

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, May 1, 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  
Wes Geddings, Finance Director  
Guy Herring, Planning & Code Enforcement Director  
Gabriel Quintas, Planner, Planning & Code Enforcement  
Paula Nedza, Information Technology Director  
Emil Beshara, Public Works Director  
Bruce Thaxton, Fire Chief  
C.J. Worden, EMA Director

*Media Present:* Michael Prochaska, The Oconee Enterprise

Chairman Daniell began the meeting at 6:00 p.m. with a Moment of Silence. Commissioner W. E. "Bubber" Wilkes led the Pledge of Allegiance.

**Approval of the Agenda:**

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

**Citizen Remarks:**

Maria Caudill presented to the Board the 2018 Preservation Award for Excellence in Stewardship for the Eagle Tavern Museum from The Georgia Trust for Historic Preservation. The award was given for the Board's long-time dedication and maintenance of the Eagle Tavern Museum, circa 1801, and is the oldest building to receive the award. Ms. Caudill thanked the Board for its dedication to the Eagle Tavern. On behalf of the Board, Chairman Daniell stated that Ms. Caudill's time and efforts for the Eagle Tavern are greatly appreciated.

Amy Lanclos spoke against the Hard Labor Creek Reservoir intake facility. Ms. Lanclos stated that the Morgan County Board of Commissioners voted to oppose the location of the facility in Morgan County. Ms. Lanclos read an excerpt from an article in the *Lake Oconee News* dated April 27, 2018, and asked the Board if the article is correct. Chairman Daniell stated that the Board would not respond to questions at this time.

**Commissioner Remarks:**

Chairman John Daniell shared with the audience that the Bogart Library expansion is underway; a Family Fun Day is scheduled at the Watkinsville Library on May 12<sup>th</sup> from 10:00 a.m. until 1:00 p.m.; and the Board's next Agenda Setting Meeting will be held on May 22, 2018 due to the Memorial Day Holiday the last week of the month.

**Approval of Minutes:**

On motion by Commissioner Wilkes and second by Commissioner Thomas, minutes of the April 3 Regular Meeting, April 17 Town Hall meeting, April 18 Budget Hearing, and April 24 Agenda Setting Meeting were unanimously approved as submitted.

**Oconee County Joint Comprehensive Plan 2018:**

County Administrator Justin Kirouac briefed the Board regarding revisions to the Plan to include:

- Page 12-change "fora" to "forums."
- Page 19, Land Use-addition of "Prevent development requiring water or sewer infrastructure outside areas designated for water or sewer service by an Oconee County Water and Wastewater Master Plan."
- Page 20, Infrastructure-addition of "Ensure future water and sewer lines depicted in the Oconee County Water and Wastewater Master Plan are located in conformance with the desired land use pattern."
- Page 23, Character Area Categories-deletion of the Character Area of "Country Crossroads" under Activity and Industry.
- Page 27, Compatible Secondary Land Uses-deletion of "Country Crossroads" at major intersections.
- Page 28, Development Strategies-deletion of "allow small Country Crossroads commercial uses at major intersections. (See the Country Crossroads designation under Activity and Industry.)"
- Page 29, Rural Places-deletion of "commercial uses or small-in-scale to provide convenient service to the rural neighborhood," and deletion of "compatible secondary land uses as Country Crossroads at major intersections."
- Page 30-deletion of "allow small Country Crossroads commercial uses at major intersections."
- Page 37, Development Strategy-limit subdivisions requiring sewer connections to areas already served by sewer lines.
- Page 77-addition of "Horse Trails" at Heritage Park.
- Page 78-addition from the Northeast Georgia Regional Commission, due to a citizen's comment, to include "Nature/Environmental Education Center, and a Blue Way or public access to the many scenic

waterways throughout Oconee County.” Mr. Kirouac stated that this addition had not been requested by the Board but is included in the Plan.

- Future Development Map-Country Crossroads Character Areas were removed; clarification of “nodal” areas rather than “corridors” on Highway 78.

Chairman Daniell opened the Public Comment period.

Lisa Douglas thanked the Board for listening to the citizens. She is concerned about a statement in the Plan which is worded as a “development strategy to change the UDC (Unified Development Code) to allow commercial development in rural agricultural zones.” Even though the Character Areas are revised, will “development strategy” remain a part of the Plan (Page 28).

Maria Caudill asked if the Eagle Tavern is now shown as the Eagle Tavern “Museum,” and Mr. Kirouac acknowledged that it would change.

Chairman Daniell closed the Public Comment period.

Chairman Daniell stated that changes to the Unified Development Code are forthcoming and Public Hearings will be held. Commissioner Horton clarified that notifications for the Joint Comprehensive Plan meetings have been announced multiple times at the Committee and Board meetings.

On motion by Commissioner Saxon and second by Commissioner Thomas, the Board unanimously approved transmittal of the Oconee County Joint Comprehensive Plan 2018, with the revisions as presented, and authorized Chairman John Daniell to sign the transmittal letter.

