
AGENDA

**BOARD OF COMMISSIONERS
OF
OCONEE COUNTY, GEORGIA
Tuesday, January 6, 2026
Commission Meeting Chambers
Oconee County Administrative Building
6:00 PM**

- 1. Approval of Agenda**
- 2. Statements and Remarks from Citizens**
- 3. Statements and Remarks from Commissioners**
- 4. Approval of Minutes**
 - 1) December 2, 2025 - Regular Meeting
- 5. Hearings and Actions on Zoning Matters, Special Use Permits, Street Light Tax Districts, Etc**
 - 1) Rezone #P25-0226 Townley Family Partnership, LLLP; Rezone from AG to R-1; 242.27 acres; 2190 Clotfelter Road, 2280 Clotfelter Road, 2241 Malcom Bridge Road, 2291 Malcom Bridge Road and Malcom Bridge Road (unaddressed); Vacant.
 - 2) Variance #P25-0225 Industrial Properties Management LLC; Reduce the required parking for warehouse space and eliminate the requirement for curb and gutter in the warehouse portion of the site; 45.6 acres; 1355 Aiken Rd; Commercial.
 - 3) Variance #P25-0229 Adam and Christie Rickabaugh; Reduce the required side building setback; 1.35 acres; 4674 Whitlow Creek Dr; Residential.
 - 4) Rezone #P25-0230 KBB, LLC, Robert G. Bishop, William T. Bishop, and Oconee Shepard Properties, LLC; Rezone from AG & AR-3 to B-1 & AR-3; 17.82 acres; Experiment Station Rd; Vacant.
 - 5) Variance #P25-0231 KBB LLC and William Bishop; Reduce the required buffer width; 4.82 acres; Experiment Station Rd; Commercial.
 - 6) Variance #P25-0232 KBB LLC and William Bishop; Allow a flat roof on a grocery store; 4.82 acres; Experiment Station Rd; Commercial.
 - 7) Variance #P25-0290 KBB LLC and William Bishop; Allow a two story building to have a footprint larger than 6,000 sf and tenant space larger than 10,000 sf in the B-1 zoning district; 4.82 acres; Experiment Station Rd; Commercial.
 - 8) Rezone #P25-0223 Deferred Tax, LLC.; Request to modify the conditions of existing rezones #8340 and #043; 33.65 acres; 1291 Virgil Langford Rd; Vacant.

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6. Contracts, Rights-of-Way, Awarding Bids, Purchases, Etc.

- 1) Discuss and Consider Jail Walk-In Cooler/Freezer Replacement
- 2) Discuss and Consider the Project Framework Agreement for SR53 at Rays Church Road/Malcom Bridge Road Roundabout Project
- 3) Discuss and Consider a Contract Modification for the Design of SR53 at Rays Church Road/Malcom Bridge Road Roundabout Project and SR 53 at Snows Mill Road/Rocky Branch Road Roundabout Project
- 4) Discuss and Consider Guaranteed Maximum Price for Courthouse Upgrade

7. Budget Items

- 1) Discuss and Consider FY27 Budget Submittal Plan

8. County-wide Matters

- 1) Discuss and Consider a Memorandum of Agreement with the Georgia Department of Community Affairs for the Plan First Designation
- 2) Discuss and Consider a Settlement Agreement with Publix in the Oconee Opioid Litigation
- 3) Discuss and Consider SPLOST 2027 IGA

9. Executive Session to discuss land acquisition, personnel matters and/or potential litigation (if needed)

10. Adjourn

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