

OCONEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY  
Oconee County Administrative Building  
CALLED MEETING  
February 23, 2024

**MEMBERS PRESENT:**

Brock Toole, Chairman  
John Daniell, Vice Chairman (Chairman, Oconee County Board of Commissioners)  
Courtney Bernardi, Secretary (President, Oconee Chamber of Commerce)  
Rick Waller, Member

**OTHERS PRESENT:**

Daniel Haygood, Oconee County Attorney  
Holly Stephenson, Oconee County Clerk  
Don Phillips, IMI  
Jeremy Phillips, IMI

The meeting was called to order at 9:30 a.m., by Chairman Brock Toole.

**Approval of Agenda:**

On motion by Rick Waller and second by Courtney Bernardi, the Agenda was approved.

**Approval of Minutes:**

On motion by Rick Waller and second by Courtney Bernardi, the Minutes for the Called Meeting of January 23, 2024 were approved as presented.

**Discuss Design Guideline Changes in the Gateway Industrial Park:**

Jeremy and Don Phillips with IMI presented visual proposals for modern industrial style buildings at Gateway Industrial Park. The corporate headquarters planned will be all brick. They propose a different exterior for the surrounding buildings in a modern industrial look to include metal. The berm and vegetation planned will prevent highway traffic from seeing much of these buildings at all. The Committee asked for special attention be paid to the amount and type of vegetation around these buildings for coverage. Discussion continued in regards to the Code requirements.

Jeremy and Don Phillips exited the meeting.

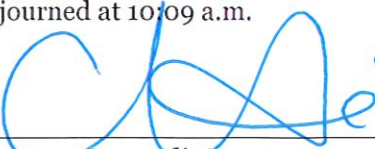
The Authority continued discussions in regards to the Code requirements, the percentage of exterior brick, and making the exterior aesthetics as appealing as possible.

Courtney Bernardi and Daniel Haygood led a discussion on TPA's submitted architectural plans for Gateway Industrial Park.

On motion by Rick Waller and second by Courtney Bernardi, the plans were unanimously approved as submitted.

**Adjourn:**

There being no further business, on motion by John Daniell and second by Rick Waller, the meeting was adjourned at 10:09 a.m.

  
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Courtney Bernardi, Secretary  
Oconee County Industrial Development Authority

3.15.24  
Date

Submitted by: Holly Stephenson, County Clerk