Board of Commissioners Agenda Setting Meeting
Courthouse Commission Chambers
July 2, 2019 – 6:00 p.m.
Minutes

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

Staff Present:
Justin Kiracofe, County Administrator
Daniel Haygood, County Attorney
Kathy Hayes, County Clerk
Tracye Bailey, Deputy Clerk
Guy Herring, Planning & Code Enforcement Director
Gabriel Quintas, Assistant Planning & Code Enforcement Director
Grace Tuschak, Planner
Sherry Sells, Acting Human Resources Director
Jill Faulkner, Human Resources Specialist
Paula Nedza, IT Director

Call to Order: 6:00 p.m.
Pledge of Allegiance: County Clerk Kathy Hayes led the Pledge after a moment of silence.

Approval of Agenda:
Motion: Mark Thomas
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion: None.
Action/Motion: Motion Passed to Approve the July 2, 2019 Agenda.

Statements and Remarks from Citizens:
None.

Statements and Remarks from Commissioners:
Chairman John Daniell:
• Town Hall Meeting – August 1, 2019, 7:00 p.m., Civic Center
• July 4th – County Government Offices Closed
• July 4th Fireworks Event at Epps Bridge Centre
• Action was taken after Executive Session of the June 25, 2019 Board Meeting. The Board entered into a land acquisition contract for 7.63 Acres located at US Highway 441 and Old US Highway 441. Contract Amount: $650,000. The property will be used to construct the County Administrative Building to house non-judicial employees and county services.

Approval of Minutes:
June 4, 2019 Regular Meeting
June 25, 2019 Agenda Setting Meeting
Motion: Mark Saxon
Second: Bubber Wilkes
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion: None.
Action/Motion: Motion Passed to Approve Minutes of June 4 and June 25, 2019.

Public Hearing: Unified Development Code-Article 4 and Article 5 Text Amendments:
Presented by: Guy Herring, Planning & Code Enforcement Director
Discussion: Text Amendments were presented as shown in Department Memo dated June 28, 2019, and are attached to and made a part of the minutes.
Public Comment Period was opened and there was none.
Motion: Chuck Horton
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion: None.
Motion Passed to Adopt the Unified Development Code Text Amendments of Article 4 and Article 5 as presented by the Planning & Code Enforcement Director.

Special Use No. 7787: Applicant-Carter Engineering Consultants, Inc.
Presented by: Gabriel Quintas, Assistant Planning & Code Enforcement Director
Recommendations: Planning Commission recommended approval unanimously and staff recommends approval. Should the Board approve, Staff recommends three (3) conditions.
Public Comment Period was opened.
Jeff Carter, Carter Engineering and Owner Representative, spoke in favor of the request.
Public Comment Period was closed.
Motion: Mark Saxon
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion: None.
Motion Passed to Approve Special Use No. 7787; Applicant-Carter Engineering, Inc; Owner-Prince Avenue Baptist Church; Zoned A-1; ±60.75 Acres; Ruth Jackson Road; for the purpose of expansion of a community-scale church; with three (3) conditions.

Rezone No. 7798: Applicant – Carter Engineering, Inc.
Presented by: Gabriel Quintas, Assistant Planning & Code Enforcement Director
Recommendations: Planning Commission recommended denial and staff recommends approval. No additional conditions are recommended.
Public Comment Period was opened.
Jeff Carter, Carter Engineering and Owner Representative, spoke in favor of the request.
Judy Silver, Scout Construction, spoke in favor of the request.
Derek Carroll signed up to speak against the request but deferred to Amber Trevors.
Amber Trevors, President of the Timmarron Homeowners Association, spoke against the request. Ms. Trevors provided photos to the Board and stated her concerns regarding removal of trees within the buffer of Morningside; maintenance of detention areas; and prevention of water runoff before, during and after construction of the Morningside homes.
Derek Carroll, Timmarron Subdivision, stated his concerns regarding removing trees and the water runoff towards Hodges Mill Road and the impact to Timmarron Subdivision.
Jeff Carter, Carter Engineering and Owner Representative, presented rebuttal comments and will abide by Public Works requirements regarding a detention pond.
Public Comment Period was closed.
Motion: Mark Saxon
Second: Chuck Horton
Voted in Favor of Motion: Chuck Horton, Mark Saxon
Voted Against Motion: Mark Thomas, Bubber Wilkes, John Daniell
Action/Motion: Motion to Deny Failed–Rezone No. 7798; Applicant-Carter Engineering, Inc; Owner-Scout Construction, LLC; Zoning-AR (formerly AR-1) to AR with modifications to Rezone No. 2039; ±5.99 Acres; intersection of Morningside Drive and Hodges Mill Road.

