

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
August 5, 2025 – 6:00 p.m.
Minutes**

Members Present:

Chairman John Daniell
Commissioner Chuck Horton
Commissioner Mark Saxon

Staff Present:

Mike Pruett, Acting County Attorney
Justin Kirouac, County Administrator
Holly Stephenson, County Clerk
Guy Herring, Planning and Code Enforcement Director
Jody Woodall, Public Works Director
Kyle Stephens, Planner
Ethan Perry, Planner

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 Saxon made a motion to approve the August 5, 2025 Agenda.
Second:	Chuck Horton
Voted in Favor of Motion:	Chuck Horton, Mark Saxon, John Daniell
Voted Against Motion:	None
Final Action:	Motion Passed.

Statements and Remarks from Citizens:

None.

Statements and Remarks from Commissioners:

Chairman John Daniell announced the next Town Hall Meeting has been rescheduled to September 23, 2025 at 6pm at the Administrative Building.

The county is currently accepting applications for two positions on the Planning Commission and five positions on the Recreation Advisory Committee. The deadline for applications is Friday, August 15th at noon.

The new roundabout at Lane Creek Road and Snows Mill Road is now open for traffic.

As requested, the County re-deployed radar signs on Colham Ferry Road between Essex Road and Coventry Road to gather speed data. Chairman Daniell reported the results with no vehicles traveling more than 9mph above the speed limit.

Approval of Minutes:

Minutes of July 8, 2025 Regular Meeting and July 29, 2025 Agenda Meeting:

ACTION:

Motion:	Chuck Horton made a motion to approve the July 8, 2025 Regular Meeting minutes and the July 29, 2025 Agenda Meeting minutes.
Second:	Mark Saxon
Voted in Favor of Motion:	Chuck Horton, Mark Saxon, John Daniell

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

Second Reading and Consideration of Updates to the Speed Detection Device Permit:

Presented by: Jody Woodall, Public Works Director
Discussion: This is the Second Reading of the Ordinance to amend the List of Roads for our Speed Detection Device Permit. At Administration's request, the existing List of Roads was evaluated using speed data and accident data, and the proposed changes presented by Jody Woodall, Public Works Director. Mr. Woodall presented traffic study data for Astondale Road as an example that will be submitted to GDOT for all roads. The recommendation is to adopt the Ordinance to establish the updated List of Roads.

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

ACTION:

Motion: Mark Saxon made a motion to approve the Ordinance to make Updates to the Speed Detection Device Permit.
Second: Chuck Horton
Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell
Voted Against Motion: None
Final Action: **Motion Passed.**

Rezone No. P24-0165:

Applicants:	South Engineering Resources
Owners:	SAKSS Bishop LLC
Location:	5300 Macon Highway
Acreage:	±2.89
Zoning:	AG (Agricultural District)
Request:	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 Rural Places Character Area. The applicant and owner request a rezone to B-2 (Highway Business District) to allow for the current convenience store and a restaurant. Staff and the Planning Commission recommend approval with seven conditions.

The Public Hearing was opened.

Lee Anderson, owner, requests rezone for a potential restaurant, additional parking, and a new sewer system at the current location.

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

Commissioner Horton asked for an explanation of water and septic.
Mr. Anderson stated the building is currently on a well and an outdated septic system. The current plan is to utilize county water and add a sewer system.

ACTION:

Motion: Chuck Horton made a motion to approve Rezone No. P24-0165 for SAKSS Bishop, LLC, AG to B-2, ±2.89 acres, 5300 Macon Highway with seven conditions.
Second: Mark Saxon
Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell

Voted Against Motion:
Final Action:

None

Motion Passed to approve Rezone #P24-0165 with seven conditions.

(See documentation in Ordinance and Resolutions Book No. 25.)

