Thomson mcduffie County, Georgia

The McDuffie County Board of Commissioners held a Special Called Commission Meeting
Tuesday Evening, September 21, 2021, 6:00 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
Stephen Sewell, Fire/EMS
Chase Beggs, Planning and Zoning

MEDIA: Erin Burditt, McDuffie Progress

Others: 5

Public Hearing

1. **Variance Request: Buffer Requirement for a proposed retail development on a parcel of land zoned T-1 on Cobbham Road, Thomson, GA, Parcel 00510007F00.**
Chase presented to the Board the variance request from Jordon Trotter Real Estate for a buffer requirement for a potential retail development. The planning board recommend approving the request with the conditions that the façade of building be brick, stone or cement and that a 30 ft. buffer be installed to protect the neighbors in the rear from noise and sight of retail stores. They recommend a landscape plan be submitted with site plans for review. Chairman Newton asked if there was any further discussion on this matter, hearing none this item was closed.

2. **Variance Request: Flag Lot at 671 Hobbs Mill Road, Dearing, GA 30808, Parcel 00550028H00.**
Chases presented the request by Charles and Ronda Black for a flag lot on their property. The purpose of this request would be to allow their daughter to build a home at the rear of the property. The planning board recommended to deny this request due to historically these requests have been denied. Chase advised that there is some concern also over a portion of the property that is a wet land area that may hinder a driveway access to the back of property where house would be built. Chasity Williams spoke on behalf of the Black family, who could not be at the meeting. She expressed that they would really like to have their daughter and her family move back and be able to look after that property. She expressed that there is other flag lots in the general area that have been approved in the past. Chairman Newton asked if there was any further discussion on this matter, hearing none this item was closed.

Chairman Newton asked if there were any further public hearing items at this time, hearing no response the public hearing portion of the meeting was closed.

CALL TO ORDER

Chairman Newton called the meeting to order at 6:49 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.

APPROVALS

Agenda (Current)

Chairman Newton asked if there were any corrections to the current agenda.

Vice Chairman Wilson made the motion to approve the current agenda. The motion was seconded by Commissioner Jopling and passed unanimously.

Minutes

Work Session- *August 30, 2021*
Regular Meeting- *September 1, 2021*
Special Called Meeting- *September 7, 2021*

Commissioner Thompson made the motion to approve minutes as written. The motion was seconded by Commissioner Jopling and passes unanimously.

INFORMATION & ANNOUNCEMENTS

1. **ACCG Fall Regional Training: September 28th, 10am-2:30pm at Savannah Rapids Pavilion.**
2. **2nd Annual Breast Cancer Walk: October 9th, 8am-10am at the Government Complex.**
3. **ACCG Reconnect Conference: November 12th-15th in Savannah.**

NEW BUSINESS

1. **Consideration to Accept Planning Board Recommendation for Variance Request for Cobbham Road.**
   Chairman Newton asked if there were any questions or concerns from this public hearing item. There were some questions from board members regarding the buffer requirements and if all of it was necessary. The board discussed the different options depending on how they land is cleared for the construction.

   Commissioner Thompson made the motion to accept the planning boards recommendation along with the conditions. The motion was seconded by Vice Chairman Wilson and passed unanimously.

2. **Consideration to Accept Planning Board Recommendation for Variance Request for 671 Hobbs Mill Road.**
   Chairman Newton asked if there were any questions or concerns from this public hearing item. Commissioner Thompson advised that she would tend to be in favor of allowing this since its for family and will continue to stay in the family. Chairman Newton stated that he understood that but the problem would be if the property was ever broken up and sold to individuals then the question becomes who is in charge of maintaining the driveway/road. Vice Chairman Wilson made the motion to continue the matter to allow more discussion with property owners. Commissioner Favors seconded the motion. Further discussion among the board was heard. Vice Chairman Wilson and Commissioner Favors withdrew their motions.

   Commissioner Jopling made the motion to reverse the planning board's decision to deny with the condition that public health standards regarding septic must be met before any building permits are allowed. The motion was seconded by Commissioner Thompson. Commissioner Favors opposed due to the historical standard of denying flag lots within the county.

