

**Oconee County Board of Commissioners Meeting  
Administrative Building Commission Chambers  
August 1, 2023 – 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  
Holly Stephenson, County Clerk  
Guy Herring, Planning and Code Enforcement Director  
Kyle Stephens, Planner  
Ethan Perry, Planner  
Melissa Braswell, Finance Director  
Diane Baggett, Communications Manager

**Call to Order:** 6:00 p.m.

Chairman John Daniell called the meeting to order.

**Pledge of Allegiance:**

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

**Approval of Agenda:**

**ACTION:**

|                           |                                                                  |
|---------------------------|------------------------------------------------------------------|
| Motion:                   | Chuck Horton made a motion to approve the August 1, 2023 Agenda. |
| Second:                   | Mark Thomas                                                      |
| Voted in Favor of Motion: | Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon              |
| Voted Against Motion:     | None                                                             |
| Final Action:             | <b>Motion Passed.</b>                                            |

**Statements and Remarks from Citizens:**

None.

**Statements and Remarks from Commissioners:**

Chairman Daniell announced open appointments for the following committees: the Oconee County Planning Commission has two appointments from October 1, 2023 to September 30, 2027; the Recreational Advisory Committee has five appointments from October 1, 2023 to September 30, 2025; and KOCBC has one appointment from October 1, 2023 to June 30, 2025. Applications are accepted through the county website with an application deadline of August 18.

**Recognition of Wendell and Betty Dawson:**

|               |                                                                                                                                                                                                                           |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Presented by: | John Daniell, Chairman                                                                                                                                                                                                    |
| Discussion:   | Commissioner Harden read a Resolution honoring Wendell and Betty Dawson for their many years of service to the county and naming of the future Oconee County Park Facilities at the Rocky Branch LAS site in their honor. |

**Approval of Minutes:**

**Minutes of July 11, 2023 Regular Meeting and July 25, 2023 Agenda Meeting:**

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**ACTION:**

Motion: Mark Saxon made a motion to approve the July 11, 2023 Regular Meeting and the July 25, 2023 Agenda Meeting minutes.

Second: Chuck Horton

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

Voted Against Motion: None

Final Action: **Motion Passed.**

Commissioner Thomas recused himself and left the room.

**Rezone No. P23-0120:**

|                    |                                                                                  |
|--------------------|----------------------------------------------------------------------------------|
| <b>Applicants:</b> | Frank Pittman                                                                    |
| <b>Owners:</b>     | Core Blend Training, LLC                                                         |
| <b>Location:</b>   | 1020 Jamestown Blvd                                                              |
| <b>Acreage:</b>    | ±2.13                                                                            |
| <b>Zoning:</b>     | B-1 (General Business District)                                                  |
| <b>Request:</b>    | Change in conditions of #5693 to allow for an office building and a gym 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 B-1 (General Business District) in the Civic Center Character Area. The applicants/owners request a change in conditions for Rezone #5693 to modify the existing B-1 zoning to allow for an office building and a gym building. The Planning Commission and Staff recommend approval of this request with three conditions.

*The Public Hearing was opened.*

*Frank Pittman, Pittman & Greer*, requests approval for the rezone modification from a retail shopping center to allow for an office building and a gym building. He states there would be a decrease in both traffic and sewer usage with this new condition.

*There were no further comments in favor of the request and no comments against the request.*

*The Public Hearing was closed.*

**ACTION:**

Motion: Chuck Horton made a motion to approve Rezone No. P23-0120 for Core Blend Training, LLC change in conditions of B-1 (General Business District), ±2.13 acres, 1020 Jamestown Blvd. with three conditions.

Second: Mark Saxon

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

Voted Against Motion: None

Final Action: **Motion Passed to approve Rezone #P23-0120 with three conditions.**  
(See documentation in Ordinance and Resolutions Book No. 23.)

Commissioner Thomas rejoined the meeting.

**Special Use No. P23-0116:**

|                    |                                |
|--------------------|--------------------------------|
| <b>Applicants:</b> | Carter Engineering Consultants |
| <b>Owners:</b>     | Prince Avenue Baptist Church   |
| <b>Location:</b>   | 2201 Ruth Jackson Road         |
| <b>Acreage:</b>    | ±74.41                         |
| <b>Zoning:</b>     | AG (Agricultural District)     |

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|                 |                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------|
| <b>Request:</b> | Change in conditions of Special Use #7787 to construct a gymnasium and additional parking |
|-----------------|-------------------------------------------------------------------------------------------|

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) in the Suburban Neighborhood Character Area. The applicants/owners request a change in conditions of Special Use #7787 to construct a gymnasium and associated parking. The Planning Commission and Staff recommend approval of this request with three conditions.

