

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
April 1, 2025 – 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
Diane Baggett, Communications Director
Melissa Braswell, Finance Director
Donna Norton, Budget Officer
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:

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

Approval of Agenda:

ACTION:

Motion:	Mark Thomas made a motion to approve the April 1, 2025 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:

Jeff Morgan, 2340 Watson Springs Road, addressed safety on Colham Ferry Road with the Commissioners.

Statements and Remarks from Commissioners:

Chairman Daniell announced KOCBC will host a Drive-Thru Shred Day at OVP on April 18, 2025 from 11am-1pm.
The Clotfelter Road closure for bridge replacement will begin June 2 and continue through September 30.

Approval of Minutes:

Minutes of March 4, 2025 Regular Meeting and March 25, 2025 Agenda Meeting:

ACTION:

Motion:	Mark Saxon made a motion to approve the March 4, 2025 Regular Meeting minutes and the March 25, 2025 Agenda Meeting minutes.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Rezone No. P24-0240:

Applicants:	JPC Design and Construction, LLC
Owners:	Green Oaks Farm Enterprises, LP & William B. Jones
Location:	U.S. Highway 78 at Mars Hill Road
Acreage:	±43.9
Zoning:	AG (Agricultural District)
Request:	Rezone ±0.902 acres from AG to B-2 to provide a proposed access drive that connects to an existing B-2 zoned property.

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 Regional Center Character Area. The applicant/owners request a rezone of ±0.902 acres from AG to B-2 (Highway Business District) to provide a proposed access drive that connects to an existing B-2 zoned property. The Planning Commission and Staff recommend approval of this request with six conditions.

Rezone No. P24-0248:

Applicants:	JPC Design and Construction, LLC
Owners:	Green Oaks Farm Enterprises, LP & William B. Jones
Location:	2430 Monroe Highway
Acreage:	±32.8
Zoning:	B-2 (Highway Business District)
Request:	Modification of previous rezone #7702 to amend ±0.902 acres from AG to B-2 to provide a proposed access drive that connects to an existing B-2 zoned property.

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 Regional Center Character Area. The applicant/owners request a rezone of ±0.902 acres from AG to B-2 (Highway Business District) to provide a proposed access drive that connects to an existing B-2 zoned property. The Planning Commission and Staff recommend approval of this request with eleven conditions.

The Public Hearing was opened.

Jeremy Crosby, 264 Alabama Blvd, Jackson, applicant, requested approval of both rezones, allowing the center to have two entrances and exits. He explained the professional building may or may not be a hotel.

Fred Hand, 3350 Riverwood Parkway, Atlanta, spoke in favor of the rezones.

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. P24-0240 for Green Oaks Farm Enterprises, LP, ±43.9 acres, U.S. Highway 78 at Mars Hill Road, AG to B-2, with six 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 #P24-0240 with six conditions.**
(See documentation in Ordinance and Resolutions Book No. 25.)

ACTION:

Motion: Mark Saxon made a motion to approve Rezone No. P24-0248 for Green Oaks Farm Enterprises, LP, ±32.08 acres, 2430 Monroe Highway 78; modification of previous rezone #7702, with eleven conditions.

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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 #P24-0248 with eleven conditions.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Rezone No. P24-0256:

Applicants:	Carter Engineering Consultants
Owners:	Industrial Property Management, LLC
Location:	Aiken Road
Acreage:	±52.8 (±45.6 acres unincorporated, ±7.2 in City of Bogart)
Zoning:	OBP (Office Business Park)
Request:	Modify the conditions of Rezone P24-0067 to revise the concept plan

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned OBP (Office Business Park) in the Workplace Center Character Area. The applicant/owners request a modification of Rezone P24-0067 for an existing OBP zoned property to revise the concept plan with a shift of building locations and delete previous conditions on buffers. The Planning Commission and Staff recommend approval of this request with eight conditions.

The Public Hearing was opened.

Jeremy Phillips, IMI and Industrial Property Management, LLC, owner, explained the request to revise the concept plan, enabling his company to expand while staying in the county.

Brian Kimsey, Carter Engineering Consultants, applicant, explained the need for modification of the proposed concept plan as the design process began. He explained the request for a change in buffering and requested a modification of Condition 2C for no berm and no fence on the western property line due to other buffering already required.

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

There were numerous questions and a lengthy discussion between the Commissioner and Mr. Kimsey and Mr. Phillips in regards to buffering. Conditions 4C and 4B were both discussed further with several options suggested for the western side of the property.

ACTION:

Motion: Mark Saxon made a motion to approve the Rezone No. P24-0256 for Industrial Property Management, LLC, modification of Rezone P24-0067, ±45.6 acres, Aiken Road with eight conditions to include a modification to condition 4C to allow 100-foot planted buffer as proposed by the applicant on the western side of the property with no berm and no fence and another modification to condition 4B to allow for a five foot berm and six foot fence or an eleven foot berm.

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 #P24-0256 with eight conditions.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Variance No. P25-0012:

Applicants:	Thomas McElhannon
Owners:	Thomas McElhannon
Location:	2450 Colham Ferry Road
Acreage:	±6.42
Zoning:	AG (Agricultural District)
Request:	Reduction in Setback Variance from 200 feet to 65.96 feet for a garage

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 Rural Places Character Area. The applicant/owner requests a special exception variance from UDC Section 348.a to reduce the required private freestanding garage setback from 200 feet to 65.96 feet. Staff recommends approval with one condition.

The Public Hearing was opened.

Thomas McElhannon, applicant, requests approval of the variance for an additional garage.

Fayette McElhannon, father of the applicant, spoke in favor of 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: Mark Thomas made a motion to approve Variance No. P25-0012 for Thomas McElhannon, reduction in required setbacks, ±6.42 acres, 2450 Colham Ferry Road 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 P25-0012 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Discuss and Consider an RFP for Audit Services:

Presented by: Justin Kirouac, County Administrator

Discussion: County Administrator Justin Kirouac requests approval of the award of an RFP for audit services to Rushton for the next five years as selected by the Audit Committee.

ACTION

Motion: Chuck Horton made a motion to approve the award of the audit service RFP to Rushton.

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: Chuck Horton made a motion to approve all items as presented on the Consent Agenda.

Second: Amrey Harden

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

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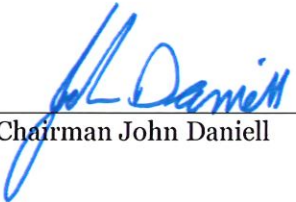
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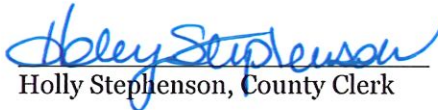
Voted Against Motion: None
Final Action: **Motion Passed.**

- 1) Approval of the Award of ISO Fire Hydrant Flow Testing and Inspection Program.
- 2) Approval of the Design Services Contract for Dawson Park.

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: 6:59 p.m.


Chairman John Daniell


Holly Stephenson, County Clerk

5-6-25
Date