



MCDUFFIE COUNTY BOARD OF COMMISSIONERS
Regular Session Meeting
Tuesday, April 21, 2026, 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, Community Development Planner
Chief Thigpen, Fire Department

MEDIA: McDuffie Progress

PUBLIC HEARING

1. **Application for Variance for front setback Surrey Road Parcel 0028C020B00.**
No comments
2. **Application for Special Exception/Variance for subdivision and use of private road. 603 Margarets Rd. Parcel 00520078, 25 acres in R-2 Zone.**
The homeowner explained that she is wanting to subdivide her land. She is a wildlife rescuer and has built a structure on the same property as her home. This was approved by the Planning Commission and Board of Commissioners March/April 2025. She comes to the Board now wanting to subdivide due to home insurance agencies not wanting to insure her home, due to the wildlife conservation on the property, and because of undomesticated animals that will potentially be housed there. Mrs. Rowland said she would love to be able to add a private road but understands McDuffie County does not have private roads in their ordinances. Her focus is subdividing the 25 acres, so she can obtain home insurance.
3. **Application for Alcohol License – TA Express Thomson, 2447 Cobbham Road, Thomson, GA 30824**
No comments

WELCOME & CALL TO ORDER

Chairman Beggs called the meeting to order at 6:53pm and 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

- Edwina Paschal – Ms. Paschal brought the Board of Commissioners a petition from the Cherokee Community. The petition is asking for the board to help clean up their community and make homeowners take control of their condemned and abandoned properties. If homeowners cannot take control of their property, the community asks for the board to take care of these homes.

- Rhonda Crawford – Ms. Crawford spoke about the American Legion Auxiliary Unit 312, that she is president of. This group was created for women to support veterans. The group is still currently for a building to be called home. This unit has served the community by serving veterans Thanksgiving at Ivery's restaurant annually. Donating turkeys and canned goods for Thanksgiving and gifts at Christmas. They partner with other groups to feed and house veterans. They donate to Toys for Tots and other youth programs. The flags placed on the ground at the Historic Court House and Government Complex is done by this auxiliary unit in honor of Veteran's Day.

APPROVALS

4. Agenda (Current)

Chairman Beggs asked if there were any corrections to the current agenda or minutes. A motion was made by Commissioner Favors to approve the current agenda as written and was seconded by Commissioner Jopling and passed unanimously.

5. Minutes

Work Session – March 30, 2026

Executive Session – March 30, 2026

Regular Session – April 1, 2026

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

6. The Board of Commissioners scheduled meeting for May 19th will be at the Historic Court House due to Elections using the board room.
7. Adult Sports Registrations
8. TMRD Team Apparel Shop
9. ACCG Annual Conference is April 23-25, 2026

STAFF REPORTS

10. County Manager Report –

County Manager Burton uploaded department head updates into the packet for the Commissioner's to review. No comments at this time from the County Manager.

11. Financial Report –

A copy of this report can be found in the agenda packet.

12. Budget Report -

A copy of this report can be found in the agenda packet.

NEW BUSINESS

13. Consideration to Approve Application for variance for front setback Surrey Road Parcel 0028C020B00.

Consideration of a variance request for a front setback – Sam Fouche- Planner Leslie Walker, Jr. presented the variance request and explained the hardship criteria.

- The principal structure shall maintain a minimum front setback of no less than forty (20) feet from edge of right of way. With 10% cushion for Staff approval
- All development shall comply with applicable setback requirements of the McDuffie County Code of Ordinances, unless otherwise modified by this approval.
- The proposed structure shall comply with all applicable floodplain management regulations, if applicable.
- All other applicable local, state, and federal regulations shall be met prior to issuance of any building permits.

Commissioner Jopling made a motion to approve the application. The motion was seconded by Commissioner Hollimon and passed unanimously.

14. Consideration to Approve Application for special exception/variance for subdivision and use of private road. 603 Margarets Rd Parcel 00520078 25 acres in R-2 zone.

The Planning Commission minutes were left off as an attachment and caused confusion on what the recommendation was from the Planning Commission. The BOC wants to understand better on the private road part of this application. Mrs. Rowland expressed she was not worried about the private road but wanted to just subdivide her property so she could obtain home insurance on her home.

