

**AGENDAS**  
**McDUFFIE COUNTY BOARD OF COMMISSIONERS' MEETING**  
**July 17, 2007, 6:30 PM, Grand Jury Room, McDuffie County Courthouse**

**PUBLIC INPUT**

1. **Speakers:**  
**Adjournment**

**ZONING HEARING**

**"Called" Planning Commission Mtg.. 6/21/07**

1. **Richard Dozier – Zoning Change – Washington Road**

**"Regular" Planning Commission Mtg.. 7/3/07**

1. **Billy Wayne McCoy – Single Wide – Rock House Road**
2. **Jim Wright – Conditional Use Approval – Mynatt Road**
3. **Subdivision Review – Rousseau Creek Subdivision – Rousseau Creek Rd.**

**Adjournment**

**COMMISSION MEETING**

**CALL TO ORDER & WELCOME**

**Chairman Newton**

**INVOCATION & PLEDGE OF ALLEGIANCE**

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**APPROVALS**

**Minutes (Regular Mtg. 6-19-07)**

**Agenda (Current)**

**INFORMATION & ANNOUNCEMENTS**

1. **1<sup>st</sup> FY 2008 Public Budget Hearing, Tuesday, July 24, 2007, 6:30 PM, Grand Jury Rm.**
2. **2<sup>nd</sup> FY 2008 Public Budget Hearing, Wednesday, Aug. 1, 2007 (@ Reg. Commission Mtg.), 10 AM, Grand Jury Room.**

**OLD BUSINESS**

1. **Bid Results – Recreation Dept. – Fencing @ Pitt Street Park (Bob Howard)**

**NEW BUSINESS**

1. **Planning Board Recommendations (Chairman Newton)**
2. **Resolution: Bd. of Education – Special Purpose Sales Tax Bonds (Chairman Newton)**
3. **Water System Contract for Services Agreement (Chairman Newton)**
4. **Alcohol License Application: M&A Mart & Gas, 1941 Washington Rd. (formerly Moe's C Store) (Chairman Newton)**
5. **Appointment – Recreation Board (Chairman Newton)**
6. **FY 2008 – RDC Contract for Aging Services/Sr. Citizens (Bob Howard)**
7. **Surplus Declaration (Chris Pelly)**
- 8.
9. **Approval of Resolution Transmitting Solid Waste Management Plan Update (Don Norton)**
- 10.
11. **Monthly Budget Report – June 2007 (Don Norton)**
12. **Monthly Financial Report – June 2007(Jimmy Whitaker)**

**ADJOURNMENT**

The McDuffie County Board of Commissioners held a regular Commission Meeting Tuesday evening, July 17, 2007, 6:30 PM, Grand Jury Room, McDuffie County Courthouse.

**COMMISSIONERS PRESENT**

Charles G. Newton IV, Chairman  
Sammie Wilson, Sr., Vice Chairman  
Darrell Wester, Commissioner  
J. Robt. "Bob" Farr, Commissioner

**COUNTY REPRESENTATION**

Don Norton, County Manager  
Annette Finley, County Clerk  
Jimmy Whitaker, County Finance Director  
Fred Guerrant, Director, Planning Board  
Chris Pelly, Director of Public Works  
Mindy Carney, Zoning/License Administrator  
Bob Howard, Director, Recreation Dept.

**ABSENT**

Rev. Fred Favors, Commissioner

**OTHERS**

Nineteen (19) citizens signed in with several others also present.

**PUBLIC INPUT**

Speakers: None  
Adjournment: 6:30 PM

**ZONING HEARING**

Chairman Newton asked Fred Guerrant, Director of the Planning Board, to address these issues.

**"Called" Planning Commission Mtg., 6/21/07**

1. **Richard Dozier – Zoning Change – Washington Road:**  
Fred reported that he had received an application from Richard Dozier requesting a change in zoning classification from R-2(Medium Density Residential) to C-2 (Highway Commercial) for his 3.67 acre parcel located at the intersection of Noble Street and Washington Road. Fred stated that this request to accommodate the placement of a commercial structure at the site by Jarvis McNair who is currently operating a mobile barbeque business in the parking lot of AutoZone. The Planning Commission recommended approval of the zoning change.

