



Thomson-McDuffie Planning Board Commission Regular Commission Meeting

Tuesday, April 7, 2026 at 6:30 PM
Government Complex Commissioner Room

Agenda

Public Hearing-

1. Request for a Special Exception to allow an RV camper in R-2 zone at 306 Walnut St parcel 0T350071
Applicant: Teresa Fountain
2. Request for a Special Exception to allow a travel agency business in R-1B parcel: 0T30044 and 0T30044A **Applicant:** Angela Miller-Hudgeon
3. Request for a variance to reduce the required front setback R-2 zone parcels 0028C020B00 and 0028C020C00 **Applicant:** Sam Fouche
4. Request for a variance request to allow the use and designation of an existing easement as a private road to serve multiple lots, and to permit further subdivision of the subject property within the R-2 zoning district. Parcel 00520078 **Applicant:** Jessi Rowland
5. Request for a Special Exception to allow small livestock animals in a R-2 zoning district parcel 00510044 2576 Ginger Hill Estates Rd **Applicant:** Shannon Holland

Call to Order Paul Coughlan

Invocation Paul Coughlan

Determination of Quorum: Paul Coughlan

Approval of Minutes: January 6, 2026 and March 3, 2026

Appointment/Reappointment- None

Old Business-None

New Business

Presentation of information relating to rezone from R-2 to R-SF1 and annex parcels into the Town of Dearing.

Consideration of a Special Exception request for an RV camper – Teresa Fountain

Consideration of a Special Exception request for a travel agency business – Angela Miller-Hudgeon

Consideration of a variance request for a front setback – Sam Fouche

Consideration of a variance request for a private road – Jessi Rowland

Consideration of special exception for small livestock animals- Shannon Holland

Adjournment