Oconee County Board of Commissioners Meeting
Courthouse Commission Chambers
December 7, 2021 – 6:00 p.m.
Minutes

Members Present:
Chairman John Daniell
Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner Amrey Harden
Commissioner Mark Saxon

Elected Officials Present:
Sheriff James Hale

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
Cindy Pritchard, KOCBC Director
C. J. Worden, EMA Director
Diane Baggett, Communications Manager
Tracye Bailey, Deputy Clerk
Chief Jeremy Wasdin, Sheriff's Office

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 made a motion to approve the December 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:
None.

Statements and Remarks from Commissioners:
Commissioner Chuck Horton asked citizens to remember December 7 as Pearl Harbor Day and recognized the passing of Senator Bob Dole.

Chairman Daniell reminded citizens that the Oconee County government will be closed on Friday, December 24 and Monday, December 27 for Christmas holidays and Friday, December 31 for the New Year holiday.
Also, the Courthouse and government offices will close December 8, 2021 from Noon to 2pm for the annual employee Christmas luncheon.

Approval of Minutes:

Minutes of November 2, 2021 Regular Meeting, November 16, 2021 Town Hall Meeting, and November 30, 2021 Agenda Meeting:

ACTION:

Motion:	Mark Saxon made a motion to approve the minutes of the November 2 Regular Meeting, November 16 Town Hall Meeting and November 30 Agenda Meeting.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed.**

Rezone No. P21-0188:

Applicants:	Frank Pittman
Owners:	Resurgence Park, LLC
Location:	1406 Resurgence Drive
Acreage:	±4.80 acres
Zoning:	B-2 (Highway Business District)
Request:	B-2 (Highway Business District) with modifications to Rezone #6358

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 (Highway Business District) in the Regional Center Character Area. The applicants/owners request the rezone #6358 be modified from approval for a hotel to approval for a medical office. Planning Commission and Staff recommend approval with three conditions.

The Public Hearing was opened.

Frank Pittman, 1400 Saxon Road, Watkinsville, represents purchaser of the property, University Cancer and Blood Center. They had originally purchased a smaller lot in Resurgence Park for a satellite office, but are now planning a bigger facility. They are purchasing this lot which was previously zoned for a hotel. Construction is planned for 2022 to 2024.

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 made a motion to approve Rezone No. P21-0188 from B-2 (Highway Business District) to B-2 (Highway Business District) with modifications to allow for a medical office, 1406 Resurgence Drive, with three 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 #P21-0188 with three conditions.** *(See documentation in Ordinance and Resolutions Book No. 22.)*

Rezone No. P21-0190:

Applicants:	Beall & Company, LLC
Owners:	The Fairways at 316, LLC

Location:	Langford Drive/Langford Estates Place
Acreage:	±30.823 acres
Zoning:	AG (Agricultural District) and OIP (Office Institutional Professional District)
Request:	Modify Rezone #6560 and OIP (Office Institutional Professional 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) and OIP (Office Institutional Professional District) in the Regional Center Character Area. The applicants/owners request a modification of rezone #6560 and rezone additional acreage OIP to develop an assisted living community. This request is accompanied by special exception variance P21-0191 to allow one building to exceed the 40-foot maximum height. Staff recommend approval of this request with eight conditions. Planning Commission recommended approval subject to two additions to the eight conditions.

Variance No. P21-0191:

Applicant:	Beall & Company, LLC
Owner:	The Fairways at 316, LLC
Location:	Langford Road/Langford Estates Place
Acreage:	±30.823 acres
Zoning:	AG (Agricultural District) and OIP (Office Institutional Professional District)
Request:	Allow a proposed building to exceed the 40-foot maximum height in the OIP zoning district to allow for a 55-foot maximum height building.

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) and OIP (Office Institutional Professional District). Owner/Applicant requests a Variance to allow a proposed building to exceed the 40-foot maximum building height in OIP zoning district and allow a maximum height 55-foot, 4-story building. The variance request is accompanied by rezone #P21-0190 to rezone the property from AG (Agricultural District) and OIP (Office Institutional Professional District) to modify rezone #6560 to develop an assisted living community. Staff recommends approval with two conditions.

The Public Hearing was opened.

Ken Beall, 1041 Lake Welbrook Drive, representing the property owners, who propose an assisted living community. The infrastructure exists, but no buildings are in place yet. A plan will be designed for single story buildings closest to nearby residences and the four-story building will be the furthest away. The purchasers have agreed to additional buffering as requested by a neighbor at the Planning Commission meeting. The purchasers did request an 80 percent brick/stone exterior to allow architects to design the most attractive building possible.

Hal Grayson, 2620 Forest Way, Atlanta, is a partner in the development for high-end, rental independent living, assisted living and memory care. His partnership is currently constructing similar facilities across the country, along with a few others in Georgia.

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.

Chairman Daniell questioned the access onto Jennings Mill Road which was not included in the rezone.
Commissioner Horton expressed concerns about leaving the building conditions up to a staff person and recommended removing the condition that leaves the Planning Director as the decision maker.
County Attorney Daniel Haygood confirmed the Commission should be the one to define the standards in place of the Planning Director.