**"Regular" Planning Commission Mtg., 7/3/07**

1. **Billy Wayne McCoy – Single Wide – Rock House Road:**  
Fred reported that he had received an application from Billy Wayne McCoy requesting a variance from the zoning regulations for the placement of a single-wide mobile home on one of their lots (19-21) on Rock House Road. The request is to move a 1981, 14'x70' single-wide from the Augusta Highway/Moose Club area to a 1.75 acre lot on Rock House Road for use by his nephew. After having inspected the single-wide, the unit had evidence of roof leaks, rodent entry, weak and collapsing floor areas, and exterior deterioration. Also, several phone contacts had been made to the Planning Board office along with three emails requesting denial of the application, specifically referencing its close proximity to the Rock House which is listed on the National Register. Note was also made of three (3) outstanding violations (camper residence, unpermitted camper addition, expired double-wide permit) was associated with Mr. McCoy's property. The Planning Commission recommended denial of the application.
2. **Jim Wright – Conditional Use Approval – Mynatt Road:**  
Fred reported that he had received an application from Jim Wright requesting a "conditional use approval" for his property located at 135 Mynatt Road and further explained that Jim and Renee' lived on the corner of White Oak Road and Mynatt Road. Their Mynatt Road property is located directly behind their residence and is a rental house on 2.92 acres. Jim's property surveying business has grown to the point that he would like to move it out of his residence into the rental house "in back". Jim indicated that he would have his equipment and his office in the structure but did not want customers coming to the property. All customer contact will take place at the road indicating the business. The Planning Commission recommended approval of the "Conditional Use" of the property as an office for Wright Angle Surveying.

3. **Subdivision Review – Rousseau Creek Subdivision – Rousseau Creek Road:**  
Fred reported that he had received an application from Bill Hargrove, Swift & Associates Engineering of Augusta, and Lloyd DeFoor (Realty), both representing Knox Ltd., requesting a review of Phase I of a proposed 101 lot subdivision to be located on a 192.52 acre parcel located on the east side of Rousseau Creek Road, approximately one mile south of the Rousseau community. Within the request for review, there are variance requests for reduction in minimum front footage on curve radii and exemption from permanent stormwater detention basins. Fred stated that the lots ranged from 1.19 to 2.77 acres, all roadways would be paved, would incorporate stormwater catch basin facilities with buried stormwater pipes, would have a 60' right-of-way with 24' of paving, and have raised asphalt curbing

Guerrant reported that all required minimum road frontages were in compliance with the exception of certain frontages on roadway curves. Mr. Hargrove indicated, that similar to Columbia County, if the required frontage is not obtained at the right-of-way, it will be obtained at the front setback line. As for the proposed exemptions from the permanent stormwater detention basins, Guerrant indicated that although there were exemptions, a residential subdivision was not one of them. Mr. Hargrove had also stated, again in Columbia County, that a runoff may be immediately released from the development to the body of water to prevent an accumulation of stormwater within the development. A lot of "input" had been received and heard from "Rousseau visitors" regarding: increased traffic, boat ramp parking, hunting rights, lake pollution from lawn fertilizer, stormwater detention facilities, etc.

A lengthy discussion was held at this time. Note was made that the Planning Commission could only address the subdivision review and variances and Fred stated that he received the engineering plans on April 16, application for review was made on May 24 and the new subdivision regulations passed on June 6. After a brief discussion, the Planning Commission recommended approval of the subdivision design, including variances for reduction in road frontage provided the compliant frontage is obtained at the front building line and exemption from permanent detention facilities due to the lake being immediately adjacent to the development.

At the request of Mr. Guerrant, Engineer Bill Hargrove explained the details of the proposed elimination of the permanent stormwater detention basins.

At the end of the Planning Board's presentation, Chairman Newton addressed the people in attendance who were "for" and "against" allowing this subdivision to be developed and stated that ten minutes total time for each group with three (3) minutes per person being allotted to utilize the whole ten minutes. People speaking were:

FOR	AGAINST
"None"	Lucretia Ferguson Wendy A. Lowenthal Arthur Apple Cliff Smithson

## COMMISSION MEETING

### CALL TO ORDER & WELCOME

Chairman Newton called the meeting to order, noted that a quorum was present and welcomed everyone in attendance.

### INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Sammie Wilson led the invocation which was followed by the Pledge of Allegiance.

### APPROVALS

#### Minutes ((Regular Mtg. 6-19-07)

A motion to approve the minutes as written was made by Wilson, seconded by Wester and passed unanimously.

#### Agenda (Current)

Commissioner Wester asked that Items 9 and 10 be deleted from the Agenda only if the length of the meeting became excessively long. A motion to approve the current Agenda with changes was made by Wester, seconded by Farr and passed unanimously.

### INFORMATION & ANNOUNCEMENTS

1. 1<sup>st</sup> FY 2008 Public Budget Hearing is scheduled for Tuesday, July 24, 2007, 6:30 PM, Grand Jury Room.
2. 2<sup>nd</sup> FY 2008 Public Budget Hearing is scheduled for August 1, 2007 @ the regular Commission Meeting, 10:00 AM, Grand Jury Room.

### OLD BUSINESS

1. Bid Results – Recreation Dept. – Fencing @ Pitt Street Park: Chairman Newton asked Bob Howard, Director of the Recreation, Leisure Services and Rural Transportation, to address this matter.

Bob stated that five (5) bids had been received on the re-bidding of the fencing to be done at Pitt Street Park. He noted that \$35,000 had been budgeted for black vinyl fencing with funds coming from SPLOST IV and Bob recommended that the low bid of \$33,000 for black vinyl be approved. The bid tabulation is copied below and made a part of these minutes:

After discussion, a motion was made by Wester to approve the low bid of \$33,000.00 from American Fence, Hephzibah, GA; motion was seconded by Wilson and passed unanimously.

NEW BUSINESS

1. **Planning Board Recommendations:** Chairman Newton reviewed the issues heard in the earlier Zoning Hearing and asked the Board for action on each matter:
  - 1) **Richard Dozier – Zoning Change – Washington Road:**  
After additional discussion, a motion to approve this zoning change was made by Wilson, seconded by Wester and passed unanimously.
  - 2) **Billy Wayne McCoy – Single Wide – Rock House Road:**  
After discussion, a motion was made by Farr to uphold the Planning Board’s recommendation for denial of this request; motion was seconded by Wilson and passed unanimously.
  - 3) **Jim Wright – Conditional Use Approval – Mynatt Road:**  
A motion was made by Wester to uphold the recommendation of the Planning Commission for a “conditional use approval” to allow Mr. Wright to move his surveying business out of his residence and into the rental house “in back” of his residence; motion was seconded by Farr and passed unanimously.
  - 4) **Subdivision Review – Rousseau Creek Subdivision – Rousseau Creek Road:**  
After discussion, a motion was made by Wester to not uphold the Planning Commission’s recommendation and deny this application contingent upon additional soil tests, Level III & IV, with Mr. Tim Mosley’s positive approval, and to reapply with adherence to the new Subdivision Regulations dated June 6, 2007; note was made that their application fee will be credited at the time of the new application; motion was seconded by Farr and passed unanimously.
2. **Resolution: Board of Education – Special Purpose Sales Tax Bonds:** Chairman Newton asked County Attorney Sammy Fowler to address this matter.

Sammy stated that from the Education Special Local Option Sales Tax that was passed in a local referendum, a Resolution is required for the Board of Education to close \$8,000,000 of bonds from the authorized \$12,000,000 approved by the voters on September 19, 2006. The proceeds from this bond sale will be used to complete the construction of the new Middle School across from Thomson High. This resolution will provide for the levy and collection of ad valorem taxes in connection with \$8,000,000 bond issue, but only if SPLOST revenues prove insufficient, and is copied below making it a part of these minutes:

**Copy of Signed Resolution to go here.....**

After discussion, a motion to approve this Resolution was made by Farr, seconded by Wilson and passed unanimously.

3. **Water System Contract for Services Agreement:** Chairman Newton reported that USDA was in need of an updated City/County Wide Water System Contract for Services Agreement. This updated Agreement, patterned after the original earlier agreement is copied below and made a part of these minutes:

Copy of signed agreement goes here .....

