

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, April 3, 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: Justin Kirouac, County Administrator
Kathy Hayes, County Clerk
Daniel Haygood, County Attorney
Sandy Weinel, Assistant Director, Planning & Code Enforcement
Gabriel Quintas, Planner, Planning & Code Enforcement
Mickey Baughcum, Water Resources Assistant Director
Alex Newell, Management Analyst
Patrick Magana, Assistant Director, Information Technology

Media Present: Michael Prochaska, The Oconee Enterprise

Chairman Daniell began the meeting at 6:00 p.m. with a Moment of Silence. Commissioner Mark Thomas led the Pledge of Allegiance.

Approval of the Agenda:

On motion by Commissioner Wilkes and second by Commissioner Thomas, the agenda was unanimously approved.

Citizen Remarks:

Wayne Parks, Riverwalk Homeowners Association in Morgan County, is opposed to the water intake on the Apalachee River on Morgan County land. He is concerned that this will be a detriment to property owners. He asked that the river be maintained for future generations. John Rice asked that the project be delayed until an environmental assessment/impact study can be obtained.

Chairman Daniell stated that tours of an intake facility have been scheduled at the Bear Creek Reservoir for the dates of April 11, 12 and 13 with two tours each day. He will forward the dates and times to Amy Lanclos to forward to those who are interested. Hard Labor Creek Reservoir engineers will be present to ask questions.

Chairman Daniell closed the public comment period regarding the Hard Labor Creek Reservoir intake facility. Several citizens asked to speak and Chairman Daniell reopened the public comment period.

Edwin Snell apologized regarding his comments during the previous Commission meeting. He is concerned that no impact study has been done, believes the permit for the facility will be in violation of the Clean Water Act, and the allowable gallons per day in the permit is too high. Monica Heidesch stated that, should the intake facility be built, she will be viewing the facility from her back yard with an increase in noise, truck traffic, and a decrease in the value of her property and the health of the river. Ray Goff is concerned regarding a decrease in property values and does not understand why water from the river will be sent to other counties. Vickie Soutar, Upper Oconee Watershed Network (UOWN), asked that the Board consider the need and if the river could support the removal of water. Ms. Soutar thanked Chairman Daniell for contacting the Morgan County Commission regarding this issue. Betty Hulitt is concerned that citizens are more informed than the Commissioners and should not rely on Precision Planning, Inc. Malcom Burns asked the Board think about the effect this project will have on lifestyles, homes and people who care about the river. Melba Cooper lives on the river and stated there is no clearly defined documented proof of the need to withdraw water from the Apalachee River to support an almost full-pooled Hard Labor Creek Reservoir. She asked that the Board think about the potential damage to the river and consider that water is not needed until 2030, or possibly 2050. Olin Paninski lives on the river and believes it is completely inadequate for the needs of the Hard Labor Creek Reservoir. He suggested that the Board build a public place on the river so others could enjoy the river. Loren Moores owns property across from the intake site. He is concerned that an intake facility will lower water levels and asked that the Board help find alternatives for this issue. Denny Contic stated that all citizens have a responsibility to protect the river.

Commissioner Horton stated that he plans to attend the Bear Creek Reservoir intake facility tours.

Commissioners Remarks:

Chairman John Daniell reminded the audience that the Draft Comprehensive Plan is on the website and encouraged everyone to review; a Town Hall Meeting is scheduled for April 17 at 6:00 p.m. at Oconee Veterans Park; and a Public Budget Hearing will be held on April 18 at 9:00 a.m. until 5:00 p.m. in the Commission Chambers of the Courthouse.

Approval of Minutes:

On motion by Commissioner Horton and second by Commissioner Saxon, minutes of the March 6 and March 27, 2018 meetings were unanimously approved as submitted.

Unified Development Code (UDC), Article 8, Landscaping and Buffers:

A second reading was held for the Unified Development Code Article 8 amendments regarding landscaping and buffers. County Administrator Justin Kirouac stated the amendments will provide more administrative discretion. The Planning Commission and Planning Staff recommend approval with no additional changes.

Chairman Daniell asked for Public Comment period.

Jane Bath asked that the Board move forward with the changes. She thanked Valerie Hinesly of Piccadilly Farms, Jon Williams of Williams & Associates, Bob Smith of Smith Planning, Ken Beall of Beall & Company and Abe Abouhamdan of ABE Consulting for their supportive ideas. She also thanked The Oconee Enterprise, Lee Becker and the Watkinsville Garden Club.

Chairman Daniell closed the Public Comment period.

On motion by Commissioner Horton and second by Commissioner Thomas, the Board unanimously voted to adopt the amendments to the Unified Development Code Article 8 as submitted. **See documentation in Ordinances and Resolutions Book No. 22.**

Rezone No. 7383 – Carter Engineering Consultants, Inc., Malcom Bridge Road:

The Board held a Public Hearing on Rezone No. 7383, Carter Engineering Consultants, Inc. (as applicant for Frazer Investments, LLC), ±5.06 Acres, Malcom Bridge Road, to allow a six-lot residential subdivision. Request to change zoning from A-1 to R-1.