Rezone No. P24-0235:

Applicants:	Alexander and Sadie Ginn
Owners:	Alexander and Sadie Ginn
Location:	1967 and 1971 Flat Rock Road
Acreage:	±8.221
Zoning:	AR (Agricultural Residential District)
Request:	±6.221 to AG (Agricultural District) with ±2.0 acres to remain AR

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 Country Estates Character Area. The applicant and owner request a rezone to AG (Agricultural District) for ±6.221 acres, leaving ±2.0 acres in AR, to be able to convey 0.700 acres as part of a recombination plat. Staff and the Planning Commission recommended approval with two conditions.

The Public Hearing was opened.

Alexander Ginn, owner, requested approval of the rezone to allow him to sell 0.7 acre to a neighbor for additional buffer. The request will clean up lot lines.

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. P24-0235 for Alexander and Sadie Ginn, AR to AG, ±6.221 acres, 1967 and 1971 Flat Rock Road with two conditions.

Second: Chuck Horton

Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed to approve Rezone #P24-0235 with two conditions.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Variance No. P25-0097:

Applicants:	Alexander and Sadie Ginn
Owners:	Alexander and Sadie Ginn
Location:	1971 Flat Rock Road
Acreage:	±4.5
Zoning:	AR (Agricultural Residential District)
Request:	Reduction in the front yard setback from 30 feet to 22.1 feet and the side yard setback from 15 feet to 7.6 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) in the Country Estates Character Area. The applicant and owner request a special exception variance from UDC Article 4, Section 410.01 & Table 4.1 to reduce the required front yard setback from 30 feet to 22.1 feet and to reduce to required side yard setback from 15 feet to 7.6 feet to accommodate an existing structure. Staff recommended approval with one condition.

The Public Hearing was opened.

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

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The Public Hearing was closed.

ACTION:

Motion: Chuck Horton made a motion to approve Variance No. P25-0097 for Alexander and Sadie Ginn, reduce required front yard setback and side yard setback, ±4.5 acres, 1971 Flat Rock Road with one condition.

Second: Mark Saxon

Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed to approve Variance #P25-0097 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Variance No. P25-0098:

Applicants:	Alexander and Sadie Ginn
Owners:	Alexander and Sadie Ginn
Location:	1971 Flat Rock Road
Acreage:	±4.5
Zoning:	AR (Agricultural Residential District)
Request:	Reduction in the side yard setback from 15 feet to 13.3 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) in the Country Estates Character Area. The applicant and owner request a special exception variance from UDC Article 4, Section 410.01 & Table 4.1 to reduce the required side yard setback from 15 feet to 13.3 feet to accommodate an existing structure. Staff recommended approval with one condition.

The Public Hearing was opened.

There were no 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 Variance No. P25-0098 for Alexander and Sadie Ginn, reduce required side setback, ±4.5 acres, 1971 Flat Rock Road with one condition.

Second: Chuck Horton

Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed to approve Variance #P25-0098 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Rezone No. P25-0075:

Applicants:	Fortson, Bentley & Griffin PA
Owners:	Icy Forest, LLC
Location:	Old Barnett Shoals Road
Acreage:	±197.12
Zoning:	AR (Agricultural Residential District)
Request:	AG (Agricultural 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 AR (Agricultural Residential District) in the Agricultural Preservation Character Area. The applicant and owner request a rezone to AG (Agricultural District) and modify (delete)

the conditions of approval of the previous AR zoning case #5490. Staff and the Planning Commission recommend approval with one condition.

Rezone No. P25-0076:

Applicants:	Fortson, Bentley & Griffin PA
Owners:	Icy Forest, LLC
Location:	Godfrey Place
Acreage:	±6.56
Zoning:	AR (Agricultural Residential District)
Request:	AG (Agricultural 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 AR (Agricultural Residential District) in the Agricultural Preservation Character Area. The applicant and owner request a rezone to AG (Agricultural District) and modify (delete) the conditions of approval of the previous AR zoning case #5490. Staff and the Planning Commission recommend approval with one condition.

The Public Hearing was opened.

David Ellison, applicant, requests rezone to allow productive use of these parcels consistent with the comp plan and surrounding properties.

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. P25-0075 for Icy Forest, LLC, AR to AG, ±197.12 acres, Old Barnett Shoals Road with one condition.

