

OCONEE COUNTY BOARD OF COMMISSIONERS
Oconee County Courthouse – Commission Chambers
23 North Main Street
Watkinsville, GA 30677

TAX MILLAGE LEVY PUBLIC HEARING
August 3, 2021 – 5:30 p.m.

Members Present:

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

Staff Present:

Justin Kirouac, County Administrator
Daniel Haygood, County Attorney
Holly Stephenson, County Clerk
Alex Newell, Internal Services Director
Wes Geddings, Finance Director
Tracye Bailey, Deputy Clerk

Call to Order: 5:30 p.m.

Chairman John Daniell called the third public hearing on the millage rate to order and stated that participants using Zoom may comment by using the raised-hand feature. Chairman Daniell stated that the anticipated adoption of the millage rate will follow at the 6:00 p.m. Board of Commissioners Meeting.

County Administrator Justin Kirouac stated this is the third Public Hearing for the 2021 Tax Millage Levy. The recommended unincorporated millage rate is 6.65 mills, a decrease from previous 6.686 mills. The recommended incorporated millage rate is 7.59 mills, a decrease from previous 7.616 mills.

The Public Hearing was opened.

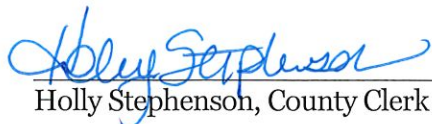
Chairman Daniell asked if there were “raised hands” via Zoom and there were none.

The Public Hearing was closed.

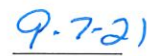
Meeting Adjourned: 5:31 p.m.



John Daniell, Chairman



Holly Stephenson, County Clerk



Date

**Oconee County Board of Commissioners Meeting
Courthouse Commission Chambers
August 3, 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:

Justin Kirouac, County Administrator
Daniel Haygood, County Attorney
Holly Stephenson, County Clerk
Alex Newell, Internal Services Director
Wes Geddings, Finance Director
Guy Herring, Planning and Code Enforcement Director
Grace Tuschak, Senior Planner
Merry Howard, Senior Services Director
Tracye Bailey, Deputy Clerk

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 Chuck Horton led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion:	Chuck Horton motioned to approve the August 3, 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:

None.

Statements and Remarks from Commissioners:

Chairman Daniell announced that Oconee County Fire Rescue will offer an Emergency Medical Responder Course beginning on September 13 on Mondays and Thursdays from 6-10pm. If interested in participating, more information is located on our website.

The Solid Waste Management Plan Update Public Hearing will be August 31st at 3pm at the Oconee County Courthouse. Information on the plan may be viewed on the website.

Approval of Minutes:

Minutes of July 6, 2021 Tax Levy Hearing; July 6, 2021 Regular Meeting; July 27, 2021 Tax Levy Hearing; and July 27, 2021 Agenda Meeting:

ACTION:

Motion: Mark Saxon motioned to approve the minutes of the July 6 Tax Levy Hearing, July 6 Regular Meeting, July 27 Tax Levy Hearing and July 27 Agenda Meeting.

Second: Chuck Horton

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

Voted Against Motion: None

Final Action: **Motion Passed.**

Oconee County 2021 Tax Millage Levy:

Presented by: Justin Kirouac, County Administrator

Discussion: The recommended unincorporated millage rate is 6.65 mills, a decrease from previous 6.686 mills, but still constitutes a tax increase of 4.99 percent due to the increase in the overall tax digest. The recommended incorporated millage rate is 7.59 mills, a decrease from previous 7.616 mills, and also considered a tax increase of 6.14 percent due to the increase in the overall tax digest valuation.

*The Public Comment Period was opened and there were no comments.
Chairman Daniell asked if there were "raised hands" in Zoom and there were none.*

ACTION:

Motion to Confirm: Chuck Horton motioned to adopt the reduction of the 2021 tax millage rate of 6.65 mills (unincorporated) and 7.59 mills (incorporated).

Second: Mark Thomas

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

Voted Against Motion: None

Action/Motion: **Motion Passed.**

Oconee County Schools 2021 Tax Millage Levy:

Presented by: Justin Kirouac, County Administrator

Discussion: The Board of Education passed a motion recommending the school levy of 16.5 mills for maintenance and operation at their August 2, 2021 meeting, and Mr. Kirouac is in receipt of a letter confirming the approved rate from the School Superintendent.

ACTION:

Motion to Confirm: Mark Saxon motioned to confirm the 2021 tax millage rate for Oconee County Schools maintenance and operations of 16.5 mills.

