

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
September 12, 2023 – 6:00 p.m.
Minutes**

Members Present:

Chairman John Daniell
Commissioner Mark Thomas
Commissioner Amrey Harden

Staff Present:

Justin Kirouac, County Administrator
Holly Stephenson, County Clerk
Guy Herring, Planning and Code Enforcement Director
Kyle Stephens, Planner
Diane Baggett, Communications Manager

Call to Order: 6:00 p.m.

Chairman John Daniell called the meeting to order.

Pledge of Allegiance:

County Administrator Justin Kirouac led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion:	Mark Thomas made a motion to approve the September 12, 2023 Agenda.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Amrey Harden, John Daniell
Voted Against Motion:	None
Final Action:	Motion Passed.

Statements and Remarks from Citizens:

Victoria Cruz, 1151 Lake Welbrook Drive, spoke of election concerns and support for paper ballots.

Statements and Remarks from Commissioners:

None.

Approval of Minutes:

Minutes of August 1, 2023 Regular Meeting and August 29, 2023 Agenda Meeting:

ACTION:

Motion:	Mark Thomas made a motion to approve the August 1, 2023 Regular Meeting and the August 29, 2023 Agenda Meeting minutes.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Amrey Harden, John Daniell
Voted Against Motion:	None
Final Action:	Motion Passed.

Recognition of September 18 – September 24, 2023 as Diaper Need Awareness Week in Oconee County:

Presented by: John Daniell, Chairman

Discussion: Commissioner Mark Thomas presented a proclamation to Erin Campbell, Executive Director and Founder of Athens Area Diaper Bank, recognizing September 18-September 24, 2023 as Diaper Need Awareness Week in Oconee County.

Rezone No. P23-0138:

Applicants:	Carter Engineering Consultants
Owners:	Hale's Holdings LLC
Location:	2000 Atlanta Highway
Acreage:	±2.05
Zoning:	B-1 (General Business District)
Request:	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 B-1 (General Business District) in the Corridor Commercial Character Area. The applicants/owners request a rezone to B-2 (Highway Business District) for commercial use to include Hale's Heating & Cooling, LLC and office rental space. The Planning Commission and Staff recommend approval of this request with five conditions.

The Public Hearing was opened.

Trey Hale, Hale's Heating and Cooling, requests approval of this rezone for expansion of his growing business with room for equipment storage.

Brian Kimsey, Carter Engineering Consultants, requests approval for the rezone to allow for Hale's Heating and Air to relocate to a larger space and the applicant/owner had no objections to the proposed conditions.

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

The Public Hearing was closed.

ACTION:

Motion: Mark Thomas made a motion to approve Rezone No. P23-0138 for Hale's Holding LLC, from B-1 (General Business District) to B-2 (Highway Business District), ±2.05 acres, 2000 Atlanta Highway with five conditions.

Second: Amrey Harden

Voted in Favor of Motion: Mark Thomas, Amrey Harden, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed to approve Rezone #P23-0138 with five conditions.**
(See documentation in Ordinance and Resolutions Book No. 23.)

Rezone No. P23-0139:

Applicants:	Carter Engineering Consultants
Owners:	Anderson-Wells II, LLC
Location:	Aiken Road, west of McNutt Creek Road
Acreage:	±29.44
Zoning:	City of Bogart: R-1 (Single Family Residential) and Oconee County: AG (Agricultural District)
Request:	Rezone a portion of the property in Oconee County to OBP

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, a larger portion of which was re-zoned from R-1 (Single Family Residential) to IND (industrial District) by the City of Bogart at their meeting last night, and the county portion is currently zoned AG (Agricultural District) in the Workplace Center Character Area. The applicants/owners request a rezone for the portion of the property in the county to OBP (Office Business Park)

Minutes – September 12, 2023

to bring into compliance the ongoing un-permitted uses of the property. The Planning Commission and Staff recommend approval of this request with five conditions.

The Public Hearing was opened.

Mark Campbell, Carter Engineering Consultants, requests approval for the rezone and the applicant/owner had no objections to the proposed conditions.

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

The Public Hearing was closed.

ACTION:

Motion: Amrey Harden made a motion to approve Rezone No. P23-0139 for Anderson-Wells II, LLC from R-1 (Single Family Residential) and AG (Agricultural District) to IND (Industrial District) and OBP (Office Business Park District), ±29.44 acres, Aiken Road, with five conditions.

Second: Mark Thomas

Voted in Favor of Motion: Mark Thomas, Amrey Harden, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed to approve Rezone #P23-0139 with five conditions.**
(See documentation in Ordinance and Resolutions Book No. 23.)

