



McDuffie County Planning Commission
Tuesday, August 1, 2023 Minutes
210 Railroad Street, Suite 1544
Thomson, Georgia 30824

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

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: 4 of 6 in attendance

Approval of Minutes June 6, 2023

Information & Announcements

None

Old Business:

None

New Business:

1. Appointment of Vice Chair

Chairman made a recommendation to postpone until next Planning Commission meeting for return of Commissioner Hopkins and Toulson.

2. 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. The board provided explanation as to their concern over a shared driveway, adequate parking for a possible 8+ vehicles, and outdoor space. The floor was opened to Greater St. James Church and the pastor along with Tim Stockton shared concern for the proximity to church, parking, wetlands and possible risk factors for children and need for possible fence along backside of property.

After thorough discussion Chairman Coughlan opened the floor for board recommendation. Commissioner Lunceford made the motion to table the vote until Mr. Jenkins could provide additional drawn plans to show adequate parking for tenants and green space. Commissioner Hobbs seconded the motion. 4 in favor/0 opposed. Motion carries.

3. Consideration to approve variances and subdivision review for Bent Creek Village, located on the Thomson East Bypass, Parcel Number 00400094B00.

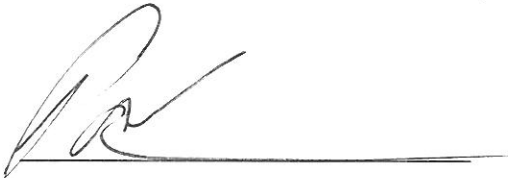
Chairman Coughlan opened the floor for George and Samantha Fuller. Mr. Fuller provided update on shifting the development north away from the wetlands and retention pond. This shift provided a modification to original plans of 102 homes and allowed for 35 additional townhomes. The development would still include all previous requirements to include, stone fronts, hardy board siding, street lights, fence around retention pond, emergency entrance and exit, green space to include park, and front evergreen shrubbery.

After thorough discussion Chairman Coughlan opened the floor for board recommendation. Commissioner Lowe made the motion approve the development. Commissioner Lunceford seconded the motion. 4 in favor/0 opposed. Motion carries.

4. Consideration to approve a variance of the distance requirements within O.C.G.A. § 16-12-215 to allow the Thomson Drug Company to dispense medical cannabis less than 1,000 feet from a school, 501 Mt Pleasant Road, Parcel Number 0T060072.

Chairman Coughlan opened the floor for Thomson Drug Company. The pharmacist provided details on the process of dispensing cannabis for medicinal purposes. The discussion included the distance to JA Maxwell Elementary school, medical marijuana cards, and the difference between pharmacies and other dispensing outlets.

After thorough discussion Chairman Coughlan opened the floor for board recommendation. Commissioner Lunceford made the motion approve the variance. Chairman Coughlan seconded the motion. 3 in favor/1 opposed. Motion carries.



Paul Coughlan, Chairman



Carrie R Edwards, County Clerk