*The Public Hearing was opened.*

Jessie West, Carter Engineering, requests approval for the rezone modification due to the growth of the school.

*There were no further comments in favor of the request and no comments against the request.  
The Public Hearing was closed.*

**ACTION:**

Motion: Mark Saxon made a motion to approve Special Use No. P23-0116 for Prince Avenue Baptist Church, ±74.41 acres, 2201 Ruth Jackson Road, 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 Special Use #P23-0116 with three conditions.**  
*(See documentation in Ordinance and Resolutions Book No. 23.)*

**Variance No. P23-0136:**

|                    |                                                           |
|--------------------|-----------------------------------------------------------|
| <b>Applicants:</b> | Ryan and Jennifer Hammock                                 |
| <b>Owners:</b>     | Ryan and Jennifer Hammock                                 |
| <b>Location:</b>   | 1400 Dove Creek Road                                      |
| <b>Acreage:</b>    | ±6.06                                                     |
| <b>Zoning:</b>     | AG (Agricultural District)                                |
| <b>Request:</b>    | Special Exception Variance to allow for a second driveway |

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 Country Estates Character Area. The applicants/owners request a variance from UDC Article 10, Sec. 1012.02.d(2) which requires 200 feet of road frontage per driveway from a County street or road to place a ground-mounted solar system in the front lot of the subject property. Staff recommends approval with one condition.

*The Public Hearing was opened.*

Ryan Hammock, 1400 Dove Creek Road, requests approval of the variance to add a second driveway for an accessory building similar to other homes on the street.

*There were no further comments in favor of the request and no comments against the request.  
The Public Hearing was closed.*

**ACTION:**

Motion: Chuck Horton made a motion to approve Variance No. P23-0136 for Ryan and Jennifer Hammock, ±6.06 acres, 1400 Dove Creek Road, adding a second driveway 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 Variance #P23-0136 with one condition.**  
(See documentation in Ordinance and Resolutions Book No. 23.)

**Discuss and Consider the 2023 Tax Millage Levy for Oconee County Schools Maintenance and Operations:**

Presented by: Justin Kirouac, County Administrator  
Discussion: The Board of Education passed a motion recommending the school levy of 15.00 mills for maintenance and operation at their July 31, 2023 meeting, and Oconee County is in receipt of a letter confirming the approved rate from the School Superintendent.

**ACTION:**

Motion to Confirm: Mark Saxon made a motion to confirm the 2023 tax millage levy for Oconee County Schools Maintenance and Operations of 15.00 mills.  
Second: Mark Thomas  
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon  
Voted Against Motion: None  
Action/Motion: **Motion Passed.**

**Approval of the Issuance of the Walton County Water and Sewerage Authority Revenue Bonds (Oconee-Hard Labor Creek Reservoir Project), Series 2023, the Execution and Delivery of a Supplemental Intergovernmental Contract with Walton County Water and Sewerage Authority and other related matters:**

Presented by: Andrew Tritt, Stifel, and Jim Woodward, Gray, Pannell & Woodward, LLP  
Discussion: Andrew Tritt commended the county on having their bond rating upgraded to AAA, the 2<sup>nd</sup> smallest county in the nation to have this rating. The healthy financial position allowed the sale of \$12 million in bonds with a 4.11% bond yield.  
Attorney Jim Woodward requested adoption of the Resolution for the bond purchase agreement and authorizing Chairman to execute any necessary documents.

**ACTION:**

Motion: Chuck Horton made a motion to approve the bond resolution as submitted, along with the supplemental agreement and authorization for the Chairman to execute the necessary documents.  
Second: Mark Saxon  
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 Saxon made a motion to approve the consent agenda as presented.  
Second: Mark Thomas  
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 New Alcohol License for Jim N Nick's Bar-B-Q.

**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.

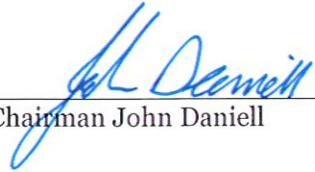
Mark Thomas

Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

None

**Motion Passed.**

6:26 p.m.

  
Chairman John Daniell

  
Holly Stephenson, County Clerk

9.12.23  
Date