

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
April 2, 2024 – 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
Ethan Perry, Planner

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:	Chuck Horton made a motion to approve the April 2, 2024 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:

Victoria Cruz, Lake Welbrook, expressed her concerns with election bill SB189 if signed by Governor Kemp.

Suzannah Heimel argued the library not being a member of the ALA, American Library Association. Chairman Daniell responded that the Oconee Library is also not a member of the Georgia Library Association and tax payer money is not used to pay to join these organizations.

Fatma Gurel, Rockinwood, spoke in support of the library system and allowing parents to make decisions on books for their children.

Andrea Wellnitz, thanked the Commission for leaving the programming up to the library professionals.

Julie Mauck, Summit Grove, questioned the video footage of displays in the children's section of the library that offended some visitors at the grand opening.

Statements and Remarks from Commissioners:

Chairman Daniell mentioned the passing of former County Commissioner Sue Roach, the first female Commissioner of Oconee County.

Chairman Daniell addressed the serious accident at Snows Mill Road and SR53 which resulted in a fatality. He explained that the County approached GDOT in 2019 for assistance in making that intersection safer. The design is now complete, right-of-way approved, and right-of-way acquisition underway for a

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roundabout at the intersection with construction to begin in 2025. The Rays Church Road at SR53 roundabout will begin approximately twelve months after the Snows Mill roundabout.

Chairman Daniell reminded citizens of the 2nd Town Hall Meeting of 2024 on Tuesday, April 16th at 6pm.

Chairman Daniell explained the ten questions on the upcoming May primary election ballot in regards to Homestead Exemptions. All ten questions must pass for the new exemptions to be enacted.

Approval of Minutes:

Minutes of March 5, 2024 Regular Meeting and March 26, 2024 Agenda Meeting:

ACTION:

Motion: Mark Saxon made a motion to approve the March 5, 2024 Regular Meeting minutes and the March 26, 2024 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.**

Oconee County Library Friends Day Proclamation:

Presented by: John Daniell, Chairman
Commissioner Saxon presented a proclamation proclaiming Tuesday, April 2, 2024 as Oconee County Library Friends Day in Oconee County, Georgia.

Rezone No. P24-0010:

Applicants:	John Washington
Owners:	John and Donna Washington
Location:	5671 Hog Mountain Road
Acreage:	±4.83
Zoning:	AG (Agricultural District)
Request:	AR (Agricultural Residential 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) in the Country Estates Character Area. The applicants/owners request a rezone to AR (Agricultural Residential District) to separate their home from their farm. The Planning Commission and Staff recommend approval of this request with one condition.

The Public Hearing was opened.

John Washington, 5671 Hog Mountain Road, owner, had no comments to add.

*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. P24-0010 for John and Donna Washington, AG to AR, ±4.83 acres, 5671 Hog Mountain Road with one condition.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed to approve Rezone #P24-0010 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 24.)

Rezone No. P24-0011:

Applicants:	Thomas Senyitko and Kristin Shea
Owners:	Thomas Senyitko and Kristin Shea
Location:	2300 and 2250 New High Shoals Road
Acreage:	±23.11
Zoning:	AG (Agricultural District)
Request:	AR-3 (Agricultural Residential Three Acre 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) in the Country Estates Character Area. The applicants/owners request a rezone to AR-3 (Agricultural Residential Three Acre District) in order to create a five-lot subdivision. Staff and Planning Commission recommend approval of the request with four conditions.

The Public Hearing was opened.

Kristin Shea and Thomas Senyitko, owners, requests approval for additional lots for family members.

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 Rezone No. P24-0011 for Thomas Senyitko and Kristin Shea, AG (Agricultural District) to AR-3 (Agricultural Residential Three Acre District), ±23.11 acres, 2300 and 2250 New High Shoals, with four 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 #P24-0011 with four conditions.**
(See documentation in Ordinance and Resolutions Book No. 24.)

Special Use No. P24-0008:

Applicants:	Pittman & Greer Engineering
Owners:	Fellowship Baptist Church
Location:	1820 Rays Church Road
Acreage:	±10.02
Zoning:	AG (Agricultural District)
Request:	Special use approval for a Community-Scale Church

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 special use approval to allow the expansion of the current church campus to accommodate 500 people in the primary area of assembly. The Planning Commission and Staff recommend approval of the request with four conditions.

The Public Hearing was opened.

Justin Greer, Pittman & Greer Engineering, representing the owner, requests approval for the special use to allow expansion of the current church building and campus.

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

The Public Hearing was closed.

Commissioner Thomas asked if there was objection to the additional condition from the Planning Commission. Mr. Greer stated there are no objections.

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ACTION:

Motion: Chuck Horton made a motion to approve Special Use P24-0008, Fellowship Baptist Church, expansion of the church campus, ±10.02 acres, 1820 Rays Church Road with five conditions.

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 Special Use P24-0008 with five conditions.**
(See documentation in Ordinance and Resolutions Book No. 24.)

Variance No. P23-0282:

Applicants:	Matthew Godbee
Owners:	Matthew Godbee
Location:	1719 Shoal Creek Way
Acreage:	±0.75
Zoning:	AR (Agricultural Residential District)
Request:	Reduction in setback from 15 feet to 0.21 feet

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) and OIP (Office Institutional Professional District) in the Country Estates Character Area. The applicants/owners request a special exception variance from UDC Sec. 409.01 reducing the setback variance from 15 feet to 0.21 feet. Staff recommends approval of the request with two conditions.

The Public Hearing was opened.

Matthew Godbee, 1719 Shoal Creek Way, had no comments to add.

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. P23-0282 for Matthew Godbee, reduction in setback, ±0.75-acre, 1719 Shoal Creek Way, with two 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 Variance #P23-0282 with two conditions.**
(See documentation in Ordinance and Resolutions Book No. 24.)

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 Saxon

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 Hazard Mitigation Plan Update.

- 2) Approval of Additional FY24 Funding for Law Enforcement Equipment.
- 3) Approval of OVP Tennis Court Expansion Project.

Executive Session:

Motion: Mark Thomas made a motion to adjourn into Executive Session to discuss land acquisition.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Adjourn into Executive Session: 6: 29 p.m.

No action was taken in Executive Session.

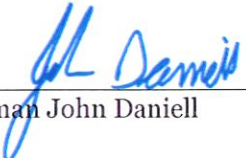
Executive Session Adjourned: 6:33 p.m.

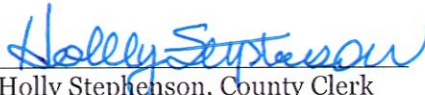
Regular Session:

Motion: Mark Thomas made a motion to adjourn back into Regular Session.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Adjourned into Regular Session: 6:34 p.m.

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: 6:34 p.m.


Chairman John Daniell

 5-7-24
Holly Stephenson, County Clerk Date