Second: Amrey Harden

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

Voted Against Motion: None

Action/Motion: **Motion Passed.**

Approval of Bond Resolution - Georgia General Obligation Bonds, Series 21.:

Presented by: Daniel Haygood, County Attorney

Discussion: Andrew Tritt from Stifel advised bonds of almost 14 years were able to be sold at 93 ½ basis points with over \$60 million in orders for \$12.5 million in bonds. A large portion of this was the bond rating upgrade from AA2 to AA1. Oconee is the smallest AA1 rated county in the state. Jim Woodward with Woodward & Associates presented a bond resolution at .93% interest rate which is locked in. The bond transaction will take place on August 10. Daniel Haygood, County Attorney, advised these bonds have already been validated as required. This is final action and approval for this process.

*The Public Comment Period was opened and there were no comments.
Chairman Daniell asked if there were "raised hands" in Zoom and there were none.*

ACTION:

Motion: Mark Thomas motioned to approve the Bond Resolution as presented.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Consider Resolution and Intergovernmental Agreement for TSPLOST Referendum:

Presented by: John Daniell, Chairman
Discussion: The mayors of all cities in the county have all approved the IGA for this TSPLOST for \$56 million referendum with the following breakdown at full collection: Bishop - \$380,800; Bogart - \$1,523,200; North High Shoals - \$1,108,800; Watkinsville - \$4,832,800 and Oconee County - \$48,154,400. The additional sales tax dollars will pay for allowable expenses that are coming from the general fund now which would allow a millage rollback. There will be funding for four categories: related services that will allow for property tax relief; multi-use paths; safety and intersection improvements; and road paving.

*The Public Comment Period was opened and there were no comments.
Chairman Daniell asked if there were "raised hands" in Zoom and there were none.*

ACTION:

Motion: Mark Saxon motioned to approve Referendum Resolution and IGA with the cities for TSPLOST.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Special Use Approval No. P21-0101:

Owner:	Ernest Rivera
Applicant:	Ernest Rivera
Location:	1021 Greenbriar Court
Acreage:	±0.69
Zoning:	R-1 (Single-Family Residential District)
Request:	Special Use Approval for a Barbershop home business.

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned R-1, Regional Center Character Area. Owner/Applicant requests a special use approval for a barbershop home business. No changes to the property itself. Staff and Planning Commission recommend approval with one condition.

The Public Hearing was opened.

Sissy Rivera, 1021 Greenbriar Court, has owned a Watkinsville Clipper Cuts barbershop for 19 years and would like to move it to her home for financial reasons. Ms. Rivera has state board approval, has lived twenty-two years at current residence, and has talked to her neighbors about this with no opposition. Her business would only be open three days per week from 9am-5:30pm, with six clients per day at individual times.

Stephanie Bales, 1051 Timber Ridge Road, is a neighbor of the Rivera's and in favor of this business in her neighborhood. The Rivera's are great neighbors, and the business should not pose any issues in the neighborhood.

*There were no further comments in favor of the request and no comments against the request.
Chairman Daniell asked if there were "raised hands" via Zoom and there were none.
The Public Hearing was closed.*

ACTION:

Motion: Mark Saxon motioned to approve Special Use No. P21-0101, Ernest Rivera (Owner/Applicant), 1021 Greenbriar Court, 0.69 Acres, to allow for a barbershop home business with one condition.

Second: Amrey Harden

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

Voted Against Motion: None

Final Action: **Motion Passed to approve Special Use No. P21-0101 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Rezone No. P21-0102:

Applicants:	Mary L. Bishop and Sue P. Roach
Owners:	Mary L. Bishop and Sue P. Roach, co-trustees for Patsy P. Clark
Location:	2011 Elder Mill Road
Acreage:	±2.024
Zoning:	AG (Agricultural District)
Request:	AG (Agricultural District) to AR (Agricultural Residential District)

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AG (Agricultural District) in the Agricultural Preservation Character Area. The applicants/owners request AR (Agricultural Residential) to allow for the creation of one additional residential lot with an existing house. Planning Commission and Staff recommend approval with one condition.

The Public Hearing was opened.

*There were no comments in favor of the request and no comments against the request.
Chairman Daniell asked if there were "raised hands" via Zoom and there were none.
The Public Hearing was closed.*

ACTION:

Motion: Chuck Horton motioned to approve Rezone No. P21-0102 from AG (Agricultural) to AR (Agricultural Residential), 2.024 Acres, 2011 Elder Mill Road, to allow for one additional residential lot with one condition.

Second: Mark Thomas

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

Voted Against Motion: None

Final Action: **Motion Passed to approve Rezone #P21-0102 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Rezone No. P21-0108:

Applicants:	Jennifer D. Cawley and Lori D. Wagner
Owners:	Jennifer D. Cawley and Lori D. Wagner
Location:	Northeast corner of Jimmy Daniel Road and Vend Drive
Acreage:	±13.53

Zoning:	AG (Agricultural District)
Request:	AG (Agricultural District) to OSB (Office Business Park District)

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AG (Agricultural District) in the Regional Center Character Area. The applicants/owners request OSB (Office Business Park District) to allow for general office and office-warehouse space. Planning Commission and Staff recommend approval of this request with six conditions.

