

**Board of Commissioners Agenda Meeting
Courthouse Commission Chambers
January 5, 2021 – 6:00 p.m.
Minutes**

Members Present:

Chairman John Daniell
Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner Amrey Harden
Commissioner Mark Saxon

Staff Present:

Daniel Haygood, County Attorney
Justin Kirouac, County Administrator (via Zoom)
Kathy Hayes, County Clerk
Tracye Bailey, Deputy Clerk
Diane Baggett, Communications Manager (via Zoom)
Alex Newell, Internal Services Director
Guy Herring, Planning & Code Enforcement Director
Grace Tuschak, Senior Planner
C. J. Worden, EMA Director

Call to Order: 6:00 p.m.

Chairman John Daniell called the meeting to order and stated that participants using Zoom may comment by using the raised-hand feature.

Pledge of Allegiance:

Commissioner Mark Saxon led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion: Chuck Horton motioned to approve the January 5, 2021 Agenda.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Final Action: **Motion Passed.**

Statements and Remarks from Citizens:

Jeri Byrd, Oconee County resident, asked that the Board approve a building maintenance code. She currently rents a property in the county and is concerned that the property is not properly maintained.

John Webb, Bent Creek Road, thanked the Board for their efforts on behalf of the County. Mr. Webb stated that he has resided in the county for 51 years, and the County is doing tremendously well. He stated his appreciation for the excellent job done by the Commissioners. He also welcomed Amrey Harden to the Board. He thanked the Board again for their service.

Chairman Daniell asked if there were “raised hands” via Zoom and there were none.

Statements and Remarks from Commissioners:

Chairman Daniell offered condolences to the family and friends of Sarah Bell, who consistently attended the Board Meetings for many years.

Approval of Minutes:

Motion: Chuck Horton motioned to approve the minutes of the December 1, 2020, Regular Meeting. (There was no meeting on December 29, 2020.)
Second: Mark Saxon
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Final Action: **Motion Passed.**

Unified Development Code Amendments:

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Amendments to the Unified Development Code as follows:

- *Article 2, Use of Land Structures:* 1) Amended the definition of event venue to exclude agritourism activities, UDC page 2-5; 2) Added the definition of mobile food service unit, UDC page 2-7; 3) Added mobile food service unit to Table 2.1, Accessory Uses, and allowed them by right in all zoning districts subject to Article 3 restrictions, UDC page 2-109
- *Article 3, Restrictions on Particular Uses:* 1) Added a required distance from property line for poultry houses, turkey ranges or feedlots, and animal waste pits, UDC page 3-1; 2) Added a requirement for commercial dumpster screening to be brick, stone, or stucco and architecturally compatible with the primary structure, UDC page 3-6; 3) Added a requirement that all non-agricultural commercial buildings be constructed on site and not manufactured or prefabricated off-site unless approved as a special use, UDC page 3-7; 4)

Amended restrictions on agritourism to exempt agricultural fields from distance/buffering requirement for agritourism use, UDC page 3-18; 5) Added restrictions for mobile food service units, UDC page 3-68; 6) Amended restrictions on private garages or carports: allow administrative variance from requirement for detached garage to be in side/rear yard or 200' from right of way, UDC page 3-80; 7) Amended home swimming pool restrictions: allow in front yard on corner lots and double frontage lots by administrative variance, UDC page 3-81; 8) Amended guest house restrictions: allow in the front or side yard as administrative variance on properties under ten acres, UDC page 3-86; 9) Amended garage apartment restrictions: allow in the front or side yard as administrative variance on properties under ten acres, UDC page 3-87.

