

**Board of Commissioners Regular Meeting  
Courthouse Commission Chambers  
September 3, 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 Kirouac, 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  
Diane Baggett, Communications Manager  
Wes Geddings, Finance Director  
Paula Nedza, IT Director  
Fran Leathers, Board of Elections Director  
Lisa Davol, Parks & Recreation Director

**Call to Order:** 6:00 p.m.

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

**Approval of Agenda:**

Motion:	Mark Thomas
Second:	Bubber Wilkes
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon
Voted Against Motion:	None.
Action/Motion:	<b>Motion Passed to Approve</b> the September 3, 2019 Agenda.

**Statements and Remarks from Citizens:**

None.

**Statements and Remarks from Commissioners:**

Chairman Daniell shared the following with the audience:

- Economic Development Task Force Meeting Dates: September 17, September 23 and October 7 at 9:00 a.m. at the Oconee County Chamber of Commerce Office.
- Survey for the Economic Development Task Force is located front page of the Oconee County website.
- Madison-Athens-Clarke-Oconee Regional Transportation System (MACORTS) will hold an Open House at Oconee Veterans Park at 5:00 p.m. to 7:00 p.m. on September 9.

**Approval of Minutes:**

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:	<b>Motion Passed to Approve</b> the minutes of August 1 (Town Hall); August 6 (Tax Millage Levy 1 <sup>st</sup> Public Hearing-6:00 p.m.); August 6 (Regular Meeting-6:30 p.m.); August 27 (Tax Millage Levy 2 <sup>nd</sup> Public Hearing-11:00 a.m.); August 27 (Tax Millage Levy 3 <sup>rd</sup> Public Hearing-5:30 p.m.); and August 27 (Agenda Setting Meeting-6:00 p.m.)

**Public Hearing for Unified Development Code Text Amendments, Articles 9, 10 and 11:**

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Text Amendments were presented as shown in a Department Memo dated August 20, 2019:

**Article IX Edits** – Definition for “generalized wetland map” revised to include updates to the map; outdated departmental staff titles were revised and updated. **Article X Edits** – Revised major subdivision maintenance period provisions; revised cul-de-sac right-of-way width requirements; increased number of residential lots allowed on a paved private drive; outdated departmental staff titles and diagrams revised and updated; ambiguous language was clarified. **Article XI**-Updated Division IV (Flood Damage Prevention) in accordance with the recommendations of the Georgia Department of Natural Resources; outdated departmental staff titles were revised and updated. (Please see Department Memo dated August 20, 2019,

regarding “Text Amendments to Articles 9, 10 and 11 of the Unified Development Code” attached and made a part of the minutes.)

*Public Comment Period was opened and there was none.*

**ACTION:**

Motion to Adopt: Mark Saxon  
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 Adopt** Text Amendments of the Unified Development Code, Articles IX, X, XI, as presented with Staff recommendations in Department Memo dated August 20, 2019.

**Rezone No. 7838 - Applicant: Rodney Jones, Owner: RWJ, Inc., Location: Intersection of Mars Hill Road and Long Road:**

*Commissioner Mark Saxon recused himself from the meeting.*

Presented by: Gabriel Quintas, Assistant Planning & Code Enforcement Director  
Discussion: Staff recommends conditional approval with eight (8) conditions and the Planning Commission recommended approval with removal of Staff Condition No. 4. Applicant requests rezone from AG (Agricultural) to R-1 (Single-Family Residential) to allow construction of a nine-lot, single-family subdivision on 10.07 Acres. Future Development Map Character Area is Regional Center. One interior road is proposed. Minimum home square footage of 2,000 square feet and lot sizes of 30,000 square feet.

*Public Comment Period was opened.*

*Rodney Jones*, Owner, spoke in favor of the request and asked that Condition No. 4 be removed. Project was submitted to the Planning Department prior to change of lot sizes. If Condition No. 4 is not removed, he asked that the rezone be tabled. Mr. Jones also discussed the proposed cost of the project, home values and property taxes.

*Mike Lunde*, Oak Lake Subdivision, spoke against the rezone regarding concerns about additional traffic on Mars Hill Road.

*Public Comment Period was closed.*

*Commissioner Discussion* continued regarding lot sizes and widths, types of foundations and aesthetics as compared to Meridian subdivision.

**ACTION:**

Motion to Approve: Chuck Horton  
Second: Mark Thomas  
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes (Mark Saxon recused from the vote.)  
Voted Against Motion: None.  
Action/Motion: **Motion to Approve Passed** with all conditions as presented by Staff: Applicant-Rodney Jones; Owner-RWJ, Inc.; Location-Intersection of Mars Hill Road and Long Road; Zoning Change from AG to R-1 to allow construction of a nine-lot single-family residential subdivision on 10.07 Acres with eight (8) conditions as presented by Staff.

