The McDuffie County Board of Commissioners held a Regular Commission Meeting
Tuesday Evening, February 16, 2021, 6:30 pm
Government Center Meeting Room

COMMISSIONERS PRESENT:
Charles Newton, IV, Chairman
Gloria Thompson, Commissioner
Bill Jopling, Commissioner
Frederick Favors, Commissioner
Sammie Wilson, Vice Chairman

COUNTY REPRESENTATION:
David Crawley, County Manager
Nikki Milburn, County Clerk
Pam Workman, Finance Director
Allison Eaddy, UGA Extension
Chase Beggs, Planning & Zoning

MEDIA: Erin Burditt, McDuffie Progress

Others: 10

Public Hearing

1. **2nd Reading: Ordinance 21-02; Broadband.**
   David advised that this is the 2nd reading of the ordinance 21-02. This ordinance will allow us to be designated as a broadband ready community and eligible for grants from the state for broadband infrastructure. Chairman Newton asked if there were any questions or comments concerning this item, hearing no response this item was closed.

2. **Request for Special Exception for 906 White Oak Road.**
   Chase Beggs advised the board that Tony Atkins submitted a request for special exception in order to use the property to store metal shipping crates from John Deere. The crates arrive to John Deere with the parts in them and are emptied and cleaned. They then need a place to store them until they are turned back over and shipped back out. Mr. Atkins assured the board that upon the recommendation of the planning board, nursery clothe and barrier trees will be used in order conceal the crates and make the property look presentable.
   Chairman Newton asked if there were any questions or comments concerning this item, hearing no response this item was closed.

3. **Request to Rezone Phase 3 of Elias Station from R-2 to R-3.**
   Chase Beggs advised the board that TJ Washburn, developer and owner of Elias Station has submitted a request to rezone the remaining 25 acres from R-2 to R-3. This would allow him to re-plat the remaining lots and bring them to the minimum size to .33 acres, this allows for 1 additional lots in the Phase 3 section. Felicia Brown, Renee Rogers, Felicia Pennamon, Freddie Pennamon and Johnny Brown all spoke against this request. All of these homeowners are concerned about the congestion, overcrowding, and their property values if this request is approved. Chairman Newton asked if there were any questions or comments concerning this item, hearing no response this item was closed.

4. **Request to Rezone from R-2 to R-3 for 1675 Augusta Road.**
   Chase Beggs advised the board that Denny Horne has submitted a request to rezone the old Country Inn Apartments to R-3 in order to renovate the property back into usable condition. The property has been closed for several years, Mr. Horne has been in contact with the health department and the septic system has been checked. The board expressed concerns regarding the back property that will require more work than the front portion. The board discussed that if

this is project is to move forward that only the front portion of the property is approved and property owner would have to come back with rezoning request with anything regarding the back half of property. Chairman Newton asked if there were any further questions or comments, hearing no response this item was closed.

Chairman Newton asked if there were any further public hearing items to come before the board. Hearing no response the public hearing portion of the meeting was closed.

CALL TO ORDER

Chairman Newton called the meeting to order at 7:28 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- Mr. Butch Blount asked for an update on the Wrightsboro Road Sewer Project. Chairman Newton advised that they will begin coming around for easements soon and get the paperwork going to be able to work.

APPROVALS

Agenda (Current)
Chairman Newton asked if there were any additions or corrections to the current agenda. David asked that Boneville Pond Road update be added as #6. Chairman Newton asked that Personnel be added to the executive session portion.

Commissioner Thompson made the motion to approve the current agenda with additions. The motion was seconded by Commissioner Jopling and passed unanimously.

Minutes
Regular Meeting- *February 3, 2021*

Chairman Newton asked if there were any corrections to the minutes.

A motion was made by Vice Chairman Wilson to approve the minutes and was seconded by Commissioner Jopling and passed unanimously.

INFORMATION & ANNOUNCEMENTS
None

APPOINTMENT/REAPPOINTMENT
None

OLD BUSINESS
None

NEW BUSINESS
1. **Consideration to Approve Ordinance 21-02; Broadband.**
   Chairman Newton advised that as discussed previously, this resolution will allow us to be a broadband ready community.

Commissioner Thompson made the motion to approve Resolution 21-02. The motion was seconded by Vice Chairman Wilson and passed unanimously.

2. **Consideration to Approve Spring Trash Amnesty for March 27th.**
Chairman Newton advised that March 27th is the date that Dearing is looking at for their trash amnesty so in order to keep it together and productive, he suggest going with that date.

   Vice Chairman Wilson made the motion to approve March 27th for trash amnesty day. The motion was seconded by Commissioner Jopling and passed unanimously.

3. **Consideration to Approve Special Exception Request for 906 White Oak Road.**
Chairman Newton stated that as discussed in the previous public hearing, this request would allow the property owner to place metal shipping crates on the vacant lot for John Deere. The planning board approved this with the condition that nursery clothe and landscaping to done to conceal the crates from the roadway.

   Commissioner Jopling made the motion to uphold the planning board's decision including conditions. The motion was seconded by Commissioner Thompson and passed unanimously.

4. **Consideration to Approve Request to Rezone at Elias Station.**
Chairman Newton stated that as discussed in the previous public hearing, this request to rezone would allow for additional lots to be added by decreasing the lot sizes to the minimum required to 0.33 acres. The planning board were tied on the recommendation 3 to 3.

   Vice Chairman Wilson made a motion to deny the request to rezone. The motion was seconded by Commissioner Thompson and Commissioner Favors. Vice Chairman Wilson asked for a roll call vote.
   <u>Roll Call</u>
   Favor-deny request
   Thompson-deny request
   Wilson-deny request
   Jopling-uphold
   Newton-uphold
   Request was denied.

5. **Consideration to Approve Request to Rezone at 1675 Augusta Road.**
Chairman Newton advised that as discussed in the previous public hearing, this request to rezone is for the old Country Inn Apartments. The planning board recommended to deny request.

   Commissioner Jopling made the motion to reverse the planning board's recommendation and approve the request to rezone with conditions that only the current vacant front portion of the property could be rezoned. The motion was seconded by Commissioner Thompson and Chairman Newton. Vice Chairman Wilson and Commissioner Favors opposed the reversal, the request was approved.

6. **Discussion Concerning Boneville Pond Road.**
David advised the board of the current condition of Boneville Pond Road and the direction that the county and CSX are moving in to correct everything.

7. **Monthly Budget Report**

David presented the monthly budget report.

8. **Monthly Financial Report**

   Pam presented the monthly financial report.

Enter: Vice Chairman Wilson made the motion to enter executive session at 7:54 pm. The motion was seconded by Commissioner Jopling.

Executive Session-Land Acquisition
Personnel

Exit: Vice Chairman Wilson made the motion to exit executive session at 8:14 pm. The motion was seconded by Commissioner Jopling. The board returned to regular meeting.

ADJOURNMENT

A motion was made by Vice Chairman Wilson to adjourn the regular meeting at 8:14 pm, seconded by Commissioner Jopling and passed unanimously.

MCDUFFIE COUNTY BOARD OF COMMISSIONERS

Charles G. Newton, IV, Chairman

ATTEST:
Nikki Milburn, County Clerk