The Public Hearing was opened.

Frank Pittman, 1400 Saxon Road, represents Kevin Price Construction who will be purchasing property if this rezone moves forward. The plan for up to nine buildings which would be one-story office buildings of eight to ten thousand square feet each.

*There were no further comments in favor of the request and no comments against the request.
Chairman Daniell asked if there were "raised hands" via Zoom and there were none.
The Public Hearing was closed.*

ACTION:

Motion: Mark Thomas motioned to approve Rezone No. P21-0108 from AG (Agricultural) to OSB (Office Business Park District) to allow for general office and office-warehouse space with six conditions.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed to approve Rezone #P21-0108 with six conditions.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Special Use Approval No. P21-0109:

Owner:	SRC Development, LLC
Applicant:	Logan Waters
Location:	1225 Stone Road
Acreage:	±3.09
Zoning:	R-1 (Single-Family Residential District)
Request:	Special Use Approval for an Amenity area within the Stonewood subdivision.

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned R-1 (Single-Family Residential District), Suburban Neighborhood Character Area and currently undeveloped. Owner/Applicant requests a special use approval for an amenity area within the Stonewood subdivision. No changes to the property itself. Staff and Planning Commission recommend approval with one condition.

The Public Hearing was opened.

Logan Waters, 1426 Windham Way, Bethlehem, speaking on behalf of the developer, SRC Development, and proposing an amenity area in the subdivision to include swimming pool, tennis courts, pickle ball, and parking.

*There were no further comments in favor of the request and no comments against the request.
Chairman Daniell asked if there were "raised hands" via Zoom and there were none.
The Public Hearing was closed.*

ACTION:

Motion: Mark Saxon motioned to approve Special Use No. P21-0109, SRC Development, LLC (Owner), 1225 Stone Road, 3.09 Acres, to allow for an amenity area within Stonewood subdivision with one condition.

Second: Amrey Harden

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

Voted Against Motion: None

Final Action: **Motion Passed to approve Special Use No. P21-0109 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Rezone No. P21-0110:

Applicant:	Mike Thornton
Owners:	Mike and Nona Thornton
Location:	1060 Hog Mountain Road
Acreage:	±0.59
Zoning:	AR (Agricultural Residential District)
Request:	AR (Agricultural Residential District) to B-2 (Highway Business District)

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AR (Agricultural Residential District) Civic Center Character Area. The applicant/owners request B-2 (Highway Business District) to allow for a drive-through restaurant. Planning Commission recommended denial of the rezone; Staff recommends approval with five conditions.

The Public Hearing was opened for Rezone No. P21-0110 and Variance No. P21-0111.

Mark Campbell, 2551 Oliver Bridge Road, speaking on behalf of Mike Thornton, Applicant/Owner. This is a Civic Center Character Area just off Hwy 441 west. This undeveloped property has been owned since 1988 by Mr. Thornton who lives 1/4 mile from this location. It is a small piece of property with a proposed 1500 square foot restaurant with parking. Mr. Thornton wants to have a positive impact. He has spoken with both adjacent property owners who are supportive of this project.

*There were no further comments in favor of the request and no comments against the request.
Chairman Daniell asked if there were "raised hands" via Zoom and there were none.
The Public Hearing was closed.*

ACTION:

Motion: Amrey Harden motioned to approve Rezone No. P21-0110 from AR (Agricultural Residential District) to B-2 (Highway Business District) to allow for a drive-through restaurant with five conditions.

Second: Chuck Horton

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

Voted Against Motion: None

Final Action: **Motion Passed to approve Rezone #P21-0110 with five conditions.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Variance No. P21-0111:

Applicant:	Mike Thornton
Owners:	Mike and Nona Thornton
Location:	1060 Hog Mountain Road
Acreage:	±0.59
Zoning:	AR (Agricultural Residential District)

Request:	Reduce the required 50-foot incompatible land use buffer
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Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AR (Agricultural Residential). Owner/Applicant requests a Variance from UDC Sec. 806 and UDC Table 8.1 to reduce the required 50-foot incompatible land use buffer. The variance request is accompanied by rezone #P21-0110 to rezone the property from AR (Agricultural Residential District) to B-2 (highway Business District) for a drive-through restaurant. Staff recommends approval with two conditions.