A recommendation was made by the Planning Commission of approval of the subdivision for wildlife conservation, subject to the following conditions:

- The proposed subdivision shall comply with all applicable requirements of the McDuffie County Subdivision Regulations, including final plat approval and recording.
- A business license must be obtained prior to approval of the wildlife conservation use.
- Documentation from the Georgia Department of Natural Resources indicating intent to approve the proposed use shall be submitted to the Community Development Department.

Chairman Beggs stated that the County Attorney needed to look at this application.

Commissioner Hollimon made a motion to send this application back to the Planning Commission to be clearer on their stipulations with the private road. The motion was seconded by Vice Chair Wilson and passed unanimously.

15. Consideration to Approve Application for Alcohol License - TA Express Thomson, 2447 Cobbham Road, Thomson, GA 30824

The owner of TA Express Thomson has applied for a beer and wine sales license under new ownership of the business. TA Express plans to sale beer and wine off premises consumption as soon as they receive the approval of the alcohol license.

Commissioner Hollimon made a motion to approve the application. The motion was seconded by Commissioner Jopling and passed unanimously.

16. Consideration to Approve Event at 525 Main Street

The Popular Springs Baptist Church would like to host their annual clothing giveaway at this property. They understand that they will be responsible for picking up trash and providing a Certificate of Insurance.

Commissioner Jopling and Hollimon both stated that we need to get an ordinance in place to have this taken care of, or we can't pick and choose what events take place at this location – to be fair.

The County Manager recommends that this ordinance only involve County owned properties. This will be

on the work session in May.

Commissioner Jopling made a motion to approve of this event. The motion was seconded by Commissioner Hollimon and passed with Vice Chair Wilson opposed.

17. Consideration to Approve ACCG Internship Program Grant Agreement

This is a budgeted item. ACCG has opened the opportunity to have two interns. The county was awarded one intern. This intern will be working in administration, and working on developing a record retention policy, file management, electronic filing structure, organization county wide.

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

18. Consideration to Approve Change Order #002 - Sweetwater Park

This is a continuation of the work ongoing at the Baseball Tower. This second change order will include the interior work and correct deficiencies – opening the space upstairs and having sitting areas for score keepers. The downstairs will have new HVAC and ADA bathrooms, the stairs will be repainted, and the concession area will be reconfigured. This project is around \$528k and is still in budget with insurance money and SPLOST money. There was also a quote from ACCORD which is the company that will have fiber lines added to the baseball and football tower. The ACCORD quote will be discussed at next work session. Commissioner Hollimon stated that he thinks the money to run fiber is well worth it so we can protect our new investment.

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

19. Consideration to Approve Stryker Cardiac Monitor Agreement

Deputy Chief Thigpen presented this agreement. This agreement is up for renewal. A new agreement will cost \$10,896.40 per month and last another 60 months. This proposal supplies 8-LP35 cardiac monitors, 4-LUCAS CPR devices, and 1- Stair Chair. At the end of 60 months, we can buy the equipment for \$1.00. This new agreement allows a trade-in for 7-LP15 cardiac monitors and 3- Defibtech Lifeline ARM CPR devices for \$62,000.00. This trade-in is already calculated in the new cost. This item is in the budget and is less than what was budgeted.

Vice Chair Wilson made a motion to approve the Stryker Cardiac Monitor Agreement. The motion was seconded by Commissioner Hollimon and passed unanimously.

20. Consideration to Approve Purchase of Vehicle for Public Works

The director of Public Works needs a new truck due to his previous truck being totaled in an accident. The insurance company at fault paid approximately \$23k, and the remaining funds will come from out of reserves or out of rebates. This quote is on state contract.

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

21. Consideration to Award Bid for Median Cut ITB 2026-03-002

This is out at the industrial parkway. This project dates to before the new administration, part of the agreement was that the County would make a median cut for empire distributors. The funds will come out of the economic development part of SPLOST. A formal solicitation was advertised for this project and two bids were collected. The low bid was from Cushman Civil for \$22,750.00. Staff recommend awarding this bid to Cushman Civil, a local company.

