

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
February 3, 2026 – 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
Diane Baggett, Communications Director
Sarah Baird, Communications Assistant
Melissa Braswell, Finance Director
Donna Norton, Budget Officer
Lisa Davol, Parks and Recreation Director
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 February 3, 2026 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:

None.

Statements and Remarks from Commissioners:

Chairman John Daniell announced the First Town Hall Meeting of 2026 will be February 10, 2026 at 6pm.

Approval of Minutes:

Minutes of January 6, 2026 Regular Meeting and January 27, 2026 Agenda Meeting:

ACTION:

Motion:	Mark Saxon made a motion to approve the January 6, 2026 Regular Meeting and the January 27, 2026 Agenda Meeting minutes.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Proclamation Recognizing Government Communicators Day:

Presented by: John Daniell, Chairman
Commissioner Mark Thomas presented a proclamation recognizing Government Communicators Day to the Communications Director Diane Baggett and Communications Assistant Sarah Baird.

Rezone No. P25-0273:

Applicants:	Krojo, LLC
Owners:	LCN Oconee, LLC
Location:	2100 Daniells Bridge Road
Acreage:	±8.13
Zoning:	OBP (Office Business Park District)
Request:	Change of conditions of previous rezone #5397

Variance No. P25-0274:

Applicants:	Krojo, LLC
Owners:	LCN Oconee, LLC
Location:	2100 Daniells Bridge Road
Acreage:	±8.13
Zoning:	OBP (Office Business Park District)
Request:	Special exception variance to allow loading area facing the street and reduce the required distance from the street.

Chairman Daniell announced that a request from the applicant had been received to withdraw Rezone request P25-0273 and Variance request P25-0274 at 2100 Daniells Bridge Road.

ACTION:

Motion: Amrey Harden made a motion to withdraw Rezone Request P25-0273 and Variance Request P25-0274.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against the Motion: None
Final Action: **Motion Passed to Withdraw Rezone Request #P25-0273 and Variance Request P25-0274.**

Special Use P25-0228:

Applicants:	Beall and Company
Owners:	Oconee Medical Properties, LLC
Location:	1691 Jimmy Daniel Road
Acreage:	±5.014
Zoning:	AG (Agricultural District)
Request:	Special Use Approval for "Construction Contractors, Builders and Developers, with outdoor storage".

Chairman Daniell announced a request had been received to postpone Special Use Request P25-0228 for Oconee Medical Properties, LLC until March 3, 2026.

ACTION:

Motion: Mark Saxon made a motion to postpone Special Use No. P25-0228 for Oconee Medical Properties, LLC until the March 3, 2026 BOC Meeting.
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 postpone Special Use #P25-0228 until the March 3, 2026 Meeting.**

Rezone No. P25-0272

Applicants:	Pittman and Greer Engineering
Owners:	Kirk McClellan and Joseph Hale, III
Location:	2251 Clotfelter Road
Acreage:	±5.00
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 of ±5.0 acres from AG (Agricultural District) to AR (Agricultural-Residential District) for two residential lots. Staff and the Planning Commission recommend approval of the request with three conditions.

The Public Hearing was opened.

Frank Pittman, Pittman and Greer Engineering, applicant, requested approval of the rezone to split the parcel into two residential lots.

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. P25-0272 for Kirk McClellan and Joseph Hale, III; AG and AR; ±5.0; 2251 Clotfelter Road with three conditions.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed to approve Rezone #P25-0272 with three conditions.**
(See documentation in Ordinance and Resolutions Book No. 26.)

Variance No. P25-0248

Applicants:	Pittman and Greer Engineering
Owners:	JLE Farms, LLC
Location:	2361 Salem Road
Acreage:	±181.41
Zoning:	AG (Agricultural District)
Request:	Special exception variance to allow a private access drive to exceed 2000 feet in length, for a total of 3,005 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 AG (Agricultural District) in the Agricultural Preservation Character Area. The applicant and owner request a special exception variance from UDC Article 10, Section 1012.07.a(3) to allow a private drive to exceed 2000 feet in length, for a total length of 3,005 feet. Staff recommends approval of the request with three conditions.

