

**Oconee County Board of Commissioners Meeting
Courthouse Commission Chambers
September 7, 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
Lisa Davol, Parks & Recreation 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 Amrey Harden led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion:	Mark Saxon made a motion to approve the September 7, 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:

Sharon Thelen, 1281 Dials Plantation Drive, speaking as the president of Dials Mills Property Owner Association, questioned the plans for Dials Mill Road and Dials Mill Extension at the intersection with Highway 316. There is concern over the proximity to her neighborhood and its traffic impact. She asked Commissioners to advocate on behalf of local residents to ensure that the GDOT plans for Oconee County keep the best interest of the Oconee County residents in mind.

Statements and Remarks from Commissioners:

Chairman Daniell reminded citizens of the next Town Hall Meeting on September 14th at the Oconee County Civic Center at 6pm. The Town Hall Meetings provide an opportunity to speak with Commissioners either virtually or in person. There will be a special focus on the TSPLOST vote for November 2nd at this meeting. A Constitution Day Celebration put on by the Watkinsville Junior American Citizens and the William Daniel Society Children of the American Revolution will be held on Friday, September 17th at 3:45pm at Rocket Field in downtown Watkinsville.

Approval of Minutes:

Minutes of August 3, 2021 Tax Levy Hearing; August 3, 2021 Regular Meeting; August 24, 2021 Called Meeting; and August 31, 2021 Agenda Meeting:

ACTION:

Motion: Mark Saxon made a motion to approve the minutes of the August 3 Tax Levy Hearing, August 3 Regular Meeting, August 24 Called Meeting and August 31 Agenda Meeting.

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. P21-0076:

Owner:	Ellington Farms Development Partners, LLC
Applicant:	Smith Planning Group
Location:	Along US Highway 78
Acreage:	±62.32
Zoning:	B-2 (Highway Business District) and R-3 (Multi-Family Residential District)
Request:	Special Use Approval to modify the concept plan and expand the acreage of conditional use permit #5782 approved in 2009 for the Village at Meadowlands continuing care retirement community. This is paired with the following two rezone requests, P21-0077 and P21-0078.

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned B-2 and R-3 located in Suburban Neighborhood Character Area. The applicants/owners request a rezone from B-2 to R-3 to R-3 (Multi-Family Residential District) to modify and expand the previously approved Village at Meadowlands continuing care retirement community by 21 acres and 101 units; a special use to modify the concept plan and expand the acreage of the conditional use permit #5782 approved in 2009; and another rezone to modify rezone #5780 in order to redesign the Market at Meadowlands, a commercial center associated with the Village at Meadowlands continuing care retirement community. Staff recommends conditional approval of Rezone P21-0077 and Special Use P21-0076 with five conditions. Staff also recommends conditional approval of Rezone P21-0078 with six conditions. The Planning Commission recommended approval of all three requests with one modification to condition number four for the owner to construct a roundabout at Talus Street.

The Public Hearing was opened.

Bob Smith of Smith Planning Group representing Ellington Farms Development Partners, LLC spoke in favor of these rezones. There are 89.79 acres with 49.04 acres currently zoned B-2 and 40.75 acres currently zoned R-3 for a continuing care retirement community divided by 175-foot pipeline easement. Currently the entire Highway 78 frontage is zoned B-2. The commercial area will be individual buildings and parking lots with no changes to the grocery area. The modification request will allow for a redesign with more of a village scale, two-story retail and office buildings, and re-design the neighborhood into walkable neighborhood with central green. The owner agrees to and accepts all conditions by the Planning Staff and the modification by Planning Commission.

Joel Adair, 1011 Topaz Street, president of Homeowners Association of Belfair Subdivision, spoke against the rezones and special use. He expressed concerns over traffic around and cutting through Belfair Subdivision and how that will affect safety, security and home values for the 128 families in their

neighborhood. He requests blocking access at Talus Street from the Meadowlands and additional sound and light buffers beyond the minimums required.

Lawton Jones, 1021 Talus Street, spoke against the rezones and special use due to concerns of their small children being outside by themselves, playing in yards, and being safe. He asks for the same safety considerations as Ruby Way was granted.

Rebuttal:

Bob Smith of Smith Planning Group representing Ellington Farms Development Partners, LLC further explained the modification stating it is an improvement over what is already approved.

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

Commissioner Horton voiced concerned over the traffic issue at Talus Street.

Commissioner Harden questioned buffer and gate locations at the site and the traffic signal timeframe. Commissioner Harden also suggested a pedestrian/bike multi-use path in place of a roadway between Talus Street and Market at Meadowlands to eliminate a traffic cut through but keep connectivity with the Belfair neighborhood.

Bob Smith of Smith Planning Group responded that an open roadway from Talus Street was not a requirement, and owner would accept a multi-use path if the county maintains the right of way there.

Joel Adair was asked to comment on this suggestion and agreed a multi-use path would be a good compromise to help traffic concerns in Belfair neighborhood.

Chairman Daniell asked that condition number four be modified from a roundabout to a multi-use path to be installed by the developer and maintained by the county.

ACTION:

Motion:	Mark Saxon made a motion to approve Special Use No. P21-0076, Ellington Farms Development Partners, LLC (Owner), Highway 78, 62.32 Acres, with six conditions and number four modified as presented.
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. P21-0076 with six conditions and number four modified as discussed. <i>(See documentation in Ordinance and Resolutions Book No. 22.)</i>

Rezone No. P21-0077:

Applicants:	Smith Planning Group
Owners:	Ellington Farms Development Partners, LLC
Location:	Along US Highway 78
Acreage:	±62.32
Zoning:	B-2 (Highway Business District) and R-3 (Multi-Family Residential District)
Request:	Rezone request from B-2 and R-3 to R-3 in order to modify and expand the previously approved Village at Meadowlands continuing care retirement community.