ACTION:

Motion: Amrey Harden motioned to approve Variance No. P21-0111, Mike Thornton (Owner/Applicant), 1060 Hog Mountain Road, 0.59 Acre, incompatible land use buffer with two conditions.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed to approve Variance P21-0111 with two conditions.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Rezone No. P21-0112:

Applicant:	Pittman Engineering
Owner:	Jeffrey B. Bell
Location:	West side of Colham Ferry Road
Acreage:	±13.19
Zoning:	AG (Agricultural District)
Request:	AG (Agricultural District) to AR (Agricultural Residential District)

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AG (Agricultural District), Country Estates Character Area. The applicants/owners request AR (Agricultural Residential) to allow for the development of a residential subdivision. Planning Commission and Staff recommended approval with four conditions.

The Public Hearing was opened for Rezone No. P21-0112 and Variance No. P21-0113.

Frank Pittman, Pittman Engineering, 1400 Saxon Road, Applicant, requests re-zone for property that has been in Bell family for three generations, and the lake for over sixty years. The portion of the property to be re-zoned fronts the lake. It would allow five 2-3 acre lots, so well in keeping with Character area. Requesting variance to be able to have driveways off Colham Ferry Road due to two separated parcels of land and small area back to flood plain that would prohibit a small access road.

*There were no further comments in favor of the request and no comments against the request.
Chairman Daniell asked if there were "raised hands" via Zoom and there were none.
The Public Hearing was closed.*

ACTION:

Motion: Chuck Horton motioned to approve Rezone No. P21-0112 from AG (Agricultural) to AR (Agricultural Residential), 13.19 acres, intersection of Colham Ferry Road and Greene Ferry Road, to allow for development of a residential subdivision with four conditions.
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 approve Rezone #P21-0112 with four conditions.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Variance No. P21-0113:

Owner:	Jeffrey B. Bell
Applicant:	Frank Pittman
Location:	Intersection of Colham Ferry Road and Greene Ferry Road
Acreage:	±13.19
Zoning:	AG (Agricultural District)
Request:	Allow lots in major subdivision to have access from existing street.

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AG (Agricultural District). Owner/Applicant requests a hardship Variance from UDC Sec. 1003.09.a.(3) to allow lots within a major subdivision to have access from an existing street outside of the development. The variance request is accompanied by rezone #P21-0112 to rezone a 13-acre portion of the property from AG (Agricultural District) to AR (Agricultural Residential District) for the purpose of developing a residential subdivision. Staff recommends approval with one condition.

ACTION:

Motion: Chuck Horton motioned to approve Variance No. P21-0113, Jeffrey B. Bell (Owner), to allow lots within a major subdivision to have access from existing street, intersection of Colham Ferry Road and Greene Ferry Road, 13.19 Acres, with one condition.

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 approve Variance P21-0113 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Consent Agenda:

There were no items removed from the Consent Agenda.

ACTION

Motion: Mark Saxon motioned to approve all items as presented on the Consent Agenda.

Second: Chuck Horton

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

Voted Against Motion: None

Final Action: **Motion Passed.**

- 1) Approval of the Alcohol License Application for Oyishi, 2061 Experiment Station Road, Watkinsville with Yan J. Chen (Angela) as the Registered Agent.
- 2) Approval of RFP #21-05-019 Waste Hauling Services: Waste Management of Atlanta (formerly Advanced Disposal Services) for collections and disposal of solid waste, and Republic Services for collection and disposal of recyclable materials.
- 3) Approve the FY22 Northeast Georgia Regional Commission Aging Services Contract for period of July 1, 2021 to June 30, 2022.
- 4) Approve the Senior Center FY22 Coordinated Transportation Agreement with Northeast Georgia Regional Commission for period of July 1, 2021 to June 30, 2022.
- 5) Approve the contract modification with C.W. Matthews for the FY21 resurfacing.

6) Approval of Right of Way Abandonment for Jennings Mill Extension.

Executive Session:

Motion: Mark Thomas motioned to adjourn into Executive Session to discuss land acquisition and potential litigation.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Adjourn into Executive Session: 6:47 p.m.

No action was taken in Executive Session.

Regular Session:

Motion: Mark Saxon motioned to adjourn back into Regular Session.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Adjourned into Regular Session: 7:24 p.m.

Termination of Broadband Contact with Smart City:

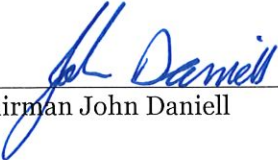
Presented by: Justin Kirouac, County Administrator
Discussion: Mr. Kirouac discussed the project timeline to date. He stated that construction had not begun and the county had not expended funds at this point and recommended terminating the agreement.

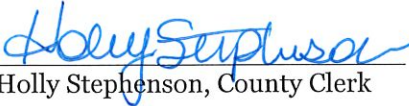
ACTION:

Motion to Confirm: Chuck Horton motioned to terminate the agreement with Smart City Capital.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**

Meeting Adjourned:

Motion: Mark Saxon motioned to adjourn the meeting.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Meeting Adjourned: 7:26 p.m.


Chairman John Daniell


Holly Stephenson, County Clerk

9.7.21
Date