- *Article 5, Subdivisions and Planned Developments:* 1) Allow traditional subdivisions in the AG zoning district in all character areas except Agricultural Preservation, UDC page 5-6.
- *Article 10, Project Design and Construction Standards:* 1) Added requirement for street address numbers to be displayed on each lot in a manner acceptable to the Fire Chief, Fire Marshal, and Planning Director, UDC page 10-4; 2) For private access drives, decreased required cul-de-sac radius from 47' to 40', UDC page 10-31; 3) Corrected format of Section 1014.02 (letters instead of numbers), UDC page 10-34
- *Article 13, Appeals:* 1) Added one additional special exception variance already listed in Article 3 (accessory building over 1,000 SF in residential district), UDC page 13-2; 2) Added administrative variances for accessory buildings and structures in front yard to mirror Article 3 changes, UDC page 13-3.
- *Article 15, Interpretations and Definitions:* 1) Added definition of event venue from Article 2 and amended definition of event venue to mirror changes to Article 2, UDC page 15-14; 2) Added definition of mobile food service unit to mirror changes to Article 2, UDC page 15-25.

*The Public Comment Period was opened and there was no Public Comment.
Chairman Daniell asked if there were “raised hands” via Zoom and there were none.*

ACTION:

Motion: Mark Saxon motioned to approve Unified Development Code Amendments as presented for Article 2, Use of Land and Structure; Article 3, Restrictions on Particular Uses; Article 5, Subdivisions and Planned Developments; Article 10, Design Standards; Article 13, Appeals; and Article 15, Interpretations and Definitions.

Second: Mark Thomas

Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

Action/Motion: **Motion Passed.**

Resolution for Issuance of Citations:

Presented by: Justin Kirouac, County Administrator

Discussion: The Resolution is updated quarterly, as needed, with changes in County staff.

ACTION:

Motion: Mark Saxon motioned to adopt the Resolution for Issuance of Citations as revised.

Second: Chuck Horton

Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

Voted Against Motion: None.

Action/Motion: **Motion Passed.**

Mid-Year Employee Equity Adjustment:

Presented by: Justin Kirouac, County Administrator (via Zoom)

Discussion: An employee equity adjustment is proposed for full-time, non-elected employees of \$1,000.00 and for permanent, part-time employees of \$750.00. The proposed adjustments total \$283,783.77 and are lump sum payments with no effect on overall salary.

*The Public Comment Period was opened and there was no Public Comment.
Chairman Daniell asked if there were “raised hands” via Zoom and there were none.*

ACTION:

Motion: Chuck Horton motioned to approve employee equity adjustment of \$1,000.00 for full-time, non-elected employees and \$750.00 for permanent, part-time employees as a lump sum payment with no salary adjustment.

Second: Mark Saxon

Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

Action/Motion: **Motion Passed.**

Renewal Alcohol License Application – Alis, Inc. (a/k/a T’s Corner):

Presented by: Kathy Hayes, County Clerk

Discussion: Alis, Inc., a/k/a T’s Corner, 4500 Monroe Highway, Bogart, submitted its 2021 Alcohol Renewal Application. The application was received on November 30, 2020, after the deadline for the December 1, 2020 Regular Meeting of the Board.

*The Public Comment Period was opened and there was no Public Comment.
Chairman Daniell asked if there were “raised hands” via Zoom and there were none.*

ACTION:
Motion: Mark Saxon motioned to approved the 2021 Alcohol License for Alis, Inc., 4500 Monroe Highway, Bogart.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Action/Motion: **Motion Passed.**

Executive Session:
Adjourn into Executive Session: 6:18 p.m.
Motion: Mark Thomas motioned to adjourn into Executive Session to discuss land acquisition.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Action/Motion: **Motion Passed.**
No action was taken in Executive Session.
Executive Session Adjourned: 7:09 p.m.

Regular Session:
Adjourned into Regular Session: 7:10 p.m.
Motion: Mark Saxon motioned to adjourn back into Regular Session.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Action/Motion: **Motion Passed.**

Meeting Adjourned:
Meeting Adjourned: 7:11 p.m.
Motion: Mark Saxon motioned to adjourn the meeting.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Action/Motion: **Motion Passed.**

Chairman John Daniell

Kathy Hayes, County Clerk

Date