



MINUTES

Government Complex Commission Chambers

Board Members Present:

Commissioner Bud Lunceford
Commissioner Georgia Hobbs
Commissioner Penny Lowe
Chairman Paul Coughlan

County Representatives Present:

Brandon Burton, County Manager
Brett Parsons, Community Development Director
Leslie Walker, Jr., Community Development Planner

Visitors Present:

See the sign-in sheet in the file.

Call to Order

Chairman Coughlan (6:00 p.m.)

Invocation

Commissioner Lunceford

Determination of Quorum:

4 of 6 in attendance

Appointment/Reappointment

None

Old Business

- 1. Request for a variance to permit further subdivision of the subject property within the R-2 zoning district and allow the use of an existing easement to serve multiple lots. 603 Margarets Rd., Parcel ID 00520078 - Jessi Rowland - BOC sent back to the Planning Commission.**



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Leslie Walker presented the staff case report for the property located at 603 Margarets Road, Parcel ID 00520078, and stated the case, previously approved by the Planning Commission, had been sent back by the Board of Commissioners, requesting further clarity on what the approval of the variance entailed. Chairman Coughlin wanted to provide the history of the Planning Commission's previous interactions regarding this property in March 2025 and April 2026, along with an overview of why the presented variance had originally been approved.

Chairman Coughlin explained that on March 4, 2025, the property originally consisted of 199 acres. The original property was proposed for subdivision into three distinct parcels: a 3.5-acre lot, a 25-acre lot, and a 171-acre lot. The 171-acre parcel was planned to be placed into conservation use. The 3.5-acre lot would be deeded to the applicant's parents, while the remaining 25 acres would stay under the ownership of Mr. and Mrs. Rowland. Approval was granted with the conditions that the 3.5-acre parcel would contain a minimum 1,700-square-foot residence and the 25-acre parcel would contain a minimum 2,200-square-foot residence. A 60-foot easement was also required, providing access to the 25-acre parcel. It was also clearly stated that if the Rowlands wished to further subdivide the property in the future, they would be required to return before the Planning Commission for additional approval, as the Commission does not provide rulings based on speculation of future use. This determination was approved unanimously by the Planning Commission and the Board of Commissioners on March 18, 2025.

Chairman Coughlin then stated that on April 7, 2026, Mrs. Rowland returned before the Planning Commission, seeking to divide the 25-acre parcel into two separate parcels of equal size and to allow the existing 60-foot easement to be recognized as a private road. The purpose of splitting the property was necessary due to non-domesticated animals being cared for within a barn that serves as a wildlife recovery facility on the property. The existing easement could physically provide access and frontage for all the parcels once split, but McDuffie County does not allow, without a variance, the use of easements across property boundaries for ingress/egress. No written standard within the McDuffie County Codebook recognizes or regulates private roads; therefore, the request to formally recognize the easement as a private road was denied. It was suggested to allow the subdivision of the 25-acre parcel into equally sized parcels and grant a variance, allowing the use of the recorded easement as both access and frontage. This proposal was approved due to this being the granted access condition of the property established in the March 2025 meetings.



MINUTES

Thomson-McDuffie Planning Board Commission
Regular Planning Commission Meeting
Monday May 11, 2026 at 6:00 PM

Government Complex Commission Chambers

A motion was made by Commissioner Lunceford and seconded by Commissioner Lowe to reaffirm the approval of the subdivision of the property, allowing, by variance, the recorded easement to serve as frontage and access to the new properties. The vote was 4-0 in favor of the motion. The Planning Commission requested that this determination be presented to the Board of Commissioners for their consideration and final decision.

Adjournment:

The Commissioners voted to adjourn, 4-0. - Time: 6:35 p.m.

A handwritten signature in blue ink, appearing to read "Steve Wilson", written over a horizontal line.

Steve Wilson
Vice-Chairman

A handwritten signature in blue ink, appearing to read "Brett Parsons", written over a horizontal line.

Brett Parsons
Community Development Director