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: See the discussion under Special Use Approval P21-0076.

ACTION:

Motion:

Mark Thomas made a motion to approve Rezone No. P21-0077 from B-2 (Highway Business District) and R-3 (Multi-Family Residential District) to R-3, 62.32 Acres, along US Highway 78, as presented with six conditions and number four modified as discussed.

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 #P21-0077 with six conditions and number four modified as discussed.

(See documentation in Ordinance and Resolutions Book No. 22.)

Rezone No. P21-0078:

Applicants:	Smith Planning Group
Owners:	Ellington Farms Development Partners, LLC
Location:	1011 Pete Dicken Road
Acreage:	±27.47
Zoning:	B-2 (Highway Business District)
Request:	Modify rezone #5780 in order to redesign the Market at Meadowlands, a commercial center associated with the Village at Meadowlands continuing care retirement community.

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: See the discussion under Special Use Approval P21-0076.

ACTION:

Motion:

Amrey Harden made a motion to approve Rezone No. P21-0078, Ellington Farms Development Partners (Owner), Highway 78, 62.32 Acres, with six conditions with number four modified as discussed.

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 #P21-0078 with six conditions and number four modified as discussed.

(See documentation in Ordinance and Resolutions Book No. 22.)

Special Use Approval No. P21-0127:

Owner:	Rhonda A. Hayes
Applicant:	Rhonda A. Hayes
Location:	1271 Old Watson Springs
Acreage:	±22.23
Zoning:	AG (Agricultural District)
Request:	Special Use Approval to remove the conditions of conditional use permit #2892 in order to create one additional lot.

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 (Single-Family Residential District), Agricultural Preservation Character Area. Owner/Applicant requests to remove the conditional use permit #2892 in order to create one additional minimum five-acre lot. Staff and Planning Commission recommend approval with two conditions.

The Public Hearing was opened.

Clay Adams, 321 Littleton Way, spoke in favor of the request to add an additional lot that he will purchase from his aunt for a single-family dwelling.

Rhonda Hayes, 1271 Old Watson Springs Road, has owned this property since 2003 with only an additional tenant living there. The tenant has no objection to subdividing out five acres for additional single-family home.

*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 made a motion to approve Special Use No. P21-0127, Rhonda A. Hayes (Owner), 1271 Old Watson Springs, 22.23 Acres, to remove permit #2892 allow for the creation of one additional lot with two 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 Special Use No. P21-0127 with two conditions.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Special Exception Variance No. P21-0153:

Applicant:	Pittman Engineering, PC
Owners:	Rhino Mini Storage, LLC
Location:	7575 Macon Highway
Acreage:	±1.54
Zoning:	B-1 (General Business District)
Request:	Variance request to waive the requirement for a 50-foot landscape buffer adjacent to residential zoning.

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned B-1 (General Business) Civic Center Character Area. Owner/Applicant requests a Variance from UDC Sec. 806 and UDC Table 8.1 to waive the requirement for a 50-foot landscape buffer adjacent to residential zoning. Staff recommends approval with three conditions.

Frank Pittman, spoke in favor of the variance where a day care center is planned. The property is adjacent to the proposed Oconee County Government Building, and buffer requirement would go away once construction begins as this will no longer be residential zoning. He does request approval without the third recommendation to provide connectivity with other parking lots.

*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.*

Commissioner Harden questioned the connectivity with County owned property. The intention is to disperse traffic, but there are concerns about dispersing traffic near a day care center.

ACTION:

Motion: Amrey Harden made a motion to approve Variance No. P21-0153, Rhino Mini Storage, LLC (Owner), 7575 Macon Highway, 1.54 Acre, with conditions one and two, dropping condition number three.
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 P21-0153 with two conditions.**
(See documentation in Ordinance and Resolutions Book No. 22.)

Planning Commission Appointments:

Motion to Approve: Mark Saxon made a motion to appoint Mike Floyd and Christopher Herring for four-year terms to begin October 1, 2021 and expire September 30, 2025.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Action/Motion: **Motion Passed.**

Recreation Advisory Committee Appointments:

Motion to Approve: Amrey Harden made a motion to appoint Leslie Hunsinger, Kimberly J. Thomas, Amanda McCoy Ledford, Jason Hewell, and Melissa Hopkinson for two-year terms to begin October 1, 2021 and expire September 30, 2023.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Action/Motion: **Motion Passed.**

Board of Tax Assessors Appointments:

ACTION:

Motion: Mark Saxon made a motion to appoint Sidney Bell for an unexpired term to begin immediately on September 7, 2021 and expire March 31, 2025.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None.
Final Action: **Motion Passed.**

Consent Agenda:

There were no items removed from the Consent Agenda.

ACTION

Motion: Mark Thomas made a motion 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 FY22 Budget Amendment Request to carry over FY21 Project Funding.
- 2) Approval of Pre-Construction Services for Calls Creek WWTP Upgrade to 3.0 MGD.
- 3) Approval of the implementation of a Purchase Card Program.
- 4) Approval of accepting bids for the Disposal of Real Property.

- 5) Approval of the acceptance of the Right of Way Deed from Summerfield Construction, LLC to Oconee County for Summerfield Subdivision, dated August 17, 2021.

Meeting Adjourned:

Motion:

Second:

Voted in Favor of Motion:

Voted Against Motion:

Action/Motion:

Meeting Adjourned:

Mark Saxon made a motion to adjourn the meeting.

Amrey Harden

Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

None

Motion Passed.

7:03 p.m.


Chairman John Daniell


Holly Stephenson, County Clerk

10-5-21
Date