Second: Mark Saxon

Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed to approve Rezone #P25-0075 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 25.)

ACTION:

Motion: Mark Saxon made a motion to approve Rezone No. P25-0076 for Icy Forest, LLC, AR to AG, ±6.56 acres, Godfrey Place with one condition.

Second: Chuck Horton

Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell

Voted Against Motion: None

Final Action: **Motion Passed to approve Rezone #P25-0076 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Rezone No. P25-0110:

Applicants:	Justin Greer
Owners:	Gildardo and Juana Sandra Orozco
Location:	1760 and 1830 Pete Dickens Road
Acreage:	±11.23
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 Suburban Neighborhood Character Area. The applicant and owner request a rezone to AR (Agricultural Residential District) for a total of five lots to be developed. Staff and the Planning Commission recommend approval with three conditions.

The Public Hearing was opened.

Justin Greer, Pittman and Greer Engineering, applicant, requested approval for the rezone and asked that Condition #2 be removed as the properties will be served by wells.

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

Chairman Daniell asked for clarification on Condition #2.

Mr. Herring responded that the condition only applies if public water is utilized. If wells are proposed, the condition will not apply and removal will not matter.

ACTION:

Motion: Chuck Horton made a motion to approve Rezone No. P25-0110 for Gilardo Orozco, AG to AR, ±11.23 acres, 1760 and 1830 Pete Dickens Road with three conditions.
Second: Mark Saxon
Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell
Voted Against Motion: None
Final Action: **Motion Passed to approve Rezone #P25-0110 with three conditions.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Variance No. P25-0120:

Applicants:	Gary Gilmer
Owners:	Milton Masciadri
Location:	1010 Brookview Place
Acreage:	±2.25
Zoning:	AR (Agricultural Residential District)
Request:	Allow a private freestanding garage in the front yard and reduce the required garage setback from 200 feet to 70.7 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) in the Regional Center Character Area. The applicant and owner request a special exception variance from UDC Section 348.a to allow a private freestanding garage in the front yard and reduce the required garage setback from 200 feet to 70.7 feet. Staff recommended approval with one condition.

The Public Hearing was opened.

Gary Gilmer, applicant, requested approval of the variance for a garage on a corner lot which has two front yard setbacks.

*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 Variance No. P25-0120 for Gary Gilmer, reduce front yard setback, ±2.25 acres, 1010 Brookview Place with one condition.

Second: Chuck Horton
Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell
Voted Against Motion: None
Final Action: **Motion Passed to approve Variance #P25-0120 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Rezone Use P25-0139:

Applicants:	Board of Commissioners
Owners:	Belfair Subdivision HOA and O.S. Properties, Inc c/o Milton Garland Sr
Location:	Monroe Highway and Pete Dickens Road
Acreage:	±0.119, 0.614, 0.288, 0.384, 0.096, and 0.378
Zoning:	R-1 (Single-family Residential), OIP (Office-Institutional-Professional), and B-2 (Highway Business District)
Request:	Amend conditions of Rezones 2385, 2581 and 2582 to remove the requirement for future right-of-way dedication

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned R-1 (Single-family Residential), OIP (Office-Institutional-Professional), and B-2 (Highway Business District) in the Community Village Character Area. The Board of Commissioners has initiated the rezone modification to amend the conditions of approval of rezonings 2385, 2581, 2582 to remove the requirement for future right-of-way dedication as it is no longer needed as indicated on the long-range transportation plans and reconfiguration of the US 78 and Pete Dickes Road intersection by GDOT. All other conditions of the prior rezones shall remain in effect. Staff recommends approval of this request, amending three conditions.