Commissioner Harden questioned whether the buffering to Jennings Mill property owners will be sufficient. Planning Director Guy Herring responded there will be a 25-foot buffer, screened year-round, which has been approved and seems sufficient.

ACTION:

Motion:	Amrey Harden made a motion to approve Rezone No. P21-0190 from AG (Agricultural District) and OIP (Office Institutional Professional District) to OIP (Office Institutional Professional District) with modifications to rezone #6560, ±30.823 acres, The Fairways at 316, from single family residential lots with conditions one though seven as originally submitted by Staff and condition eight amended as by Planning Commission.
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 #P21-0190 with eight conditions.** *(See documentation in Ordinance and Resolutions Book No. 22.)*

ACTION:

Motion:	Mark Thomas made a motion to approve Variance No. P21-0191, to allow a proposed building to increase the height requirement from 40-feet to 55-feet, ±30.823 acres; Langford Drive/Langford Estates Place 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 Variance P21-0191 with two conditions.** *(See documentation in Ordinance and Resolutions Book No. 22.)*

Board of Elections and Registration Appointments:

ACTION:

Motion:	Mark Saxon made a motion to appoint John Thomas "Jay" Hanley, III and Doug Hammond for four-year terms to begin January 1, 2022 and expire December 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.**

Farmland Preservation Ranking Committee Appointments:

ACTION:

Motion:	Amrey Harden made a motion to appoint James (Thad) Padgett and Thomas Verner for three-year terms to begin January 1, 2022 and expire December 31, 2024.
Second:	Mark Saxon
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed.**

Oconee County Library Advisory Board:

ACTION:

Motion:	Mark Saxon made a motion to appoint Rachel K. Watson and Laura French for five-year terms to begin January 1, 2022 and expire December 31, 2026.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

Voted Against Motion: None
Final Action: **Motion Passed.**

Consider Approval of a Contract for Housing Oglethorpe County Prisoners in Oconee County Jail:

Presented by: John Daniell, Chairman

Discussion: Chairman John Daniell requested ratification of a contract negotiated by Sheriff James Hale and Sheriff David Gabriel of Oglethorpe County to house Oglethorpe County prisoners in the Oconee County Jail. The contract has been reviewed by County attorney, Daniel Haygood, and attorney Chip Ferguson who represents Oglethorpe County.

ACTION:

Motion to Confirm: Chuck Horton made a motion to approve the contract to house prisoners in Oconee County as presented.
Second: Mark Saxon
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**

Consider Approval of the Jail Agreement with the City of Watkinsville:

Presented by: Chairman John Daniell

Discussion: Chairman John Daniell requested approval of an agreement between the City of Watkinsville and Oconee County to house City of Watkinsville prisoners in the Oconee County Jail.

ACTION:

Motion to Confirm: Mark Saxon made a motion to approve the contract to house prisoners in Oconee County as presented.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**

Presentation of the FY21 Audit Report:

Presented by: Clay Pilgrim, Accountant, Ruston & Company

Discussion: Rushton Accounting and Business Advisors presented their independent auditor report and provided an unmodified opinion of the County's financial records. Mr. Pilgrim presented to the Board "Report to the Board of Commissioners for the Fiscal Year ended June 30, 2021", "Annual Financial Report for the Fiscal Year ended June 30, 2021", and a required communication letter summarizing the findings. The financial condition of the County is strong with no material weaknesses or noncompliance noted and with one significant deficiency. He commended the staff on their cooperation during this process.

Sale of County Property by Sealed Bid - Ward and Elections Buildings:

Presented by: Wes Geddings, Finance Director

Discussion: Wes Geddings, Finance Director, requested approval to declare these two properties as surplus and advertise for sale by sealed bid. There will be no requirement to accept a bid. A survey has been completed on both properties for bidders to review.

Commissioner Harden questioned the parking area behind the Elections Building.
Daniel Haygood responded the area in the rear is considered an alley. There are four parking spots. Use of the County parking lot would not be part of the purchase.

ACTION:

Motion to Confirm:	Mark Saxon made a motion to allow the advertisement for sealed bids of the Ward and Elections Buildings.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Action/Motion:	**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:	Amrey Harden
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 Updated By-laws for Animal Services Citizen Advisory Committee.
2) Approval of the Board of Commissioner's Meeting Schedule for 2022.
3) Approval of the Board of Commissioner's Vice-Chairman Schedule for 2022-2025.
4) Approval to Amend the Fee Schedule of the Pay as You Throw Bag Program.
5) Approval of the 2022 Resurfacing Program and LMIG Application.
6) Approval of the Amendments to the Solid Waste Management Ordinance and Sanitation Operational Changes.
7) Approval of the 2022 Alcohol License Renewal Applications.

Meeting Adjourned:

Motion:	Mark Saxon made a motion 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:	6:55 p.m.

John Daniell
Chairman John Daniell

Holly Stephenson
Holly Stephenson, County Clerk

1-5-22
Date