

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
September 10, 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
Diane Baggett, Communications Manager
Donna Norton, Budget Officer
Guy Herring, Planning and Code Enforcement Director
David Webb, Senior Planner
Kyle Stephens, Planner
Ethan Perry, Planner
Cindy Pritchard, KOCBC Director

Call to Order: 6:00 p.m.

Chairman John Daniell called the meeting to order.

Pledge of Allegiance:

County Clerk Holly Stephenson led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion:	Mark Thomas made a motion to approve the September 10, 2024 Agenda.
Second:	Chuck Horton
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 discussed various voting issues.

Statements and Remarks from Commissioners:

None.

Approval of Minutes:

Minutes of August 6, 2024 Regular Meeting and August 27, 2024 Agenda Meeting:

ACTION:

Motion:	Mark Saxon made a motion to approve the August 6, 2024 Regular Meeting minutes and the August 27, 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.

Minutes – September 10, 2024

Proclamation Announcing the Greatest American Cleanup with KOCBC:

Presented by: John Daniell, Chairman
Commissioner Horton presented a proclamation to Cindy Pritchard with KOCBC to kick off the Greatest American Cleanup in Oconee County.

Rezone No. P24-0099:

Applicants:	Arryss Wagner
Owners:	Arryss Wagner
Location:	1195 Old Barnett Shoals Road
Acreage:	±13.06
Zoning:	AR (Agricultural Residential District)
Request:	AR to AG (Agricultural) and Modify Conditions of Previous Zoning #5490

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 Agricultural Preservation Character Area. The applicant/owner requests a rezone from AR to AG (Agricultural District) and remove the conditions of previous zoning #5490 to build a single-family home. Staff and the Planning Commission recommended approval with one condition.

The Public Hearing was opened.

Arryss Wagner, owner, requests the rezone and modification to build a home for his family.

*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. P24-0099 for Arryss Wagner, rezone from AR to AG and modify conditions of previous zoning, ±13.06 acres, 1195 Old Barnett Shoals Road, with one condition.
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 #P24-0099 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 24.)

Variance No. P24-0101:

Applicants:	Phillip Kinney
Owners:	Phillip Kinney
Location:	1241 Elder Road
Acreage:	±21.56
Zoning:	AG (Agricultural District)
Request:	Special Exception Variance to vary maximum length and minimum width of a private access drive to serve an additional lot

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 owner requests a variance from UDC Sec. 1012.07.a to allow an existing private access drive to serve an additional proposed lot and exceed 2,000 feet. Staff recommends approval of this request with two conditions.

The Public Hearing was opened.

Phillip Kinney, owner, agreed with the request.

*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. P24-0101 for Phillip Kinney, request to vary maximum length and minimum width; ± 21.56 acres, 1241 Elder Road with two conditions.
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 Variance #P24-0101 with two conditions.**
(See documentation in Ordinance and Resolutions Book No. 24.)

Appeal of Administrative Decision No. P24-0124:

Applicants:	DC Blox Inc.
Owners:	Patricia Harrison
Location:	2362 Gober Road
Acreage:	± 0.5
Zoning:	AG (Agricultural District)
Request:	Appeal of Administrative Decision requiring a structure for screening

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for an appeal of the administrative decision for the property, which is currently zoned AG (Agricultural District) in the Agricultural Preservation Character Area. The owner appeals the decision of the Planning Director to not allow a hardship variance request for the approved structure to qualify as Alternative ("Stealth") Towers and Antennae.

The Public Hearing was opened.

David Ellison, on behalf of the owner, requests an appeal of the administrative decision to not accept a hardship variance request to replace a structure with an opaque fence. The variance application was rejected by the Planning Director, so the appeal is being presented to the Board of Commissioners.

David Patrick, Gober Road, neighbor of the property, states the property is currently an eyesore.

Amy Lanclos, Gober Road, spoke in favor of keeping the property as visually appealing as possible.

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

Chairman Daniell confirmed with Mr. Ellison that the tenant is operating a business without a Certificate of Occupancy. Mr. Ellison acknowledged an Enforcement issue, but states plans will be revised.

ACTION:

Motion: Chuck Horton made a motion to deny an appeal of administrative decision P24-0124; DC Blox; ± 0.5 acres; 2362 Gober Road; Alternative Stealth Towers.
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 deny.**
(See documentation in Ordinance and Resolutions Book No. 24.)

Oconee County Recreation Advisory Board Appointments:

ACTION:

Motion: Amrey Harden made a motion to appoint Richard Ashmore, Giles Moree, Dan Moore and Wesley Scott to two-year terms beginning October 1, 2024 and expiring September 30, 2026.

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 Planning Commission Appointments:

ACTION:

Motion: Amrey Harden made a motion to appoint Charles Hunt, James Staples, Colby Baker and Nathan Byrd to four-year terms beginning October 1, 2024 and expiring September 30, 2028.

Second: Mark Thomas

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 Thomas made a motion to approve all items as presented on the Consent Agenda.

Second: Chuck Horton

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 Millers Lake Drive Culvert Replacement Bid Award.
- 2) Approval of the Farmland Preservation Committee Recommendation for FY25.
- 3) Approval of the Viper Upgrade for the Sheriff's Office.
- 4) Approval of a New Alcohol License for The Village Market.

Executive Session:

Motion: Mark Saxon made a motion to adjourn into Executive Session to discuss land acquisition and personnel matters.

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: 6:27 p.m.

No action was taken in Executive Session.

Executive Session Adjourned: 7:05 p.m.

Regular Session:

Motion: Amrey Harden made a motion to adjourn back into Regular Session.

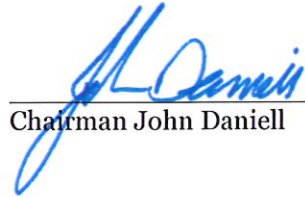
Second:
Voted in Favor of Motion:
Voted Against Motion:
Action/Motion:
Adjourned into Regular Session:

Mark Saxon
Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
None
Motion Passed.
7:06 p.m.

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.
7:06 p.m.


Chairman John Daniell


Holly Stephenson, County Clerk

10-1-24
Date