Commissioner Hollimon made a motion to award this bid to Cushman Civil. The motion was seconded by Vice Chair Wilson and passed unanimously.

22. Consideration to Award Bid for Big Hart Restroom ITB 2026-03-001

This is in the day-to-use area at Big Hart and has been closed for quite some time. A formal solicitation was advertised for this project and five bids were collected. Staff recommend awarding this project to Continental Construction of Evans, GA in the amount of \$32,870. These funds will be covered by insurance reimbursement. The US Corps has approved these updates to the Big Hart Restroom.

Commissioner Hollimon made a motion to award this bid to Continental Construction. The motion was seconded by Vice Chair Wilson and passed unanimously.

23. Discussion and Report on Land Transfer to McDuffie BOE

The Board of Commissioners own two parcels near the new elementary school off the bypass. The McDuffie County School District has requested that the two parcels be transferred to the McDuffie County Board of Education. A public meeting was held at the location on 4/14/2026 pursuant to OCGA and there were no comments from the public at this meeting. Staff recommends the affirmative discussion of this and moving it to the next BOC meeting for formal approval. MCBOC foresees no need for the property. The transfer of this property will provide an additional buffer for the Middle School and allow them to erect a gate on the road to restrict after-hours access.

This item was for discussion only. Per OCGA, this proposal must be discussed at a BOC meeting prior to any action being taken. This item will be on the next Wednesday morning Regular Session Agenda.

24. Consideration to Approve GFC Land Agreement and Resolution 2026-010 Authorizing Chairman to Enter into Agreement with GA Forestry Commission

This land agreement has gone back and forth for several years. The agreement approved last summer is void due to the GFC adding stipulations due to the land swap not being of equal value, after an appraisal was done. The County has been requested to pay the \$19,000 that has been approved in a prior meeting, however, they want a revisionary clause stating that if this property ever is not used for public use, that we would give the land back or pay full market value for the property. The Chairman and attorney have tried to fight this revisionary clause, however, all indications from the state seem to reflect on having to have this revisionary clause and payment of the \$19,000.

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

25. Consideration to Approve Purchase of Vehicle for Sheriff's Office

The Sheriff is proposing to replace an Explorer that has over 100K miles on it. The funding would come from reserves or rebates. This vehicle is quoted from GA State Contract pricing. Staff recommends the approval of this vehicle. The quote is \$45,000. Commissioner Hollimon made the comment he'd rather

the funding come from rebates than reserves.

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

26. Consideration to Approve Agreement with Travel Ball for Eubank Park

Travel Dawgs has approached the county and is proposing to do some maintenance work on the ball field at Eubanks Park. They proposed having dirt brought in for both the in and out fields and providing the labor to do so. They are also looking to provide bases and temporary fencing for the outfield. They have requested to use the field on Tuesday and Thursday and the county provide lights and another portable toilet. Commissioner Jopling stated that he'd like to approve this agreement and let staff handle the details and agreements for the future. Chairman Beggs stated he would like to see the location being used.

Commissioner Jopling made a motion to approve this agreement and let staff handle agreements in the future. The motion was seconded by Commissioner Hollimon and passed unanimously.

27. Consideration to Approve Hiring a Maintenance Worker

This position is unfunded and unbudgeted, but due to a maintenance worker retiring in May, this would give a short period of time to overlap to train someone new in this position.

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

EXECUTIVE SESSION – PERSONNEL

Enter: Vice Chair Wilson made a motion to enter executive session at 7:50pm. The motion was seconded by Commissioner Hollimon and passed unanimously.

Exit: Commissioner Hollimon made a motion to exit executive session at 8:00pm. The motion was seconded by Commissioner Jopling and passed unanimously.

ACTION FROM EXECUTIVE SESSION (if any)

No action was taken.

ADJOURNMENT

A motion was made by Commissioner Hollimon to adjourn the regular meeting at 8:01pm. The motion was seconded by Vice Chair Wilson and passed unanimously.

MCDUFFIE COUNTY BOARD OF COMMISSIONERS


Chase N. Beggs, Chairman

ATTEST: 
Ashtyn L. Goodyear, County Clerk