

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
September 9, 2025 – 6:00 p.m.
Minutes**

Members Present:

Chairman John Daniell
Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner Amrey Harden

Staff Present:

Daniel Haygood, County Attorney
Justin Kirouac, County Administrator
Holly Stephenson, County Clerk
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:

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 September 9, 2025 Agenda.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden
Voted Against Motion:	None
Final Action:	Motion Passed.

Statements and Remarks from Citizens:

None.

Statements and Remarks from Commissioners:

None.

Approval of Minutes:

Minutes of August 5, 2025 Regular Meeting and August 26, 2025 Agenda Meeting:

ACTION:

Motion:	Chuck Horton made a motion to approve the August 5, 2025 Regular Meeting minutes and the August 26, 2025 Agenda Meeting minutes.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden
Voted Against Motion:	None
Final Action:	Motion Passed.

Variance P25-0135:

Applicants:	Pittman & Greer Engineering, P.C.
Owners:	Richard F. Grayson
Location:	1021 Moreland Way & Veterans Memorial Parkway
Acreage:	±3.2483
Zoning:	R-2 (Two-Family Residential District)
Request:	Special Exception Variance to reduce the required lot width

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-2 (Two-Family Residential District) in the Community Village Character Area. The owner requests a Special Exception Variance from Oconee County UDC Article 4, Section 408.01 and Table 4.1 to reduce the required minimum lot width from 150 feet to 100 feet. Staff recommends approval of this request with one condition.

The Public Hearing was opened.

Justin Greer, Pittman & Greer Engineering, applicant, spoke in favor of the request due to a mistake in the property pin by the surveyor that affects the lot width and required a variance from the NE Georgia Health Board also to adjust lot widths.

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. P25-0135 for Richard Grayson, ±3.2483 acres, 1021 Moreland Way & Veterans Memorial Parkway, reducing minimum lot width, with one condition.

Second: Mark Thomas

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

Voted Against Motion: None

Final Action: **Motion Passed to approve Variance #P25-0135 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Rezone No. P25-0043:

Applicants:	Amir & Connie Tahamtan
Owners:	Amir & Connie Tahamtan
Location:	Monroe Highway
Acreage:	±3.341
Zoning:	AG (Agricultural District)
Request:	B-2 (Highway Business District)

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring requests to postpone the public hearing of Rezone No. P25-0043 until after the October 20, 2025 Planning Commission Meeting.

Special Use No. P25-0044:

Applicants:	Amir & Connie Tahamtan
Owners:	Amir & Connie Tahamtan
Location:	Monroe Highway
Acreage:	±3.341
Zoning:	AG (Agricultural District)
Request:	Special Use Approval for truck stops and other gasoline stations

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring received a request to postpone the public hearing of Special Use No. P25-0044 until after the October 20, 2025 Planning Commissioner Meeting.

ACTION:

Motion: Mark Thomas made a motion to postpone Rezone No. P25-0043 and Special Use No. P25-0044 for Amir & Connie Tahamtan.

Second: Chuck Horton

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

Voted Against Motion: None

Final Action: **Motion Passed to postpone Rezone #P25-0043 and Special Use #P25-0044.**

Discuss and Consider a Budget Amendment for Right-of-way Acquisition for SR 53 at Rays Church Road and Malcom Bridge Road:

Presented by: Justin Kirouac, County Administrator

Discussion: County Administrator Justin Kirouac stated agreements have been reached with property owners for right-of-way acquisition for SR 53 and Rays Church Road and Malcom Bridge Road. The request is for \$1,429,755 to be transferred from the budgeted amount for closing on six parcels.

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

ACTION:

Motion: Chuck Horton made a motion to approve a budget amendment for right-of way acquisition for SR 53 at Rays Church Road and Malcom Bridge Road.

Second: Amrey Harden

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

Voted Against Motion: None

Final Action: **Motion Passed.**

Oconee County Recreation Advisory Board Appointments:

ACTION:

Motion: Amrey Harden made a motion to appoint Leslie Hunsinger, Jason Hewell, Joe Avolio, Robin Stevens and Travis Stephens to two-year terms beginning October 1, 2025 and expiring September 30, 2027.

Second: Chuck Horton

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

Voted Against Motion: None

Final Action: **Motion Passed.**

Oconee County Planning Commission Appointments:

ACTION:

Motion: Mark Thomas made a motion to appoint Robert Tieman and Christopher Herring to four-year terms beginning October 1, 2025 and expiring September 30, 2029.

Second: Chuck Horton

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

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

- 1) Approval of the Bid Award for the Courthouse Generator.
- 2) Approval of a Budget Amendment for Water Resources Design Projects with Precision Planning Inc.
- 3) Approval of the US 441 Sanitary Sewer Diversion Easement Budget Amendment.
- 4) Approval of a Budget Amendment for a Portion of the LAS Decommissioning Projects.
- 5) Approval of the UOBWA Contract/Budget Amendment for the Design of the Bear Creek WTP Expansion.
- 6) Approval of the UOBWA Supervisory Control and Data Acquisition (SCADA) System Assessment for the Bear Creek WTP.
- 7) Approval of the Civic Center Roof Professional Design Services.
- 8) Approval of the 2026 Resurfacing and LMIG Application.
- 9) Approval of a Contract Modification for the Hog Mountain Road Multi-Use Path.

Executive Session:

Motion: Mark Thomas made a motion to adjourn into Executive Session to discuss land acquisition and litigation.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Adjourn into Executive Session: 6:09 p.m.

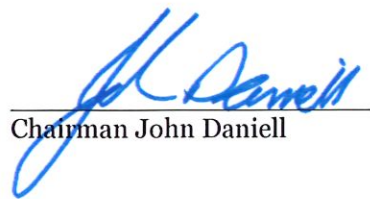
No action was taken in Executive Session.
Executive Session Adjourned: 6:24 p.m.

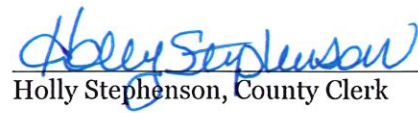
Regular Session:

Motion: Mark Thomas made a motion to adjourn back into Regular Session.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Adjourned into Regular Session: 6:27 p.m.

Adjourned:

Motion: Mark Thomas made a motion to adjourn the meeting.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Meeting Adjourned: 6:28 p.m.


Chairman John Daniell


Holly Stephenson, County Clerk

10-7-25
Date