

**Board of Commissioners Agenda Meeting
Courthouse Commission Chambers
June 1, 2021 – 6:00 p.m.
Minutes**

Members Present:

Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner Amrey Harden
Commissioner Mark Saxon

Staff Present:

Mike Pruett, Attorney
Tracye Bailey, Deputy County Clerk
Wes Geddings, Finance Director
Diane Baggett, Communications Manager
Alex Newell, Internal Services Director
Guy Herring, Planning & Code Enforcement Director
Grace Tuschak, Senior Planner
Justin Kirouac, County Administrator
Merry Howard, Director of Senior Center
Jessica Ellis, Procurement Officer

Call to Order: 6:00 p.m.

Vice Chairman Chuck Horton 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:	Mark Thomas motioned to approve agenda
Second:	Mark Saxon
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None.
Final Action:	Motion Passed to amend the Agenda as requested.

Statements and Remarks from Citizens:

Wilhelm Waters, 1440 Crooked Creek Road, Watkinsville, expressed his concern over the increase of taxes in Oconee County.

Statements and Remarks from Commissioners:

Vice-Chair Horton elaborated on the appeal process for property taxes through our Property Appraisal Office and attending the Board of Education meetings.

Commissioner Horton also announced the June 16, 2021 Town Hall meeting at the Civic Center at 6:00 pm.

Approval of Minutes:

ACTION:

Motion:	Commissioner Saxon motioned to approve the minutes of the May 4 Regular Meeting and May 25 Agenda Setting Meeting and May 25 Budget Hearing with corrections
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Second: Commissioner Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Final Action: **Motion Passed.**

Resolutions, Ordinances, Polices

County Administrator, Justin Kirouac, presented to the Board, the Oconee County School District General Obligation Bonds, Series 2021.

ACTION:

Motion: Commissioner Thomas motioned to approve the Levy and Collection of Annual Ad Valorem tax to provide funds for the Oconee County School District General Obligation Bonds, Series 2021
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Final Action: **Motion Passed.**

Special Use No P21-0053:

Owner/Applicant:	John and Brittany M. Wardlow
Location:	1561 Osborne Road
Acreage:	5.53
Zoning Request:	Special use approval for a septic cleaning service

The Public Hearing was opened.

The Public Hearing was closed.

ACTION:

Motion: Commissioner Thomas motioned to approve request.
Second: Mark Saxon
Voted in Favor of Motion: Mark Thomas, Amrey Harden, Mark Saxon,
Voted Against Motion:
Final Action: **Motion Passed Rezone No. P21-0053 with two conditions.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Rezone Approval No. P21-0054:

Owner:	Frank Pittman, Pittman Engineering, PC
Applicant:	Rhino Mini-Storage, LLC
Location:	Hwy Business 441
Acreage:	8.376 acres
Zoning:	OBP (Office Business Park) and OIP (Office Institutional Professional District)
Request:	Rezone for an assisted living facility and general office space

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned OBP. Owner/Applicant requests a rezoning approval for an assisted living facility. Staff recommends conditional approval with six conditions.

The Public Hearing was opened.

The Public Hearing was closed.

ACTION:

Motion: Mark Saxon motioned to approve Rezone P21-0054 located at Business Hwy. 441 for an assisted living facility and general office space with six conditions.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Mark Saxon, Amrey Harden
Voted Against Motion:
Final Action: **Motion Passed to approve Rezone No. P21-0054 with six conditions.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Special Use P21-0056:

Owner:	1973 Hog Mountain Road LLC
Applicant:	Frank Pittman, Pittman Engineering, PC
Location:	1973 and 1975 Hog Mountain Road
Acreage:	2.94
Zoning:	B2 (Highway Business District)
Request:	Requesting special use approval for modular buildings to be used in a commercial development.

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned B2. The applicant wished for special use approval to locate modular buildings on the property to be used in commercial development. The Planning Commission recommended approval with six conditions. Staff recommends denial.

The Public Hearing was opened.

