Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
July 8, 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
Holly Stephenson, County Clerk
Donna Norton, Budget Officer
Guy Herring, Planning and Code Enforcement Director
David Webb, Senior Planner
Kyle Stephens, Planner
Ethan Perry, Planner

Call to Order: 6:00 p.m.
Chairman John Daniell called the meeting to order.

Pledge of Allegiance:
Commissioner Amrey Harden led the Pledge after a moment of silence.

Approval of Agenda:
ACTION:

Motion:	Mark Saxon made a motion to approve the July 8, 2025 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:
Jeff Morgan, 2340 Watson Springs Road, discussed safety concerns on Colham Ferry Road, requesting stop signs at the intersection of Astondale Road until the roundabout can be completed.

Jenny Morgan, 2340 Watson Springs Road, discussed traffic safety concerns and speeding issues on Colham Ferry Road.

Vicki Hammond, 1210 Clotfelter Road, thanked the Civic Center Director and staff on behalf of the OCHS Class of 75 and the OC Alumni Association for an incredible alumni banquet held on June 14, 2025.

Statements and Remarks from Commissioners:
Chairman John Daniell advised that road resurfacing work started this week in Keeneland Subdivision, Chestnut Hill, and New High Shoals Road.
A Tire and Battery Amnesty is currently underway at the Highway 441 Waste and Recycling Center through July 30. Hours of operation are Monday, Wednesday, Friday and Saturday from 8-4:30.
The Jimmy Daniel Waste and Recycling Center will permanently close on July 30 for interchange construction.

Oconee 101, a ten-session course on Oconee County Government open to the public, is accepting applications through August 1, 2025.

Approval of Minutes:

Minutes of June 3, 2025 Regular Meeting and June 24, 2025 Agenda Meeting:

ACTION:

Motion:	Chuck Horton made a motion to approve the June 3, 2025 Regular Meeting minutes and the June 24, 2025 Agenda Meeting minutes.
Second:	Mark Saxon
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed.**

Rezone No. P25-0079:

Applicants:	Pittman and Greer Engineering
Owners:	CK Capital, LLC
Location:	Mars Hill and Bell Road
Acreage:	±14.499
Zoning:	AG (Agricultural District)
Request:	OIP (Office-Institutional-Professional District), OBP (Office-Business Park District) and 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 AG (Agricultural District) in the Regional Center Character Area. The applicant and owner request a rezone to a mix of B-2 (Highway Business), OBP (Office-Business Park, and OIP (Office-Institutional-Professional) to allow for nine lots for commercial offices and warehousing. Staff recommended approval for OBP and OIP with no B-2 Zoning, with nine conditions. The Planning Commission recommended approval, adding condition #10 for additional buffering and an eight-foot privacy fence.

ACTION:

Motion:	Chuck Horton made a motion to table Rezone No. P25-0079 for CK Capital, LLC, ±14.499 acres, Mars Hill Road at Bell Road until August 5, 2025.
Second:	Amrey Harden
Final Action:	**After discussion, Motion Rescinded by Commissioner Horton.**

The Public Hearing was opened.

Frank Pittman, Pittman and Greer Engineering, applicant, requests approval for a maximum of nine lots and is willing to amend the proposed B-2 lots to OBP. A traffic study was completed, and all access will be from Mars Hill Road. He stated the required 25-foot buffer for OIP next to residential property would be increased to 50 feet as discussed with the Planning Commission. However, there is no room for that buffer along Bell Road. The owner would agree to additional fencing or landscaping buffers.

There were no further comments in favor of the request.

Gerry Bales, 1051 Timber Ridge Road, adjoining property owner, spoke against the rezone request.

Yaping Li, 1061 Timber Ridge Road, adjoining property owner, spoke against the rezone.

Charles Jones, 1101 Timber Bridge Road, neighbor of the property, spoke against the rezone.

Danny Delgato, 1101 Bell Road, neighbor of the property, spoke against the rezone.

Don Norris, 1161 Bell Road, neighbor of the property, spoke against the rezone.

There were no further comments against the request.

Rebuttal:

Frank Pittman, Pittman and Greer Engineering, applicant, addressed citizen concerns on property values, lighting, stormwater run-off, buffering, and the traffic study.

The Public Hearing was closed.

Commissioner Harden questioned the gravel storage area.
Mr. Pittman responded the left side area would be a gravel lot for contractor equipment and materials.
Traffic issues in front of Down's Preschool were discussed with Mr. Pittman and Mr. Justin Greer.
Commissioner Horton asked the owner about discussions with the neighbors.

ACTION:

Motion:	Amrey Harden made a motion to deny Rezone No. P25-0079 for CK Capital, LLC, ±14.499 acres, Mars Hill Road at Bell Road.
Second:	Chuck Horton
Voted in Favor of Motion:	Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	Mark Thomas
Final Action:	**Motion Passed 3-1 to deny Rezone #P25-0079.** *(See documentation in Ordinance and Resolutions Book No. 25.)*

Rezone No. P25-0080:

Applicants:	Pittman and Greer Engineering
Owners:	Manor Holdings, LLC
Location:	Spartan Lane
Acreage:	±2.95
Zoning:	AG (Agricultural District) and AR (Agricultural Residential)
Request:	OIP (Office-Institutional-Professional 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 Neighborhood Village Character Area. The applicant and owner request a rezone to OIP (Office-Institutional-Professional District) to develop a medical office park. Staff and the Planning Commission recommended approval with eight conditions.

