

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
October 7, 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
Guy Herring, Planning and Code Enforcement 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:

Commissioner Chuck Horton led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion:	Chuck Horton made a motion to approve the October 7, 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:

Debra Harden, Oconee County School System, spoke to the Board about ESPLOST VII and the upcoming election.

Statements and Remarks from Commissioners:

Chairman John Daniell thanked Oconee County Fire Rescue Volunteers for education at the elementary schools this week.

Also, he announced the new bridge on Clotfelter Road opened to traffic this afternoon.

Approval of Minutes:

Minutes of September 9, 2025 Regular Meeting, September 23, 2025 Town Hall Meeting, and September 30, 2025 Agenda Meeting:

ACTION:

Motion:	Chuck Horton made a motion to approve the September 9, 2025 Regular Meeting minutes. September 23, 2025 Town Hall Meeting minutes, and the September 30, 2025 Agenda Meeting minutes.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None

Final Action: **Motion Passed.**

Proclamation Honoring Pilot Club International:

Presented by: John Daniell, Chairman
Commissioner Mark Thomas presented a proclamation recognizing Pilot International Founders Week as October 12-18, 2025 in Oconee County.

National 4-H Week Proclamation and Certificate Presentations:

Presented by: Lisa Gipson, Oconee County 4-H Agent
Discussion: Commissioner Horton presented a proclamation to Oconee County 4-H recognizing National 4-H Week as October 5-11, 2025. Ms. Gipson thanked the Commissioners for providing a time to celebrate 4-H and shared some annual highlights. Certificates were presented to students who excelled this year by becoming Masters, Board Members, or Club President:

- o Tyson Mathis, Outdoor Recreation
- o Reagan Reynolds, Sheep and Meat Goats
- o Blair Smith, Poultry
- o Sawyer Mathis, Turkey Barbecue
- o Blair Smith, NE District Board Member
- o Levi Birth, NE District Board Member
- o Molly Ann McLean, NE District Board Member
- o Charlie Brooks, NE District Junior Board Member
- o Tyson Mathis, State 4-H Board Member
- o James Linder – Oconee County Junior/Senior Club President

Rezone No. P25-0153:

Applicants:	Pittman and Greer Engineering
Owners:	The Landing of Bogart, LLC
Location:	2881 Monroe Highway
Acreage:	±14.88
Zoning:	OIP (Office-Institutional-Professional District)
Request:	Change conditions of previous Rezone #P20-0238 to increase the allowed total square feet of all structures to 138,422 SF.

Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned OIP (Office-Institutional-Professional District) in the Community Village Character Area. The applicant and owner request a change of conditions of the previous Rezone #P20-0238 to allow the total square feet of all structures to increase to 138,422 SF for the Assisted Living Facility and Life Plan Community. The Planning Commission and Staff recommend approval with five conditions.

The Public Hearing was opened.

Justin Greer, Pittman and Greer Engineering, applicant, requested approval of the change due to connecting the two main buildings with more common areas that will increase the square footage.

*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. P25-0153 for The Landing of Bogart, LLC; modification or previous rezone P20-0238; ±14.88 acres, 2881 Monroe Highway with five conditions.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

Voted Against Motion:
Final Action:

None

Motion Passed to approve Rezone #P25-0153 with five conditions.
(See documentation in Ordinance and Resolutions Book No. 25.)

Rezone No. P25-0157:

Applicants:	Pittman and Greer Engineering
Owners:	NIW Holdings, LLC
Location:	2001 Atlanta Highway
Acreage:	±7.0
Zoning:	AG (Agricultural District)
Request:	R-1 (Single-Family 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 Corridor Commercial Character Area. The applicant and owner request a rezone to R-1 (Single-Family Residential District). Staff and the Planning Commission recommended approval with three conditions.

The Public Hearing was opened.

Justin Greer, Pittman and Greer Engineering, applicant, requested approval of the rezone for four residential lots with septic tanks in a residential area.

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. P25-0157 for NIW Holdings, LLC, ±7.0 acres, 2001 Atlanta Highway with three 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 #P25-0157 with three conditions.**

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

Special Use P25-0150:

Applicants:	William Terrell Mulkey
Owners:	Justin L. Cooper
Location:	1300 Sam Cooper Road
Acreage:	±13.35
Zoning:	AG (Agricultural District)
Request:	Special Use Approval for a Manufactured Home as a second and temporary residence.