**Copy of Signed Agreement to Go Here.....**

**After discussion, a motion was made by Farr to approve the McDuffie Countywide Water System Contract for Services Agreement and forward it on to the City for their endorsement.; motion was seconded by Wester and passed unanimously.**

At this time, Chairman Newton had to leave the Commission Meeting and Vice Chairman Sammie Wilson presided.

4. **Alcohol License Application: M&A Mart & Gas, 1941 Washington Rd. (formerly Moe's C Store):** Vice Chairman Wilson presented an Alcohol License Application for approval. After verification that all requirements had been met, he recommended its approval. A motion to approve this application was made by Wester, seconded by Farr and passed unanimously.
5. **Appointment – Recreation Board:** Vice Chairman Wilson announced that the term of Mr. Michael Thomas on the Recreation Advisory Board expired June 30, 2007. Mr. Thomas has indicated that he would like to be reappointed.

After discussion, a motion to reappoint Mr. Thomas to Post 4 was made by Farr, seconded by Wester and passed unanimously.

6. **FY 2008 – RDC Contract for Aging Services/Sr. Citizens:** Vice Chairman Wilson asked Bob Howard, Director of Recreation, Leisure Services & Rural Transportation to present this contract.

Bob reported that the Administrative Entity of the CSRA Regional Development Center had submitted a contract to provide funding for Aging Services for the period July 1, 2007 thru June 30, 2008 under the Community Based Services and Title II B Grant for older persons in McDuffie County. Bob stated a Resolution is being requested authorizing the Chairman to sign the contract and all other documents with the CSRA Regional Development Center in order to facilitate the Community Based Services and Title III B Grant with total obligations of \$23,855.

After discussion, a motion was made by Wester to approve this grant and to allow the Chairman to sign the contract and all other related documents with the CSRA Regional Development Center; motion was seconded by Farr and passed unanimously.

7. **Surplus Declaration:** Vice Chairman Wilson reported that the following named items were no longer of use to the county and recommended they be declared for “surplus” in order for auctioning.

**Sheriff's Dept.**

1. 1996, Ford Crown Vic – VIN #2FAFP71W9YX101607
2. 2000, Ford Crown Vic – VIN #2FALP71W9TX132786

**Road Dept.**

1. Tires & Inner Tubes:
  - 3 truck tires (2 on bus wheels; 1 on rim)
  - 20 plus – Inner Tubes (various sizes)

County Manager Don Norton recommended that the following also be added:

**IT Dept.**

1. Numerous “used” computer monitors & related equipment (many of which had already been declared “surplus”).

After discussing, a motion to approve these items as “surplus” was made by Wester, seconded by Farr and passed unanimously.

8. **Resolution Transmitting Solid Waste Management Plan Update:** Vice Chairman Wilson asked County Manager Don Norton to present this matter.

Don stated that a Resolution for the Joint McDuffie County/Thomson/Dearing Solid Waste Management Plan 10-Year update to the Central Savannah River Area Regional Development Center is necessary in order to comply with the Minimum Planning Standards and Procedures for Solid Waste Management Plan

with the Department of Community Affairs. He noted that all counties' Comprehensive Plan renewal dates are now being staggered. McDuffie County's will be 2009. Consequently, it will be necessary to re-adopt the Solid Waste Mgmt. Plan again in 2009 in order to get it in sync with the Comprehensive Plan. The Resolution is copied below and made a part of these minutes:

After discussion, a motion to approve this recommendation and adopt the Resolution was made by Wester, seconded by Farr and passed unanimously.

**NOTE:** In lieu of the monthly Budget and Financial Reports, County Manager Don Norton simply reported that approximately \$362,000 had been received this month in SPLOST IV funds. This is a large amount as opposed to the recent past receipts.

**ADJOURNMENT**

There being no further business to come before the Board at this time, a motion to adjourn was made by Wester, seconded by Farr and passed unanimously.

**McDUFFIE COUNTY BOARD OF COMMISSIONERS**

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Charles G. Newton IV, Chairman

ATTEST:

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Annette Finley, County Clerk

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Sammie L. Wilson, Vice Chairman