**Rezone No. 7385 – Neelam Datta, Winamin, LLC, Mars Hill Road:**

The Board held a Public Hearing on Rezone No. 7385, Neelam Datta (as applicant for Winamin, LLC), ±2.55 Acres, 4241 Mars Hill Road. Request to change zoning from OBP (Office-Business Park District) to A-1 (Agricultural District).

Gabriel Quintas, Planning & Code Enforcement, presented the staff report and noted that the Planning Commission and Staff recommend approval of the request with no conditions.

Judy Payne, Benny Payne Realty and representative for the owner, asked if the Board had questions and there were none.

Chairman Daniell asked for Public Comment period and there was none.

On motion from Commissioner Wilkes and second by Commissioner Horton, the Board unanimously approved Rezone No. 7385, Neelam Datta (as applicant for Winamin, LLC), ±2.55 Acres, 4241 Mars Hill Road, to change zoning from OBP to A-1 with no conditions. **See documentation in Ordinances and Resolutions Book No. 22.**

**Special Use No. 7392 – Mary Mixon, Diamond Way:**

The Board held a Public Hearing on Special Use No. 7392, Mary Mixon, ±0.74 Acres, 1201 Diamond Way, to allow for a home business in the current zoning of R-1.

Gabriel Quintas, Planning & Code Enforcement, presented the staff report and noted that the Planning Commission and Staff recommend approval of the request with no conditions.

Mary Mixon, applicant, was not present.

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

On motion from Commissioner Saxon and second by Commissioner Horton, the Board unanimously approved Special Use No. 7392, Mary Mixon, ±0.74 Acres, 1201 Diamond Way, to allow for a home business in the current zoning of R-1 with no conditions. **See Documentation in Ordinances and Resolutions Book No. 22.**

**Dove Creek Elementary School Road Project - Right-of-Way Acquisitions:**

Public Works Director Emil Beshara presented to the Board the need to acquire rights-of-way for V.M. Osborne Road. The acquisitions will provide the needed rights-of-way for construction and maintenance. Property to be acquired from James McElhannon, Jr., is as follows: 0.177 acre of right-of-way at \$5,310.00 and a temporary construction easement of 0.074 acre in the amount of \$555.00. Property to be acquired from Carol Fran Pruett Bower, W. Leon Pruett and Frances S. Pruett is as follows: 0.681 acre of right-of-way in the amount \$20,430.00 and a temporary construction easement 0.331 acre in the amount of \$2,482.50. Mr. Beshara asked for Board approval of the rights-of-way acquisitions and temporary construction easements authorizing County Attorney Daniel Haygood to close the properties and Chairman John Daniell to sign the necessary documents.

Chairman Daniell asked for Public Comment and there was none.

On motion by Commissioner Saxon and second by Commissioner Wilkes, the Board unanimously approved the acquisition of rights-of-way and temporary construction easements for the construction and maintenance of V.M. Osborne Road as presented by Public Works Director Emil Beshara.

**Third Quarter Financial Update:**

Finance Director Wes Geddings presented the Third Quarter Financial Update for FY18. Mr. Geddings reviewed the nine-month financial status of the County's General Fund, LOST, SPLOST and the Water Resources Enterprise Fund. General Fund Revenue is 85% collected; General Fund Expenditures are 71% expended; Water Resources Revenue is 76% collected; and Water Resources Expenditures are 49% expended. He also gave an overview of Capital and SPLOST projects.

Mr. Geddings noted that the FY19 budget is balanced at \$28,993,264.00 and unchanged from the April 18, 2018 budget hearing.

Chairman Daniell introduced Guy Herring as the new Planning and Code Enforcement Director.

**Consent Agenda:**

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

- 1) Approve purchase of Fire Truck for Fire Station No. 8 in an amount not to exceed \$886,324.00 authorizing Finance Director Wes Geddings to negotiate a down payment discount or full payment upon delivery and Chairman John Daniell to execute the contract.
- 2) Approve Georgia Department of Transportation Memorandum of Agreement for Bridge Replacement on Clotfelter Road (CR 592) at Barber Creek in an amount not to exceed \$136,000.00 (50% of right-of-way costs) and authorize Chairman John Daniell to sign the Agreement.

**Executive Session:**

On motion by Commissioner Thomas and second by Commissioner Horton, the Board unanimously voted to adjourn into Executive Session at 6:40 p.m. to discuss land acquisition.

No action was taken in Executive Session.

On motion by Commissioner Saxon and second by Commissioner Horton, the Board adjourned Executive Session at 6:58 p.m. On motion by Commissioner Saxon and second by Commissioner Wilkes, the Board adjourned back into Regular Session.

There being no further business, on motion by Commissioner Wilkes and second by Commissioner Horton, the meeting was adjourned at 7:00 p.m.

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date