Motion: Mark Thomas
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion: None.
Motion Passed to Postpone for the August 6, 2019 Board Meeting to allow County Staff and Engineer to provide recommendations regarding drainage issue for Rezone No. 7798; Applicant-Carter Engineering, Inc; Owner-Scout Construction, LLC; Zoning-AR (formerly AR-1) to AR with modifications to Rezone No. 2039; ±5.99 Acres; intersection of Morningside Drive and Hodges Mill Road.
Commissioner Horton asked that representatives from both subdivisions, Timmarron and Morningside, meet to discuss possible solutions.

Rezone No. 7734: Applicant – Ken Beall, Beall and Company
Presented by: Gabriel Quintas, Assistant Planning & Code Enforcement Director
Recommendations: Planning Commission recommended approval and to strike condition No. 5. Staff recommends conditional approval with eight (8) conditions and has no objection to striking Condition No. 5.

Minutes – July 2, 2019
2 | Page
Public Comment Period was opened.
Ken Beall, Beall & Company and Owner Representative, spoke in favor of the request and has no objection to the eight conditions. Mr. Beall asked that the Public Works Director be consulted regarding Condition No. 5.
Public Comment Period was closed.
Motion: Mark Thomas
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion: None.
Action/Motion: Motion Passed to Approve Rezone No. 7734; Applicant-Ken Beall, Beall and Company; Owner-Burgess Family Enterprises, LLC and J.G. Grifeth Investments, LLC; Zoning A-1 and B-2 to B-2; ±0.289 Acres; Jennings Mill Road, Oconee Connector, and Virgil Langford Road; with eight (8) conditions and removal of Condition No. 5 (resulting in seven conditions).

Hardship Variance No. 7825; Applicant – Ken Beall, Beall and Company
Presented by: Gabriel Quintas, Assistant Planning & Code Enforcement Director
Recommendations: Staff recommends approval with no conditions.
Public Comment Period was opened and there were none.
Motion to Approve: Mark Saxton
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion: None.
Action/Motion: Motion Passed to Approve Hardship Variance No. 7825; Applicant-Ken Beall, Beall and Company; Owner-William G. and Kathryn D. Hayes; Zoning AG; ±1.31 Acres; Colliers Creek Road and Hilltop Road; to allow for a detached garage to be constructed in the front yard of a residential property.

Special Exception Variance No. 7790; Applicant – Abbey Garven
Presented by: Gabriel Quintas, Assistant Planning & Code Enforcement Director
Recommendations: Staff recommends approval with one (1) condition.
Public Comment Period was opened.
Abbey Garven, Sapphire Properties, spoke in favor of the request.
Public Comment Period was closed.
Motion: Mark Saxton
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion: None.
Action/Motion: Motion Passed to Approve Special Exception Variance No. 7790; Applicant-Abbey Garven; Owner-Sapphire Properties, LP; Zoning AG; ±0.36 Acres; Sims Drive; with one (1) condition.

