

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, January 2, 2018 at 6:00 p.m. Commission Chambers of the Oconee County Courthouse.

Members Present: Chairman John Daniell
Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner W. E. "Bubber" Wilkes
Commissioner Mark Saxon

Staff Present: Kathy Hayes, County Clerk
Daniel Haygood, County Attorney
Wes Geddings, Finance Director
Sandy Weinel, Assistant Director, Planning & Code Enforcement
Gabriel Quintas, Planner, Planning & Code Enforcement
Paula Nedza, IT Director
Wayne Haynie, Water Resources Director
Tracye Bailey, Executive Assistant/Deputy Clerk

Media Present: Michael Prochaska, The Oconee Enterprise

Chairman Daniell began the meeting at 6:02 p.m. with a Moment of Silence. Grace Miller, Georgia Civic Awareness Program for Students (GCAPS) led the Pledge of Allegiance.

Approval of the Agenda: On motion by Commissioner Wilkes and second by Commissioner Saxon, the agenda was unanimously approved as submitted.

Citizen Remarks:
None.

Commissioners Remarks:
Commissioner Daniell reminded the audience of the following dates: January 9, 2018 – Board of Commissioners Work Session, 9:00 a.m. at Oconee Veterans Park; January 16, 2018 – Board of Commissioners Water Resources Open House, 6:00 p.m. at the Civic Center; and January 23, 2018 – Board of Commissioners Town Hall Meeting, 6:00 p.m. at Oconee Veterans Park.

Minutes:
On motion by Commissioner Saxon and second by Commissioner Horton, minutes of the December 5, 2017 meeting were unanimously approved as submitted. On motion by Commissioner Saxon and second by Commissioner Horton, minutes of the December 19, 2017 meeting were unanimously approved.

Recognition of Georgia Civic Awareness Program for Students (GCAPS):
Kelle Ashley, 4-H Youth Extension Agent, presented to the Board the participants in the GCAPS Program for school year 2017-2018. Students receiving certificates at the Board meeting included: Aya Abdelwahab, Mennah Abdelwahab, Clay Baer, Anna Barkley, Juliet Gusinde-Duffy, Piper Cyterski, Abigail Golden, Liam Harvey, Charlotte Knight, Whit Lill, Grace Miller, Frances Redwine, Savannah Steet, and Andrew Wood. Certificates will also be presented to those students that could not attend: Butler Adams, Isabelle Channell, Andrew Hunt, John Knight and Komal Parish.

Fire and Burglar Alarm Ordinance:
Fire Chief Bruce Thaxton presented the Fire and Burglar Alarm Ordinance, for a second reading, to reduce the number of false alarms allowed from four alarms to two alarms within a calendar year. Chief Thaxton clarified that a citation will be issued with the third false alarm.

Chairman Daniell asked for Public Comment and there was none.

On motion by Commissioner Horton and second by Commissioner Wilkes, the Board unanimously adopted the Fire and Burglar Alarm Ordinance with revisions to change the number of false alarms allowed from four alarms to two alarms within a calendar year. **See Ordinances and Resolutions Book No. 22.**

Rezone Request No. 7332, John and Jennifer Hadden. 1110 Cliff Dawson Road, +/-6.34 acres, zoned A-1 with Mars Hill Overlay District to B-1:

The Board held a Public Hearing on Rezone Request No. 7332, John and Jennifer Hadden, 1110 Cliff Dawson Road, +/-6.34 acres, zoned A-1 with Mars Hill Overlay District to B-1, for a reception hall.

Gabriel Quintas, Planner, presented the staff report and noted that the Planning Commission recommended denial of the request and staff recommends approval with six conditions.

John Baker, Attorney and Owner Representative, introduced Bob Smith, Smith Planning Group, who briefed the Board regarding the request and asked that Condition No. 6 be modified as follows: Electronic sound amplification incidental to an event held at the subject proposed reception hall shall only be permitted within the confines of said building.

Chairman Daniell opened the Public Comment period.

Jason Lawson signed-in to speak in favor of the request but asked that Bob Smith speak on his behalf. Terr Brown (Meadow Springs) spoke in favor of the rezone stating that the property is beautifully maintained, and she

Minutes – January 2, 2018
Page 2

does not believe traffic will be an issue. Erin Kamishlian (Meadow Springs) spoke in favor of the rezone due to a concern that a developer may purchase the property for development. Justin Kamishlian (Meadow Springs) spoke in favor of the rezone and believes it will be good for the business owners in Manders Crossing. Tim Burgess spoke in favor of the rezone and character of the property owners. Loehr Young (Meadow Springs) spoke in favor of the rezone preferring to have the property remain as a partial agricultural tract and does not see traffic as an issue.

David Ellison, Cowser Heath, Attorneys at Law, and representing residents of the Moss Creek neighborhood (Gary Rodrick, Lynn Bailey, Robyn and Craig Lofton and Brenda Gober), spoke against the rezone. Mr. Ellison stated his clients were concerned about the increased noise and traffic and decrease in quality of life.

Craig Lofton spoke against the rezone and was concerned about the inability of sound barriers to contain the sound; traffic volume entering/exiting the venue; close proximity to Moss Creek subdivision; and alcohol consumption during an event. Adrian Thomas spoke against the rezone stating he does not want to lose the quiet environment of this area. Kavanaugh Chandler (Meadow Springs) spoke against the rezone with concerns regarding the standard of living, traffic volume, alcohol consumption and possibility of Silver Oaks asking for more buildings in the future. Eliseo Delgado (Meadow Springs) spoke against the rezone regarding safety issues and alcohol consumption.

Bob Smith, Smith Planning Group, spoke during the rebuttal period regarding the proposed buffer between the property and adjoining property owners; outdoor concerts are not proposed; and sound amplification within the confines of the building.