Variance No. P23-0140:

Applicants:	AllGood Properties, LLC
Owners:	AllGood Properties, LLC
Location:	McRee's Gin Road
Acreage:	±121.75
Zoning:	AG (Agricultural District)
Request:	Hardship Variance to allow for a private drive instead of subdivision 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) in the Country Estates Character Area. The applicants/owners request a hardship variance from UDC Sections 1008.04(a), 1008.05(h(1)), and 1008.06 (a and d) to reduce the pavement width, increase the slope and grade from a subdivision street. Staff recommends approval with one condition.

The Public Hearing was opened.

Logan Waters, DuSouth Engineering, requests approval of the variance for installation of a private drive and maintain the natural character of the area for access to three large lots.

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

The Public Hearing was closed.

ACTION:

Motion: Mark Thomas made a motion to approve Variance No. P23-0140 for AllGood Properties, LLC, ±121.75 acres, McRee's Gin Road, with one condition.

Second: Amrey Harden

Voted in Favor of Motion: Mark Thomas, Amrey Harden, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed to approve Variance #P23-0140 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 23.)

Variance No. P23-0147:

Applicants:	Will Brewer
Owners:	Will Brewer
Location:	2312 Maddison Avenue
Acreage:	±1.01
Zoning:	AR (Agricultural Residential District)
Request:	Special Exception Variance to reduce the minimum side set back to five feet for an existing shed

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 Sec. 410.01.c(2) on the feet required for a setback. Staff recommends approval with one condition.

The Public Hearing was opened.

Will Brewer, 2312 Maddison Avenue, requests approval of the variance to allow for a reduced side setback for existing shed.

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

The Public Hearing was closed.

Commissioner Harden confirmed with Mr. Herring that the variance would only apply to the portion of property where the shed sits.

ACTION:

Motion: Amrey Harden made a motion to approve Variance No. P23-0147 for Will Brewer, ±1.01 acres, 2312 Maddison Avenue, reducing the side set back to five feet with one condition.

Second: Mark Thomas

Voted in Favor of Motion: Mark Thomas, Amrey Harden, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed to approve Variance #P23-0147 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 23.)

Oconee County Recreation Advisory Board Appointments:

ACTION:

Motion: Amrey Harden made a motion to appoint Ray Kopaniasz, Jason Hewell, Joe Avolio, Leslie Hunsinger, and Robin Stevens to 2-year terms beginning October 1, 2023 and expiring September 30, 2025.

Second: Mark Thomas

Voted in Favor of Motion: Mark Thomas, Amrey Harden, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed.**

Keep Oconee County Beautiful Commission Appointment:

ACTION:

Motion: Mark Thomas made a motion to appoint Suzie Harvey to complete a two-year term beginning October 1, 2023 and expiring June 30, 2025.

Second: Amrey Harden

Voted in Favor of Motion: Mark Thomas, Amrey Harden, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed.**

Oconee County Planning Commission Appointments:

ACTION:

Motion: Amrey Harden made a motion to appoint Jim Jenkins and Courtney Elder to four-year terms to begin October 1, 2023 and expire September 30, 2027.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Amrey Harden, John Daniell
Voted Against Motion: None
Final Action: **Motion Passed.**

Discuss and Consider Budget Amendment to Allow Hotel Sales Tax Capital Funds to be used for Welcome Center Improvements:

Presented by: Justin Kirouac, County Administrator
Discussion: County Administrator Justin Kirouac requested a budget amendment to allow the Tourism and Visitor's Bureau to use \$50,000 hotel sales tax capital funds for Welcome Center improvements.

ACTION:

Motion to Confirm: Mark Thomas made a motion to approve the budget amendment to allow hotel sales tax capital funds to be used for Welcome Center improvements.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Amrey Harden, John Daniell
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 the consent agenda as presented.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Amrey Harden, John Daniell
Voted Against Motion: None
Final Action: **Motion Passed.**

- 1) Approval of the Agreement for Court Collection Services between i3 Verticals and Oconee County Probate Court.
- 2) Approval of the 2023 Resurfacing Contract Modification.
- 3) Approval of the Admin Building GDOT Right-of-Way Dedication.
- 4) Approval of the Abandonment of Hillsboro Road – North High Shoals.
- 5) Approval of the Memorandum of Understanding with the Tourism and Visitors Bureau for use of the William Daniel House as a Welcome Center.

Meeting Adjourned:

Motion: Mark Thomas made a motion to adjourn the meeting.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Amrey Harden

Voted Against Motion:

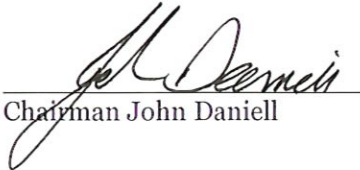
Action/Motion:

Meeting Adjourned:

None

Motion Passed.

6:27 p.m.


Chairman John Daniell


Holly Stephenson, County Clerk

10.3.23
Date