



McDuffie County Planning Commission

Tuesday, May 7, 2024 Minutes

210 Railroad Street
Thomson, Georgia 30824

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

County Representatives Present: Jason Smith, Community Development Director
Craig Wildi, Zoning Official

Visitors Present: See sign-in sheet in file.

Call to Order Chairman Coughlan (6:30 p.m.)

Invocation Commissioner Lunceford

Determination of Quorum: 5 of 6 in attendance

Approval of Minutes April 2, 2024

Motion: Commissioner Lunceford; second: Commissioner Hobbs; vote:
5-0

Information & Announcements

None

Appointment/Reappointment

None

Old Business:

None

New Business:

- 1) Application for zoning change from R-2 to R-1 and Special Use Exemption for a composting operation, on Boneville Road, Parcel number 00640019.**

Chairman Coughlan recognized property owner Brian Ligon, who was represented by Jeff Darley. Mr. Darley explained Mr. Ligon owns a tree service company and plans to use the property as a composting operation using chipped and pre-screened wood as the base. They are currently working with the Georgia Extension Office in Augusta to develop a plan for mixing manure (or some other material) with wood and then turning the piles over as they reach certain temperatures. There are currently no plans for on-site grinding, and the owner expects to use a maximum of 10 acres of the 50-acre property. The completed product would be transported from the site to sellers. There are

no plans for public sales on the property. The facility would need to be permitted as a Category 2 solid waste facility under the guidelines of the Georgia Environmental Protection Division.

Area resident David Kitchens expressed concerns about runoff into Sweetwater Creek (which is connected to Usry Pond – a public water source), potential smells emanating from the property, and wear and tear on Boneville and Randall Hunt roads.

Chairman Coughlan addressed the county's definition of solid waste facilities, which specifically includes composting facilities in the definition (Sec. 44-22). He also reviewed specific requirements for solid waste facilities including the requirement of a minimum 100-acre site, site distances from residential structures and wells, and the prohibition of such facilities within one mile of any watershed. The proposed location is within the Usry Pond Watershed District.

Following a short discussion, the property owners asked that the rezoning request be tabled while he reviews options for the property.

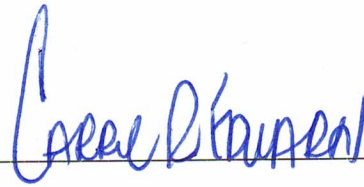
Commissioner Hobbs made a motion to table the rezoning request. Commissioner Lunceford seconded the motion. The motion to table the request carried 5-0.

Adjournment:

Motion: Commissioner Hobbs; second: Commissioner Lunceford; vote: 5-0 | Time: 7:03 p.m.



Paul Coughlan, Chairman



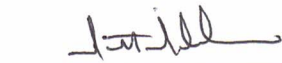
Carrie R Edwards, County Clerk



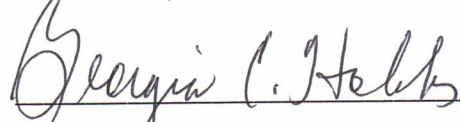
Bill Hopkins, Vice Chairman



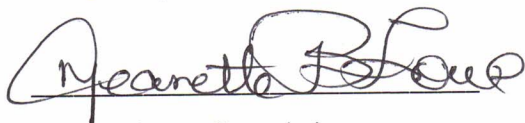
Bud Lunceford, Commissioner



Matt Milburn, Commissioner



Georgia Hobbs, Commissioner



Jeanette Lowe, Commissioner