*The Public Hearing was opened.
There were no 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. P25-0139 Board of Commissioners; modifying conditions for approval for Existing Rezones #2385, 2581, 2582; Monroe Highway and Pete Dickens Road, with three conditions.
Second: Mark Saxon
Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell
Voted Against Motion: None
Final Action: **Motion Passed to approve Rezone #P25-0139.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Discuss and Consider the 2025 Tax Millage Levy for Oconee County Government Maintenance and Operations:

Presented by: John Daniell, Chairman
Discussion: Chairman Daniell stated the General Fund FY26 budget was adopted on June 3, 2025 in the amount of \$45,704,250, roughly a \$5 million increase over the FY25 budget. The tax digest exemptions increased both in the county and the cities due to homestead changes made this year. The recommendation based on the approved budget is for the 2025 mileage rate to be 4.184 for the unincorporated areas, which is lower than the full rollback amount; and 5.154 for the incorporated areas, which is also a full rollback. This would be the fifth consecutive year of a millage rate reduction, and the fourth year of a full rollback. Since 2020, the millage rate has been reduced by 2.5 mills.

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

ACTION:

Motion to Confirm: Mark Saxon made a motion to approve the 2025 tax millage levy for Oconee County Government Maintenance and Operations of 4.184 mills (unincorporated) and 5.154 mills (incorporated).
Second: Chuck Horton
Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell
Voted Against Motion: None
Action/Motion: **Motion Passed.**

Discuss and Consider the 2025 Tax Millage Levy for Oconee County Schools Maintenance and Operations:

Presented by: Justin Kirouac, County Administrator
Discussion: The Board of Education passed a motion recommending the school levy of 13.962 mills for maintenance and operation at their August 4, 2025 meeting, and Oconee County is in receipt of a letter confirming the approved rate from the School Superintendent.

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

ACTION:

Motion to Confirm: Chuck Horton made a motion to confirm the 2025 tax millage levy for Oconee County Schools Maintenance and Operations of 13.962 mills.
Second: Mark Saxon
Voted in Favor of Motion: Chuck Horton, Mark Saxon, John Daniell
Voted Against Motion: None
Action/Motion: **Motion Passed.**

Discuss and Consider the HCM Plaza Replacement:

Presented by: Justion Kirouac, County Administrator
Discussion: Parks and Recreation has budgeted to complete the final plaza at Herman C. Michael Park in the FY26 budget; however, the funds of \$14,879 need to be transferred to Capital site improvements. The request is to approve this transfer with the necessary budget amendment.

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

ACTION:

Motion to Confirm: Mark Saxon made a motion to approve the HCM Plaza Replacement as requested.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **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 Saxon
Voted in Favor of Motion: Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

- 1) Approval of the Bid Award for the Annual Construction for Water Mains and Sewer Collection Systems Improvements.
- 2) Approval of a Budget Amendment to Accommodate the July 2025 Run-off Election.
- 3) Approval of the Abandonment of Roadways and Right-of-ways in Bishop Pointe Preserve Subdivision.
- 4) Approval of the Renewal of the MOU with Tourism and Visitors Bureau.
- 5) Approval of the Oconee County Extension Office Support.
- 6) Approval of the Access Control and Security Camera Project.
- 7) Approval of the OVP Gym/Fitness Ceiling Repairs.
- 8) Approval of Additional Funds for GDOT PI0015656 Clotfelter Road@ Barber Creek.
- 9) Approval of an MOU with GDOT for Utility Relocation at SR316 and Dials Mill Road.

Adjourned:

Motion:

Second:

Voted in Favor of Motion:

Voted Against Motion:

Action/Motion:

Meeting Adjourned:

Mark Saxon made a motion to adjourn the meeting.

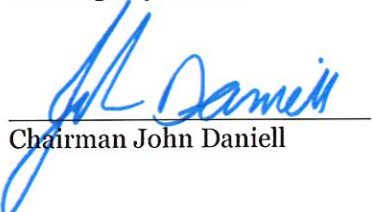
Chuck Horton

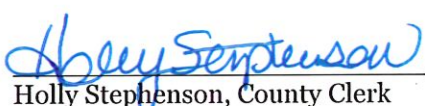
Chuck Horton, Mark Saxon, John Daniell

None

Motion Passed.

6:38 p.m.


Chairman John Daniell


Holly Stephenson, County Clerk

9-9-25
Date