Carol Bridges, 1980 Hog Mountain Road is opposed to the Special Use. She stated that traffic is already horrendous now. She is concerned about any activities that may go on in the back of the property that can not be seen from the road.

The Public Hearing was closed.

ACTION:

Motion: Mark Saxon motioned to deny request P21-0056
Second: Mark Thomas
Voted in Favor of Motion: Mark Saxon, Amrey Harden, Mark Thomas
Voted Against Motion:
Final Action: **Motion Passed to deny Special Use No. P21-0056**
(See documentation in Ordinance and Resolutions Book No. 22.)

Special Exception P21-00057:

Owner:	1973 Hog Mountain Road LLC
Applicant:	Frank Pittman, Pittman Engineering, PC
Location:	1973 and 1975 Hog Mountain Road
Acreage:	2.94
Zoning:	B2 (Highway Business District)
Request:	Requesting special exception for buffering from 50 ft to 0 ft.

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned B2. The applicant wished for special exception to reduce buffer from fifty-feet to zero-feet along residential property.

ACTION:

Motion: Mark Saxon motioned to deny Special Exception P21-0057
 Second: Motion died due to lack of second.
 Voted in Favor of Motion:
 Voted Against Motion:
 Final Action:

After lack of a second, there was further discussion concerning the buffer. Director Herring clarified for the Board of Commissioners the request. Once clarification was made concerning the buffer and motion to deny there was another vote.

ACTION:

Motion: Mark Saxon motioned to deny Special Exception P21-0057
 Second: Amrey Harden
 Voted in Favor of Motion: Mark Saxon, Amrey Harden
 Voted Against Motion: Mark Thomas
 Final Action: **Motion Passed to deny Special Exception P21-0057**
 (See documentation in Ordinance and Resolutions Book No. 22.)

Special Exception P21-0071

Owner:	Thomas and Jessica Adams
Applicant:	Thomas and Jessica Adams
Location:	1060 Derby Lane
Acreage:	.63
Zoning:	R1 (Residential)
Request:	Requesting a nineteen- foot variance from the forty-feet rear line

Presented by: Guy Herring, Planning & Code Enforcement Director
 Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned R1. The applicant wished for special exception to reduce the setback from forty-feet to nineteen-feet for a proposed shed. from fifty-feet.

ACTION:

Motion: Mark Thomas motioned to approve Special Exception P21-0071 with two conditions
 Second: Mark Saxon.
 Voted in Favor of Motion: Mark Thomas, Mark Saxon, Amrey Harden
 Voted Against Motion:
 Final Action: **Motion Passed to deny Special Exception P21-0071**
 (See documentation in Ordinance and Resolutions Book No. 22.)

Street Light District:

Presented by:	Guy Herring, Director of Planning and Code Enforcement.
Discussion:	Special Street Light Tax District for Stonewood Subdivision Phase II (B 06T L2

ACTION:

Motion: Mark Saxon to approve Special Street Light District
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Mark Saxon, Amrey Harden
Voted Against Motion:
Final Action: **Motion Passed to approve Special Street Light Tax District**
(See documentation in Ordinance and Resolutions Book No. 22.)

Appointments to Animal Services Board:**ACTION:**

Motion: Mark Saxon to appoint Kelsey Fox, Heather Macbeth and Marsha Mitchell
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Mark Saxon, Amrey Harden
Voted Against Motion:
Final Action: **Motion Passed**

Department of Family and Children's Services Board:**ACTION:**

Motion: Mark Thomas to appoint Joseph Nunnally
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Mark Saxon, Amrey Harden
Voted Against Motion:
Final Action: **Motion Passed**

Keep Oconee County Beautiful Commission:**ACTION:**

Motion: Mark Saxon to appoint Suzannah Heimel, Elizabeth Hutcheson and Lisa Pappas
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Mark Saxon, Amrey Harden
Voted Against Motion:
Final Action: **Motion Passed**

