



McDuffie County Planning Commission
Tuesday, September 5, 2023 Minutes
210 Railroad Street
Thomson, Georgia 30824

Board Members Present: Commissioner Paul Coughlan, Chairman
Commissioner Bill Hopkins
Commissioner Bud Lunceford
Commissioner Georgia Hobbs
Commissioner Penny Lowe

County Representatives Present: David Crawley, County Manager
Carrie Edwards, County Clerk
Jason Smith, Community Development Director

Visitors Present: See sign-in sheet in file.

Call to Order Paul Coughlan

Invocation Penny Lowe

Determination of Quorum: 6 of 6 in attendance

Approval of Minutes August 1, 2023

Information & Announcements

None

Appointment/Reappointment

Chairman Coughlan made a motion to elect Commissioner Hopkins as Vice-Chair. Commissioner Lunceford seconded the motion. The motion carried unanimously and was approved.

Old Business:

1. **Consideration to approve a request to rezone.8 of an acre, from R-1B to R-2 to construct two 2-family dwelling unit, Parcel Number OT300035, 600 O'Neal Street.**

Chairman Coughlan opened the floor to Mr. Jenkins to provide information regarding plans for the O'Neal property.

Chairman Coughlan opened the floor for a motion. Commissioner Lowe made a motion.

Commissioner Hopkins seconded the motion. The vote carried and was approved 5-1, with Commissioner Hobbs voting against the motion.

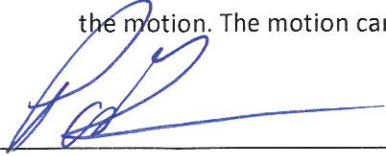
New Business:

- 1) **Consideration to approve a variance request for a church, 218 Jackson Street, Parcel Number OT240062**

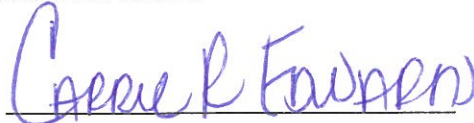
Chairman Coughlan opened the floor for the church to speak. The Chairman opened for a motion. Commissioner Lunceford made a motion. Commissioner Hobbs seconded the motion. The motion carried unanimously and was approved.

2) **Consideration to approve a variance request for a group home, 306 Grier Circle, Parcel Number OT040037**

Chairman Coughlan opened the floor for the owners of 306 Grier Circle to speak. After discussion Chairman Coughlan opened the floor to the board for a motion. Commissioner Lunceford made a motion to deny Grier Circle as a group home. Commissioner Lowe seconded the motion. The motion carried unanimously and it was denied.



Paul Coughlan, Chairman



Carrie R Edwards, County Clerk



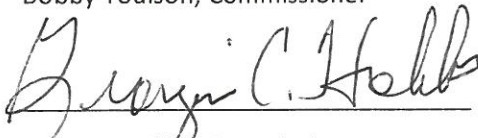
Bill Hopkins, Vice Chairman



Bud Lunceford, Commissioner



Bobby Toulson, Commissioner



Georgia Hobbs, Commissioner



Jeanette Lowe, Commissioner