission to make recommendation.

The planning commission recommendations are as followed:

The planning commission does not recommend approval of the requested 5 ft side setback. If approved for the Special Exception and variances requested, planning and building official staff recommends the following conditions:

1. The exterior (not just the front) of the homes be concrete (Hardee type) board, brick, stone or stucco.
2. Cul-de-sac size- 50 ft radius of paved surface.
3. Fire hydrant locations and flow tests performed, and results provided to meet 2024 Fire Code requirements and subject to local fire inspector approval.
4. Water lines serving the development must feed from two different directions to create a looped system and must be a minimum of 8 inches in diameter.
5. Streetlights, curbing and sidewalks comply with county code.

6. Each lot have a tree on it or one tree every 50 feet of street frontage.
7. Comply with all other requirements of the County's subdivision ordinance.
8. House numbers must be posted on each dwelling/house/town home with 4 inch minimum non contrast/reflective numbers.
9. Mail receptacles whether individual boxes and/or banks of boxes located within the development must be determined and resolved prior to construction.
10. Side setbacks 10'

Chairman Beggs asked if there was a motion for approval or anything else. Vice Chairman Wilson made a motion for disapproval. Commissioner Jopling asked for clarification on the stipulations and the planning commission recommendations. Those were discussed again. Commissioner Favors asked what the justification was on not agreeing with the setback, the planning and zoning director answered there was not an exact reason other than they did not want the homes that close together. They felt 10 foot was compromise enough. Chairman Beggs agrees with the planning commission on the compromise. Vice Chair Wilson reminded the board that there is a motion on the floor. The motion did not have a second and died. Commissioner Hollimon made a motion to approve this subdivision with the planning commission recommendations. Commissioner Favors said his problem is not with the 10 feet but with the 3 sides not allowed to be vinyl siding. He asked it because of aesthetics or fire safety, because there are homes being built all over with using three vinyl sides, and that not doing this will add unnecessary costs, and that there have been other companies that have been approved with using three sides vinyl. Commissioner Jopling said after speaking to building and zoning he does not see the point in not doing 3 sides vinyl. Commissioner Favors recommended to amend the motion to approve, but to go against the recommendation of not using vinyl.

Commissioner Hollimon made a motion to approve the subdivision with all recommendations from the Planning Commission. The motion was seconded by Vice Chair Wilson. Vice Chair Wilson requested a roll call vote on the motion.

The results:

- Commissioner Favors: No
- Commissioner Hollimon: Yes
- Vice Chair Wilson: Yes
- Commissioner Jopling: No
- Chairman Beggs: Yes

The motion passed with 3-2.

NEW BUSINESS

11. Resolution 25-13 to Recognize Melonie McLendon

Chairman Beggs read the resolution.

Commissioner Hollimon made a motion to approve the resolution. The motion was seconded by Vice Chair Wilson and passed unanimously.

12 Consideration to Approve a Work Order for Project TIA 0017612

Burton presented this item, that was already pre-approved. This will allow Atlas to begin the work for the Samuel's Road project.

Commissioner Jopling made a motion to approve this work order. The motion was seconded by Vice Chair Wilson and passed unanimously.

13. Consideration to Approve IT Policy – Backup & Recovery Policy

Chairman Beggs reminded the board we have talked about these policies and asked if there was any new information to share. There was not.

Commissioner Jopling made a motion to approve this policy. The motion was seconded by Commissioner Favors and passed unanimously. This carries for items 14-22.

- 14. Consideration to Approve IT Policy – Acceptable Use Policy**
- 15. Consideration to Approve IT Policy – Access Control**
- 16. Consideration to Approve IT Policy – HR-IT Account Provisioning and Deprovisioning**
- 17. Consideration to Approve IT Policy – MFA Policy**
- 18. Consideration to Approve IT Policy – Incident Response Policy**
- 19. Consideration to Approve IT Policy – Password Policy**
- 20. Consideration to Approve IT Policy – Security Awareness Training Policy**
- 21. Consideration to Approve IT Policy – Vendor Risk Management Policy**
- 22. Consideration to Approve IT Policy – Patch Vulnerability Management Policy**

23. Consideration of Longevity/Christmas Incentive

Burton presented a request for a longevity/Christmas incentive. Many local governments opt to reward their staff around the holidays with some type of cash award based upon their length of service or other definable metric. Historically, the county has given Christmas incentives based on employee status, either full-time or part-time. In FY 2024, McDuffie chose to use a tiered approach depending on the employees' years of service. Currently, there is \$33,000 budgeted in FY 25 for Christmas incentives across the county. We have no existing written policy on the calculation of Longevity/Christmas incentives. Typically, full-time staff have been given \$125 and part-time staff \$30. In FY 2024, a new tiered system was created and amounts applied to each tier based on length of service. Option 1 is recommended which is (0-4 years of service \$150, 5-9 years of service, \$250, 10-14 years of service \$375, 15 plus of service \$500) Chairman Beggs asked for us to rework the numbers to stay closer in budget, but he likes the tiered idea, to rearrange the amounts, so we are closer in budget.

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

24. Consideration to Purchase Wheeled Loader

Burton said there is an existing loader that is over ten years old that has seen better days. Torrie has gotten an estimate from CAT to replace this, and they offered at trade in value of \$100k, it would cost the County \$178,640, and the money is allocated in a SPLOST account for equipment. This is on state contract so would not need to be advertised.

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

25. Discussion on FY 2026 Budget

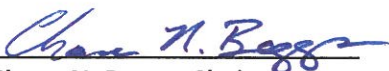
Burton showed a presentation on the FY 2026 Budget. A copy of this can be found on the website, or by request.

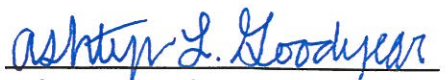
ADJOURNMENT

A motion was made by Vice Chairman Wilson to adjourn the regular meeting at 8:02pm. The motion

was seconded by Commissioner Jopling and passed unanimously.

MCDUFFIE COUNTY BOARD OF COMMISSIONERS


Chase N. Beggs, Chairman

ATTEST: 
Ashtyn L. Goodyear, County Clerk