Gabriel Quintas, Planning & Code Enforcement, presented the staff report and noted that the Planning Commission recommended approval of the request and staff recommends approval with six conditions and the revision of Condition No. 2 as follows: “consistent with architectural elevations submitted 03/01/2018. Final design shall be subject to review and approval of the Planning Director.”

Jeff Carter, Carter Engineering Consultants Inc., briefed the Board regarding the request. Mr. Carter stated that, in regard to the revision of Condition No. 2, he prefers that the Planning Director not decide the architectural design and that Condition No. 2 revert back to its original content.

Chairman Daniell opened the Public Comment period and there was none.

County Administrator Justin Kirouac stated that the addition to Condition No. 2 will allow the Planning Director discretion to ensure the craftsman style will be effected on the site.

On motion from Commissioner Thomas and second by Commissioner Horton, the Board unanimously approved Rezone No. 7383, Carter Engineering (as applicant for Frazer Investments, LLC), ±5.06 Acres, Malcom Bridge Road, from A-1 to R-1 to allow a six-lot residential subdivision with six conditions and the revision of Condition No. 2 as presented. **See documentation in Ordinances and Resolutions Book No. 22.**

Rezone Request No. 7384 – Carter Engineering Consultants, Inc., Hodges Mill Road:

The Board held a Public Hearing on Rezone No. 7384, Carter Engineering Consultants, Inc. (as applicant for Frazer Investments, LLC), ±1.47 Acres, Hodges Mill Road, to divide the property into two single-family lots. Request to change zoning from AR-1 and R-2 to R-1.

Gabriel Quintas, Planning & Code Enforcement, presented the staff report and noted that the Planning Commission recommended approval of the request and staff recommends approval subject to three conditions and a revision to Condition No. 2 as follows: “consistent with architectural elevations submitted 03/01/2018. Final design shall be subject to review and approval of the Planning Director.”

Jeff Carter, Carter Engineering Consultants, Inc., briefed the Board regarding the request.

Chairman Daniell opened the Public Comment Period and there was none.

On motion from Commissioner Horton and second by Commissioner Saxon, the Board unanimously approved Rezone No. 7384, Carter Engineering (as applicant for Frazer Investments, LLC), ±1.47 Acres, Hodges Mill Road, from AR-1 and R-2 to R-1, to divide the property into two single-family lots with three conditions and a revision to Condition No. 2 as presented. **See Documentation in Ordinances and Resolutions Book No. 22.**

Planning and Code Enforcement Director:

On motion by Commissioner Horton and second by Commissioner Wilkes, the Board unanimously ratified Guy Herring as the Director of the Planning and Code Enforcement Department.

Family and Children Services Board Appointment:

On motion by Commissioner Wilkes and second by Commissioner Thomas, the Board unanimously appointed Carol Bennett to the Family and Children Services Board for one five-year term to begin July 1, 2018 and expire June 30, 2023.

Keep Oconee County Beautiful Commission:

On motion by Commissioner Saxon and second by Commissioner Wilkes, the Board unanimously appointed the following applicants: Bethany Hamilton-Jones and Kris Sikes for two appointments to begin immediately and expire June 30, 2019; Tyra Byers for one appointment to begin immediately and expire June 30, 2020; and Mark Hess, Kevin Morneault, Melissa Steele and Tracey Wyatt to fill four appointments to begin July 1, 2018 and expire June 30, 2021.

Intergovernmental Treatment Capacity Lease Agreement:

Chairman Daniell presented the Intergovernmental Treatment Capacity Lease Agreement between the Upper Oconee Basin Water Authority, Oconee County, Barrow County and Jackson County. As part of the long-term strategy for water supply, the Upper Oconee Basin Water Authority has agreed to lease additional capacity to Oconee County from Barrow County prior to Hard Labor Creek coming on line. Chairman Daniell thanked those that had the vision for the Upper Oconee Basin Water Authority, because it has been invaluable to Oconee County.

Chairman Daniell opened the Public Comment period.

Lee Becker asked for the amount of the total usage of water in Oconee County. Chairman Daniell stated that he will get the number for Mr. Becker.

Chairman Daniell closed the Public Comment period.

On motion by Commissioner Saxon and second by Commissioner Horton, the Board unanimously approved the Intergovernmental Treatment Capacity Lease Agreement between the Upper Oconee Basin Water Authority, Oconee County, Barrow County and Jackson County.

Consent Agenda:

No items were removed from the Consent Agenda. On motion by Commissioner Wilkes and second by Commissioner Horton, the Board unanimously approved the following Consent Agenda item:

- 1) Approve abandonment of the rights-of-way of two tracts surveyed as the “Oconee Connector Tract for Epps Bridge Centre II, LLC,” 0.027 acre, and the “Plaza Parkway Tract for Epps Bridge Centre, II,” 0.183 Acre, by GeoSurvey, Ltd. and dated January 31, 2018.

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 6:57 p.m.

County Clerk

Chairman

Date