Confirmation of Human Resources Director
Presented by: Justin Kirouac, County Administrator
Discussion: Requests a confirmation from the Board to move Sherry Selia from her current position of Acting Human Resources Director to Human Resources Director.
Motion: Mark Thomas
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxton
Voted Against Motion: None.
Action/Motion: Motion Passed to Approve confirmation of Sherry Selia as the Human Resources Director.

Consent Agenda
No items were removed from the Consent Agenda.
Motion: Chuck Horton
Second: Mark Saxton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxton
Voted Against Motion: None.
Action/Motion: Motion Passed to Approve Consent Agenda Items.

1) Approve FY20 Public Defender Indigent Services Agreement with a term to begin July 1, 2019 and expire June 30, 2020 in the amount of $181,351.00.

Minutes – July 2, 2019
3 | Page
2) Approve FY20 Property and Liability Insurance Proposal from ACCG-IRMA (Association County Commissioners of Georgia - Interlocal Risk Management Agency) in the amount of $209,314.00.

3) Approve Acceptance of Right-of-Way Deed for Value Added Concepts, LLC, to Oconee County, 0.51 Acres, as shown on survey entitled “Final Plat for Value Added Concepts, LLC” dated January 16, 2019.

4) Approve Authorization of the Finance Director to Amend and Revise the FY2019 Budget.

5) Reconstitution of Land Use & Transportation Planning Committee to Long Range Transportation Study Task Force. Committee terms expiring September 30, 2019, will not be filled. Task Force will terminate at completion of the task.

**Meeting Adjournment:**
Meeting Adjourned: 7:19 p.m.
Motion: Wilkes
Second: Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion: None.
Action/Motion: **Motion Passed** to Adjourn the Meeting.

________________________
Chairman John Daniell

________________________
Kathy Hayes, County Clerk

Date: ___________________
Memorandum

Planning and Code Enforcement Department

DATE: June 28, 2019

TO: Oconee County Board of Commissioners

CC: Kathy Hayes
    Gabriel Quintas
    Deanna Ruark

FROM: Guy Herring, Director, Planning and Code Enforcement

RE: Text Amendments to Articles 4 and 5 of the UDC

Attached is a copy of the proposed amendments to Article 4 and Article 5 of the Unified Development Code for consideration at the July 2, 2019, BOC meeting.

In Article 4, the following edits have been made:

- Amended lot dimensional, road frontage, and size requirements
- Added maximum lot coverage requirements
- Consolidated tables into one master table

In Article 5, the following edits have been made:

- Replaced outdated terms and department labels with the updated terms and labels
- Amended limitations for special exception variances
- Modified minor subdivision allowances and MPD provisions

The Planning Commission considered the proposed amendments at the June 17, 2019, PC meeting. Recommendations from the Planning Commission are attached here, along with public comments and additional staff recommendations. Comments from the County attorney have been incorporated into the attached text and all changes have been highlighted. Please feel free to contact me if you have any questions or would to discuss the proposed amendments.
<table>
<thead>
<tr>
<th>No.</th>
<th>Section</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>410.02.5</td>
<td>See recommendation from Planning Commission.</td>
</tr>
<tr>
<td>2</td>
<td>410.02.5</td>
<td>Change “personal recreational facility” to “private recreational facility.”</td>
</tr>
<tr>
<td>3</td>
<td>410.12.5</td>
<td>Replace Special Use Approval with “Special Permit.”</td>
</tr>
<tr>
<td>4</td>
<td>206.12.6 and 206.12.7</td>
<td>If site requirement for 40% or more of the floor area.</td>
</tr>
</tbody>
</table>

**Notes:**
- No deflection
- Sec. 407.01: Increase minimum lot frontage to 40 feet.
- Dec. 2013, all parcels that have an R-1 lot size of 20,000 SF or less that would be subject to an ordinance shall be treated as if they were subject to an ordinance after the approved concept.
- The new not covered maximums for commercial uses shall be covered in the development. The development shall be covered in the development. If approved, projects may be increased up to the approved concept. The approved concept shall be treated as if they were subject to an ordinance after the approved concept.