Chairman Daniell closed the Public Comment period.

Discussion continued between the Board and Planning Staff regarding sewer connections; structures adhering to commercial building codes; access to Moss Creek Subdivision for entry/exit; the number of wedding events allowed under current zoning; location of concrete slab permitted as packing barn and buffer requirements; no sale of alcoholic beverages or ticket sales for an event where alcohol is served; compliance with the Unified Development Code for architectural standards; Development Review process; and possible requirements for local and state codes.

Commissioner Horton moved to deny Rezone Request No. 7332, John and Jennifer Hadden. 1110 Cliff Dawson Road, +/-6.34 acres, zoned A-1 with Mars Hill Overlay District to B-1 for a reception hall. Commissioner Saxon seconded the motion. Commissioners Horton, Wilkes and Saxon voted yes; Commissioner Thomas voted no. Rezone Request No. 7332 was denied 3 to 1. ***See Documentation in Ordinances and Resolutions Book No. 22.***

Special Exception Variance No. 7333, John and Jennifer Hadden, 1110 Cliff Dawson Road, +/-6.34 acres, zoned A-1 with Mars Hill Overlay District:

Due to the denial of Rezone Request No. 7332, Special Exception Variance No. 7333 was not presented to the Board.

Special Exception Variance No. 7334, John and Jennifer Hadden, 1110 Cliff Dawson Road:

Due to the denial of Rezone Request No. 7332, Special Exception Variance No. 7334 was not presented to the Board.

Hardship Variance No. 7335, John and Jennifer Hadden, 1110 Cliff Dawson Road:

Due to the denial of Rezone Request No. 7332, Hardship Variance No. 7335 was not presented to the Board.

Fire Marshall Position Update:

Chairman John Daniell updated the Board regarding the Fire Marshal position. Currently, the Fire Marshal duties are under the Planning and Code Enforcement Department to provide initial fire code inspections but do not provide periodic compliance reviews. The position will be transferred to the Fire Department as a full-time position, which reports to the Fire Chief. The transfer will be phased-in during the next 30 to 45 days and may require ordinance revisions to begin the fire code inspections.

Fire Station No. 8, Tract II, Daniells Bridge Road:

County Attorney Daniel Haygood presented to the Board a resolution to declare Tract II (0.289 Acres) of the Fire Station No. 8 property as vacated; combine with Tract I for purposes of zoning and all other purposes under the Unified Development Code; and, to have the same zoning designation as Tract I. The resolution also directs the Planning Department and Property Appraisal Department to make all changes needed to implement the resolution.

Chairman Daniell asked for Public Comment and there was none.

On motion by Commissioner Saxon and second by Commissioner Horton, the Board unanimously adopted the Resolution to declare Tract II vacated, combine Tract II with Tract I of the Fire Station No. 8 property and

to make the necessary changes as outlined in the resolution. **See Ordinances & Resolutions Book No. 22.**

Minutes – January 2, 2018
Page 3

2018 Qualification Fees for County Offices:

County Attorney Daniel Haygood presented the 2018 Qualification Fees for County offices. The Qualifying Fees will be \$594.42 for a Member of the Board of Commissioners and \$54.00 for a Member of the Board of Education which is based on the base salary pursuant to Cost of Living increases.

Chairman Daniell asked for Public Comment and there was none.

On motion by Commissioner Saxon and second by Commissioner Horton, the Board unanimously approved the 2018 Qualification Fees for County Offices.

Water and Wastewater Master Plan Update:

Water Resources Director Wayne Haynie presented to the Board key policy questions and requested input from the Board in order to coordinate the Water and Wastewater Master Plan with water/wastewater policies and the Joint Comprehensive Plan. The questions proposed to the Board are as follows: 1) Expansion of wastewater service by extension of gravity systems? 2) Should we maintain the wastewater treatment capacity allocations? 3) Renewed efforts at wastewater reuse to improve our drought management capability?

Chairman Daniell asked that the Board respond to Mr. Haynie regarding the questions presented. The questions will be provided at the Water Resources Open House on January 16 (6:00 p.m. at the Civic Center) for community feedback.

Consent Agenda:

On motion by Commissioner Wilkes and second by Commissioner Saxon, the Board unanimously approved/adopted the following Consent Agenda items:

- 1) Approve Alcohol License Application for Texas Roadhouse Holdings, LLC, 1021 Dowdy Road with Jason Burgess as the Registered Agent and contingent upon Mr. Burgess completing the RASS Training Class on January 9, 2018 and receipt of certificate.
- 2) Approve Alcohol License Application for Convenience Stores, Inc. d/b/a JP Bogart, 2430 Monroe Highway with Freida T. Coker as the Registered Agent.
- 3) Approve Fire Rescue Bid Award for turnout gear and equipment as follows: FireLine, Inc. for helmets in the amount of \$1,125.00; MEC for turnout gear in the amount of \$33,194.00; Bennett Fire Products Company for boots in the amount of \$5,390.00; and NAFECO for LED lights and hoods in the amount of \$1,676.10.
- 4) Approve Sale of Surplus Vehicles as shown on the FY18 Proposed Surplus Vehicle Listing.
- 5) Adopt 2018 Resolution for the Issuance of Citations for County Ordinance Violations to include the addition of Matthew Tamisin for ordinances regarding State Mandated Environmental Health Programs.
- 6) Approve update of Phase I Environmental Assessment of the Fire Station No. 8 property by Terracon Consulting in an amount not to exceed \$2,000.00.

Executive Session:

There was no Executive Session.

There being no further business, on motion by Commissioner Wilkes and second by Commissioner Horton, the meeting was adjourned at 7:42 p.m.

County Clerk

Chairman

Date