The Public Hearing was opened.

Frank Pittman, Pittman and Greer Engineering, applicant, requested approval of the rezone for up to three medical office buildings which is conducive for the area. The owner plans traffic improvements for location.

Sean Kirk, 1171 Thornwell Drive, co-owner who lives behind the property, spoke in favor of the rezone.

Matt Richardson, 1180 Allgood Road, co-owner who lives behind the property, spoke in favor of the rezone. Due to the location on a major highway, they expect development and plan

Gonzalo Galdamez, 1051 Spartan Lane, adjoining neighbor, spoke in favor of the rezone.

Brad Stephens, 1908 Spartan Estates Drive, co-owner and neighbor of the property, spoke in favor of the rezone.

There were no further comments in favor of the request.

John Thorsen, Crystal Hills Subdivision, Athens Academy Headmaster, requested road widening for a turn lane into the complex, along with stormwater run-off design plans for Spartan Lane.

There were no further comments against the request.

Frank Pittman, Pittman and Greer Engineering, applicant, responded that Spartan Lane would have a full left turn lane to address traffic concerns and possible widening. He also stated that the property would be drained away from Spartan Lane.

The Public Hearing was closed.

There was discussion regarding storm water drainage.
Commissioner Harden discussed the turn lanes off Spartan Lane with Mr. Pittman and Howard Drive traffic with Mr. Thorsen.
Commissioner Harden discussed the Neighborhood Village Center character area with Mr. Herring and Mr. Pittman to confirm the design is appropriate for the character area.
Commissioner Horton confirmed that all homeowners that adjoin the property spoke in favor of the request.
Commissioner Thomas discussed the sewer connection and line that will be in the GDOT right-of-way with Mr. Pittman.

ACTION:

Motion:	Mark Thomas made a motion to approve Rezone No. P25-0080 for Manor Holdings, LLC, ±2.95 acres, 1011 and 1031 Spartan Lane with eight 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 #P25-0080 with eight conditions.** *(See documentation in Ordinance and Resolutions Book No. 25.)*

Special Use P25-0081:

Applicants:	Rodney Jones
Owners:	Lenru Development, LLC
Location:	2421 Malcom Bridge Road, Building 800
Acreage:	±6.63
Zoning:	B-1 (General Business District)
Request:	Special Use Approval for Other Amusement and Recreation Uses

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 Suburban Neighborhood Character Area. The owner requests a Special Use Approval for a fully enclosed Family Entertainment Center, that falls under the UDC use of "Other Amusement and Recreation Uses." Staff and the Planning Commission recommend approval of this request with three conditions.

The Public Hearing was opened.

Rodney Jones, applicant, spoke in favor of the request.

Dawn Brinkley, business owner at 2421 Malcom Bridge Road, spoke in favor of the request.

Hank Randolph, 1331 Luke Circle, co-owner, spoke in favor of the request.

Naomi Ibanez, business owner, spoke in favor of the request.

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

Commissioner Harden confirmed that all activities will be inside the building and that the restaurant will be part of the same business as the event facility. Hours of operation were discussed based on neighborhood input. The Commissioners requested a condition to limit operations to 10:30pm.

ACTION:

Motion:	Chuck Horton made a motion to approve Special Use No. P25-0081 for Lenru Development, LLC, ±6.63 acres, 2421 Malcom Bridge Road, with four conditions, adding condition #4 to limit operating hours to 10:30pm.
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 Special Use #P25-0081 with four conditions.** *(See documentation in Ordinance and Resolutions Book No. 25.)*

Discuss and Consider Award of ISO Fire Hydrant Flow Testing and Inspection Program:

Presented by: Justin Kirouac, County Administrator

Discussion: County Administrator Justin Kirouac explained that the County is dissatisfied with the performance of the original contractor selected and the original contract has been terminated. The request is to now award the contract to Georgia Hydrant Services, Inc, authorizing the Chairman to sign the contract with a not to exceed cost of $200,000 The request included all necessary budget amendments up to the contract amount for the life of the contract.

The Public Comment Period was opened and there was no Public Comment.

ACTION:

Motion:	Mark Saxon made a motion to approve the Award of ISO Fire Hydrant Flow Testing and Inspection to Georgia Hydrant.
Second:	Chuck Horton
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 the consent agenda as presented.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed.**

1) Approval of Employee Merit and Equity Adjustments.

2) Approval of the Road Abandonment for Bishop Pointe Preserve Subdivision.

3) Approval of the FY26 Family Connection Contract.

4) Approval of the Award of the Sludge Disposal Contract.

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:	7:46p.m.

John Daniell	Holly Stephenson	8-5-25
Chairman John Daniell	Holly Stephenson, County Clerk	Date