Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
August 4, 2026 – 6:00 p.m.
Minutes

TAX MILLAGE LEVY PUBLIC HEARING
August 4, 2026 – 6:00 p.m.

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
Donna Norton, Budget Officer
Guy Herring, Planning and Code Enforcement Director
Ethan Perry, Planner

Call to Order: 6:00 p.m.

Chairman Daniell stated this is the second Public Hearing for the 2026 Tax Millage Levy. He gave the current digest numbers, stating that the incorporated digest increased to $424,597,452 for 2026, with $19 million of the increase related to real growth. The incorporated exemptions increased by $4 million. The unincorporated digest increased to $3,520,900,575 for 2026, with $176 million of the increase related to real growth. The unincorporated exemptions increased by $63 million. The Tax Commissioner's calculated roll back rates to only recognize real growth are: unincorporated -4.157, incorporated –4.984. State law requires the gross millage rates to be the same for both unincorporated and incorporated areas. The rate is then reduced by local option sales tax for all taxpayers and the insurance premium tax which affects unincorporated areas only.

The recommended unincorporated millage rate for 2026 is 4.124 mills, which is lower than the calculated roll back rate. The recommended incorporated millage rate for 2026 is 5.154 mills, which is the same as 2025. The recommended tax rates will generate additional property taxes of $788,124 over 2025, which is 4.5% less than the true real growth of the digest at the true roll back rate.

The third Public Hearing will be on August 25, 2026 at 6pm, followed by adoption of the millage rate.

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

Call to Order: 6:03 p.m.
Chairman John Daniell called the meeting to order.

Pledge of Allegiance:
Commissioner Mark Thomas led the Pledge after a moment of silence.

Approval of Agenda:
ACTION:

Motion:	Chuck Horton made a motion to approve the August 4, 2026 Agenda.
Second:	Mark Saxon
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:
Ray Smith, Community Works Oconee, spoke to the Commissioners about food insecurity and the network of organizations in Oconee County that work to get food to families in need. He asked for county help with some gaps that exist in providing information and organizing groups to work together.

Statements and Remarks from Commissioners:
Commissioner Horton stated the Commission is supportive of OARC and the needs of the citizens.

Approval of Minutes:
Minutes of July 6, 2026 Joint Meeting, July 7, 2026 Regular Meeting, and July 28, 2026 Agenda Meeting:
ACTION:

Motion:	Mark Thomas made a motion to approve the July 6, 2026 Joint Meeting, July 7, 2026 Regular Meeting, and June 28, 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**.

Discuss and Consider a Resolution Supporting Georgia Transportation Infrastructure Bank (GTIB) Grant Application:

Presented by:	Justin Kirouac, County Administrator
Discussion:	County Administrator Justin Kirouac explained the requested grant will provide funding for the Dawson Park entrance project for two roundabouts and a right-in, right-out. He requests approval of the resolution for GTIB grant application to SRTA in the amount of $2 million for the entrance to Dawson Park.

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

ACTION:

Motion:	Mark Saxon made a motion to approve the Resolution Supporting Transmission Infrastructure Bank (GTIB) Grant Application.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	**Motion Passed.**

Rezone No. P26-0122:

Applicants:	Kenneth A. Beall – Beall & Company
Owners:	Burgess Jennings Mill Land, LLC
Location:	1225, 1521, 1701, 1817, and 1520 Research Parkway; 1750 and 1470 Goddard Road; 1455, 1821, and 1470 CAAP Drive
Acreage:	±22.63
Zoning:	B-2 (Highway Business District)
Request:	Modify the conditions of previous zoning cases #P24-0100 and #P25-0188

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned B-2 (Highway Business District) in the Regional Center Character Area. The applicant and owner request a modification of the conditions of previous zoning cases #P24-0100 and #25-0188 to revise the Concept Plan to show lots being combined and change the maximum allowed square footage (SF) from 174,500 to 250,000 SF. Staff recommends approval of the request with eleven conditions. The Planning Commission recommended two modifications that Staff agrees with.

The Public Hearing was opened.

Kenneth Beall, Beall and Company, applicant, requested approval of the rezone modification based on the demand for the project exceeding the owner's expectations. His client agrees with the conditions aside from the curb and gutter requirement that was discussed as part of a previous zoning case. He proposed roadside swells as opposed to curb and gutter.

Justin Greer, Pittman and Greer Engineering, representing the owner of Lot #1, stated that his client purchased his lot in 2024, and his plans are near submission. He requests Lot #1 be omitted from conditions #4 and #6.

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

Commissioner Thomas confirmed with Mr. Herring that Staff had no problem with excluding Lot #1 from conditions #4 and #6. He also confirmed that the curb and gutter condition had been previously removed.

ACTION:

Motion:	Mark Thomas made a motion to approve Rezone No. P26-0122 for Burgess Jennings Mill Land, LLC; modification of conditions of existing rezones P24-0100 and P25-0188; ±22.63 acres; 1225, 1521, 1701, 1817, and 1520 Research Parkway; 1750 and 1470 Goddard Road; 1455, 1821, and 1470 CAAP Drive with ten conditions after removing condition #5, accepting the modified conditions from the Planning Department, and removing Lot #1 from conditions #4 and #6.
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 #P25-0122 with ten conditions.** *(See documentation in Ordinance and Resolutions Book No. 26.)*

Discuss and Consider a Quit Claim Deed for North Main Street Property at Third Street:

Presented by: Daniel Haygood, County Attorney

Discussion: County Attorney Daniell Haygood explained that plans are underway to redevelop a property to the right of the Courthouse. To clear up the title, a request was made for the county to Quit Claim a sidewalk strip. County Attorney Haygood recommends approval of this deed, stating it does not appear the county has a claim to this strip.

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

ACTION:

Motion:	Mark Saxon made a motion to approve the Quit Claim Deed for North Main Street Property at Third Street.
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 submitted.
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 the Oconee County Points of Distribution (POD) Plan Resolution.

2) Approval of a Traffic Calming Policy.

3) Approval of the Bid Award for EMS Billing Services.

4) Approval of the FY27 Equitable Sharing Funds Budget Amendment.

5) Approval of a GDOT Utility Aid Contract Amendment for SR53/Rays Church/Malcom Bridge Road.

Executive Session:

Motion:	Mark Saxon made a motion to adjourn into Executive Session to discuss litigation.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Action/Motion:	**Motion Passed.**
Adjourn into Executive Session:	6:30 p.m.

No action was taken in Executive Session.
Executive Session Adjourned: 6:58 p.m.

Regular Session:

Motion:	Mark Thomas made a motion to adjourn back into Regular Session.
Second:	Mark Saxon
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Action/Motion:	**Motion Passed.**
Adjourned into Regular Session:	6:59 p.m.

Adjourned:

Motion:	Mark Saxon made a motion to adjourn the meeting.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Action/Motion:	**Motion Passed.**
Meeting Adjourned:	6:59 p.m.

JL Daniell
Chairman John Daniell

Holly Stephenson
Holly Stephenson, County Clerk

9-1-2026
Date