Tourism and Visitors Board:**ACTION:**

Motion: Mark Thomas to appoint Amber Deutsch, Deesha Hagwood, Stephanie VanDyck and Casey Deming
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Mark Saxon, Amrey Harden
Voted Against Motion:
Final Action: **Motion Passed**

FY22 Budget Proposal:

Presented by: Wes Geddings, Finance Director
Discussion: Mr. Geddings presented to the Board of Commissioners the adoption of the FY22 Budget in the amount totaling \$58,461,169 (General Fund \$32,691,229; Special Funds \$3,955,382; Capital Projects Funds \$680,800; SPLOST \$11,030,857; Enterprise Fund \$13,519,507) and the FY22 Fee Schedule. Mr. Weddings also wished to thank all of his staff for their hard work and dedication.

ACTION:

Motion: Mark Saxon made motion to approve FY22 Budget
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Mark Saxon, Amrey Harden
Voted Against Motion:
Final Action: **Motion Passed to adopt the FY 22 Budget and Fee Schedule**
(See documentation in Ordinance and Resolutions Book No. 22.)

Design Services Contract:

County Administrator, Justin Kirouac, presented to the Board of Commissioners for consideration and approval, the Design Firm Hill Foley Rossi and Associates for the architectural, engineering and mechanical design of the Administrative Building to be located at the corner of Hwy 441 and 15 North Main Street across from Summit Grove Drive. Hill Foley Rossi and Associates was ranked top firm from a four-person panel that reviewed nine solicitations and interviewed the top four. The lump sum for services is \$597,000 of which will be funded by remaining SPLOST 2004 funds and SPLOST 2021. This will also allow the Chairman to sign the finalized contract and any necessary budget amendments.

County Commissioner Amrey Harden asked if any of the firms were local. County Administrator Justin Kirouac stated that none of the firms were local but did have some local sub-contractors.

ACTION:

Motion: Amrey Harden to approve contract for Hill Foley Rossi and Associates
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Mark Saxon, Amrey Harden
Voted Against Motion:

Consent:

Item number 4 was set aside from consent agenda for clarification of wording.
Items 1, 2 and 3 were approved as stated.

- 1) Approve the Memorandum of Agreement with the City of Watkinsville for the Oconee County Library.
- 2) Adopt Resolution for the Naming of an Open Records Officer with County Clerk Holly Stephenson as the open Records Officer and Administrative Assistant/Deputy Clerk Tracye Bailey as the Alternate Open Records officer.
- 3) Approve Contract Amendments for the Eagle Tavern Project in the amount of \$27,699.00 (Perimeter Wood Support Beam-\$15,905.00; Steel Plate-\$6,957.00 Wooden Siding-\$4,807.00) with funding through the 2015 SPLOST for historical structures with any needed budget amendments.

County Administrator, Justin Kirouac, presented number 4 item of consent agenda with clarification.

- 4) To award contract of the Community Development Block Grant (CDBG) Construction Contract for the Senior Center Expansion Project to Bayne Development Group, LLC in the amount of \$763,737.00, with needed budget amendments, and a contingency of five percent of \$38,186.00

ACTION:

Motion: Commissioner Thomas motioned to approve agenda item number 4
Second: Mark Saxon
Voted in favor of motion: Mark Thomas, Mark Saxon, Amrey Harden
Voted against motion:

Final Action:

Motion Passed

Executive Session:

There was no Executive Session.

Meeting Adjourned:

Motion:

Second:

Voted in Favor of Motion:

Voted Against Motion:

Action/Motion:

Meeting Adjourned:

Mark Saxon motioned to adjourn the meeting.

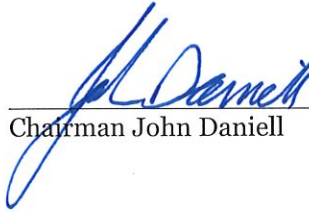
Mark Thomas

Mark Thomas, Amrey Harden, Mark Saxon

None.

Motion Passed.

7:44 p.m.


Chairman John Daniell 7-8-21
County Clerk Date