Variance No. P25-0249

Applicants:	Pittman and Greer Engineering
Owners:	JLE Farms, LLC
Location:	2361 Salem Road
Acreage:	±181.41
Zoning:	AG (Agricultural District)

Request:	Special exception variance to increase the number of lots allowed to access a private drive/easement from 5 to 7.
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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 applicant and owner request a special exception variance from UDC Article 10, Section 1012.07.a(3) and Section 503.01.b(2)(b) to increase the number of lots allowed to access a private drive/easement from 5 to 7. Staff recommends denial of the request as it does not meet all necessary conditions. If approved, Staff recommends approval of the request with three conditions.

The Public Hearing was opened.

Frank Pittman, Pittman and Greer Engineering, applicant, stated the owner plans to subdivide the tract into seven 25-acre tracts for a minor subdivision. He requests approval of a longer private access drive than UDC will allow for better lot layout, along with two cul-de-sacs for emergency vehicle access. The second request is based on the depth of the property to allow seven driveways, which will be a safer option than three additional drives coming off Old Salem Road.

There were no further comments in favor of the request.

Lynn Carson, Salem Road, prior property owner and neighbor, spoke against the variances as the road and development will be behind her house. She suggests the development will increase traffic, impact land values, and affect the agricultural character of the area.

Beverly Rollins, Salem Road, spoke in opposition to the variances.

Donna Carson spoke in opposition to the variances.

Cheryl Carson spoke in opposition to the variances to keep the area rural.

Carrie Mitchell, Old Salem Road, spoke against the variances to keep the area agricultural.

Amanda McCoy Ledford, Old Salem Road, spoke against both requests and asked the Commissioners to uphold the current zoning laws for Oconee County.

There were no further comments against the request.

Rebuttal:

Frank Pittman, Pittman and Greer Engineering, applicant, reminded the board that the owner is proposing what is currently allowed by the UDC and is not requesting a rezone. The variance request is to allow one driveway instead of three driveways which should be less disruptive to the area. The lots size will be 25 acres, much larger than many tracts in the area, and can never be subdivided again. He states his request is for a better layout for the county and for emergency services.

The Public Hearing was closed.

Commissioner Horton explained that the owner has a right to subdivide the land as it is now into seven lots. The denial of the variances would not affect the number of lots.

County Attorney Daniel Haygood explained that the owner can currently make as many lots as possible with the tract if they are 25 acres or more.

Commissioner Harden asked Mr. Herring to explain the conditions on Variance P25-0249 and the Staff denial recommendation. Mr. Herring also confirmed the owner can divide the parcel into seven lots as it is zoned now.

Commissioner Saxon stated that one driveway would be better for the neighbors than three separate drives.

Commissioner Thomas agreed that the improvements proposed would be better for safety.

ACTION:

Motion: Mark Saxon made a motion to approve Variance No. P25-0248 for JLE Farms, LLC; ±181.41 acres; 2361 Salem Road with three conditions.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed to approve Variance #P25-0248 with three conditions.**
(See documentation in Ordinance and Resolutions Book No. 26.)

ACTION:

Motion: Mark Thomas made a motion to approve Variance No. P25-0249 for JLE Farms, LLC; ±181.41 acres; 2361 Salem Road with three conditions.
Second: Mark Saxon
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed to approve Variance #P25-0249 with three conditions.**
(See documentation in Ordinance and Resolutions Book No. 26.)

Discuss FY26 Mid-Year Budget Amendments:

Presented by: John Daniell, Chairman
Discussion: Chairman Daniell explained these were presented at length at the last meeting. Finance Director Melissa Braswell was present for any questions.

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

ACTION:

Motion: Chuck Horton made a motion to approve the FY26 Mid-Year Budget Amendments.
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: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

- 1) Approval of Changes to Oconee County 457(b) Plan to Allow Conversion from Pre-tax 457 (b) to Roth 457.
- 2) Approval of the Civic Center Re-Roof and Exterior Restoration Projects.
- 3) Approval of a Scope Modification for US 441 Sanitary Sewer Diversion Design Services.

4) 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.

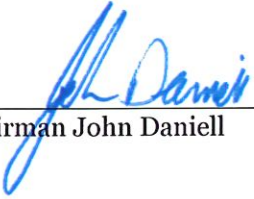
Mark Thomas

Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

None

Motion Passed.

6:47 p.m.


Chairman John Daniell


Holly Stephenson, County Clerk

3-3-26
Date