3. **Consideration to Approve One-Day Alcohol Permit for Matthew Griffin (BGstrong Charities Inc.).**
   David presented the one-day permit request on behalf of Gail Newsome. All requirements for the permit have been met.

   Commissioner Thompson made the motion to approve the one-day alcohol permit. The motion was seconded by Commissioner Jopling and passed unanimously.

4. **Consideration to Accept Rock House Preservation Committee Recommendation.**

David advised that the Rock House committee is recommending to engage Landmark Preservation to begin preservation planning. Landmark Preservation has been working on the Rock House dealing with the drainage and foundation issues. The proposed cost is $26, 807 with funding from SPLOST IV.

Commissioner Jopling made the motion to approve agreement with Landmark Preservation for the Rock House. The motion was seconded by Commissioner Thompson and passed unanimously.

5. **Consideration to Approve Resolution 21-11; Georgia Outdoor Stewardship Program.**
David presented the board with Resolution 21-11; Georgia Outdoor Stewardship Program. This grant would allow for upgrades and additions to the Little River Water Trail, providing parking lots and bathroom facilities at the three entry points.

Commissioner Jopling made the motion to approve Resolution 21-11. The motion was seconded by Vice Chairman Wilson and passed unanimously.

6. **Consideration to Approve FY22 Coordinated Transportation Contract.**
David presented the board with FY22 coordinated transportation contract for public transit services. This is the standard annual agreement with regional commission.

Commissioner Thompson made the motion to approve this contract. The motion was seconded by Commissioner Favors and passed unanimously.

7. **Consideration to Approve Resolution 21-10; FY23 Transit Grant and Grant Letter.**
David presented the board with Resolution 21-10 and grant letter for the FY2023 Transit matching grant. This is the standard annual grant that is 50/50 matching with federal and local share. The share amount is $139,840 for a total of $279,680.

Vice Chairman Wilson made the motion to approve Resolution 21-10 and grant letter for FY23 Transit Grant. The motion was seconded by Commissioner Favors and passed unanimously.

8. **Consideration to Approve FY 22 CSBG (Senior Meal Program) Subcontract Agreement.**
David presented the FY22 CSBG agreement, which is the program that provides our local meals on wheels funding. This is the standard annual agreement with the Community Service Block Grant.

Commissioner Favors made the motion to approve FY22 CSBG agreement. The motion was seconded by Commissioner Thompson and passed unanimously.

9. **Consideration to Approve Lease Renewal with World Finance.**
David advised that he received a revised lease from World Finance, their current lease agreement ends in November. He stated that he would like to make changes to their terms regarding their rent, the board had previously received a letter requesting a reduction in their rent. The board didn't feel like that was a good option considering the upgrades that have been done in recent years to the building. The board proposed revising the terms for monthly rent at $1,654 for months 1-12, $1,736 for months 13-24 and $1,890 for months 25-36.

Commissioner Jopling made the motion to approve the lease renewal with World Finance contingent on them accepting the revised rental terms. The motion was seconded by Commissioner Thompson and passed unanimously.

10. **Consideration to Approve ACCG Fall Family Album Advertisement.**
David advised that ACCG has asked if the county would like to advertise again in the fall family album. The cost is $969.50 with funding coming from contingency.

Vice Chairman Wilson made the motion to approve the advertisement. The motion was seconded by Commissioner Thompson and passed unanimously.

11. **Discussion Concerning FY22 Budget.**

David advised that adjustments are still being made to the final budget and it should be ready for next month to be presented to the board and have public hearings. He advised that the board can continue discussions at the next work session.

12. **Monthly Budget Report.**
David presented the monthly budget report.

13. **Monthly Financial Report**
Pam presented the monthly financial report.

ADJOURNMENT

A motion was made by Vice Chairman Wilson to adjourn the regular meeting at 7:40 pm, seconded by Commissioner Thompson and passed unanimously.

MCDUFFIE COUNTY BOARD OF COMMISSIONERS

Charles G. Newton, IV, Chairman	**ATTEST:** Nikki Milburn **Nikki Milburn, County Clerk**