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 Agricultural Preservation Character Area. The owner requests a Special Use Approval for a manufactured home as a second and temporary residence. Staff and the Planning Commission recommend approval of this request with two conditions.

The Public Hearing was opened.

Lindsey Cooper, owner, spoke in favor of the request for her parents to reside on their property due to health conditions.

*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 Special Use No. P25-0150 for Justin L. Cooper, ±13.35 acres, 1300 Sam Cooper Road, with two conditions.
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 #P25-0150 with two conditions.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Variance P25-0148:

Applicants:	Timothy Eric Honeycutt
Owners:	Seminole Woods Blvd, LLC
Location:	1553/1555 Hale Road
Acreage:	±127.62
Zoning:	AG (Agricultural District)
Request:	Special Exception Variance from Oconee County UDC Section 304.03 to allow for metal siding on a proposed barn with a farm tenant dwelling.

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 Agricultural Preservation Character Area. The owner requests a Special Exception Variance from Oconee County UDC Section 304.03 to allow for metal siding on a proposed barn with a farm tenant dwelling. Staff recommends approval of this request with one condition.

The Public Hearing was opened.

Sam Oswald, owner, 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: Amrey Harden made a motion to approve Variance No. P25-0148 for Seminole Woods Blvd, LLC, ±127.62 acres, 1550 Hale 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 Variance #P25-0148 with one condition.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Discuss the Text Amendments to Articles 10 and 12 of the Unified Development Code:

Presented by: Guy Herring, Director of Planning and Code Enforcement
Discussion: Guy Herring outlined the proposed changes to Articles 10 and 12 of the Unified Development Code.

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

ACTION:

Motion: Mark Thomas made a motion to approve the text amendments to Articles 10 and 12 of the Unified Development Code.
Second: Mark Saxon
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Discuss and Consider Board Initiation of Rezone Modification of Previous Rezones #8340 and #043; Deferred Tax, LLC; 33.657 acres; 1291 Virgil Langford Rd, GA Hwy 316, Oconee Connector & Mars Hill Road; Vacant.

Presented by: Justin Kirouac, County Administrator
Discussion: County Administrator Justin Kirouac explained the site was previously up for rezone in 2022. After denial of the request, the Board and applicant have been in litigation. At the advice of counsel, it is recommended that the Board initiate a rezone to propose an acceptable new site plan and zoning for the location.

Commissioner Harden asked whether this rezone would go before the Planning Commission. Mr. Kirouac responded that this rezone would go straight to the Board of Commissioners. Commissioner Harden asked when the rezone would come before the Board for public comment.

Mr. Kirouac responded that pending approval, the item would be on the December Regular Meeting agenda, which is when the Public Hearing will occur.

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

ACTION:

Motion: Mark Saxon made a motion to approve the Board Initiation of Rezone Modification of Previous Rezones #8340 and #043; Deferred Tax, LLC; 33.657 acres; 1291 Virgil Langford Rd, GA Hwy 316, Oconee Connector & Mars Hill Road; Vacant.
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 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 a Contract to Purchase Property Adjacent to Heritage Park.
- 2) Approval of a Bid Award for Calls Creek Water Reclamation Facility Effluent Force Main.
- 3) Approval of the PPI Professional Services Proposal Associated with the On-site Decommission of the LAS Facility.

- 4) Approval of the Contract and Scope Modifications to Carter Engineering and Hill, Foley, Rossi for Dawson Park.
- 5) Approval of a Budget Amendment and Resolution for Utility Relocation for SR 316 at Dials Mill Road.
- 6) Approval of the GDOT Local Administered Project Certifications and Title VI Non-discrimination Agreement.
- 7) Approval of the Sale of Right-of-Way for Bishop Pointe Preserve Subdivision.
- 8) Approval of the Quarterly Acceptance of Deeds, Easements, Etc.

Adjourned:

Motion:

Second:

Voted in Favor of Motion:

Voted Against Motion:

Action/Motion:

Meeting Adjourned:

Mark Saxon made a motion to adjourn the meeting.

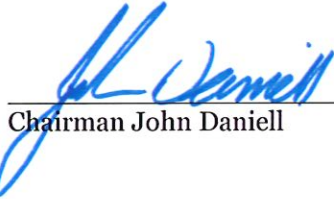
Chuck Horton

Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

None

Motion Passed.

6:34 p.m.


Chairman John Daniell
Holly Stephenson, County Clerk

11-4-25
Date