**Rezone No. 7851 - Applicant: Michael Thurmond, PE, Owner: Sapphire Properties, Location: 1360/1361 Ruth Jackson Road:**

Presented by: Gabriel Quintas, Assistant Planning & Code Enforcement Director  
Discussion: Planning Commission recommends with modification to the first condition to allow lot sizes of one acre and zoning of R-1. Staff recommends denial. Should the Board approve, Staff recommends the approval be subject to six (6) conditions. Applicant requests rezone from AG (Agricultural) to R-2 (Two-Family Residential) to allow for development of a 40-lot single-family residential subdivision on 42.482 Acres. Future Development Map Character Area is Suburban Neighborhood. Minimum home square footage proposed is 2,500 square feet on a minimum lot size of 30,000 square feet. An interior road with sidewalks is proposed.

*Public Comment Period was opened.*

*Brett Thurmond*, Owner Representative and Engineer with Armentrout Matheny Thurmond, PC, spoke in favor of the request and concurs with the staff-recommended conditions. Maximum number of lots will be 28 with additional buffers on the road frontage. Mr. Thurmond noted that the property owner resides across Ruth Jackson Road from the subject property.

*Rob Scott*, Owner, stated that the subject property, previously the Adsit Farm, was purchased with the intent to preserve the area. There will be one entrance into the property and, with the buffers, homes will not be visible from Ruth Jackson Road.

*Rachel Cooper*, Ruth Jackson Road, spoke against the request stating traffic concerns with additional homeowners on the road. Ms. Cooper requests that the property be developed with a minimum of two-acre lots.

*Brett Thurmond rebuttal* stated that the maximum number of lots will be 28, and that traffic will have a peak time of approximately one hour.

*Public Comment Period was closed.*

Commissioner Discussion continued regarding lot sizes under the previous zoning requirements versus current zoning requirements, compliance with the Comprehensive Plan, transition areas between agricultural districts and residential districts, and extension of County water versus individual wells.

**ACTION:**

Motion to Approve: Mark Thomas  
Second: Bubber Wilkes  
Voted in Favor of Motion: Mark Thomas, Bubber Wilkes, John Daniell  
Voted Against Motion: Chuck Horton, Mark Saxon  
Action/Motion: **Motion to Approve Passed:** Rezone No. 7851; Applicant-Brett Thurmond; Owner-Rob Scott; Location-1360/1361 Ruth Jackson Road; Zoning Change from AG to AR, including six conditions recommended by Staff with change in Condition No. 1 to show one-acre minimum lot size.

**Rezone No. 7852 - Applicant: Stedman Anglin, Owner: Mary Lou Mays Anglin, Location: 1130 Cooper Gin Road:**

Presented by: Gabriel Quintas, Assistant Planning & Code Enforcement Director  
Discussion: Planning Commission recommends conditional approval with two (2) conditions, and Staff recommends conditional approval with two (2) conditions. Applicant requests rezone from AG (Agricultural) to AR (Agricultural Residential) with modifications to Rezone No. 777 to allow for further subdivision of the property into single-family residential lots on 6.89 Acres.

*Public Comment Period was opened.*

Stedman Anglin, Owner, no objections to staff recommendations.

*Public Comment Period was closed.*

**ACTION:**

Motion to Approve: 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 to Approve Passed:** Applicant-Stedman Anglin; Owner-Mary Lou Mays Anglin; Location-1130 Cooper Gin Road; Zoning Change: AG to AR with modifications to Rezone No. 777 to allow for further subdivision of the property into two single-family residential lots and two (2) conditions as recommended by Staff.

**Rezone No. 7853 - Applicant: Tracie Hedges, Owner: Tracie and Thomas Hedges, Location: Moores Ford Road:**

Presented by: Gabriel Quintas, Assistant Planning & Code Enforcement Director  
Discussion: Planning Commission recommends approval with modification to condition No. 2 to 1.67 acres. Staff recommends denial. Should the Board approve the request, Staff recommends approval subject to two (2) conditions. Applicant requests rezone from AR (Agricultural) to AR (Agricultural Residential) to allow the property to be split into three residential lots on five (5) acres.

*Public Comment Period was opened.*

Tracie Hedges, Owner, stated that the request was submitted prior to July 2, 2019. The subject property lies within the parent parcel, which totals 336 acres.

*Public Comment Period was closed.*

Commissioner Discussion continued regarding number of property divisions allowed for the 336 acres, purpose of dividing the property, compliance with conservation use program, change lot sizes to two-acre minimum and adding additional acre to the subject property for a total of six acres.

**ACTION:**

Motion to Deny: 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**

**ACTION:**

Motion to Approve: Mark Thomas to approve with modifications from the Planning Commission for lots of 1.67 acres.  
Second: Bubber Wilkes  
Voted in Favor of Motion: Mark Thomas, Bubber Wilkes  
Voted Against Motion: Chuck Horton, Mark Saxon, John Daniell  
Action/Motion: **Motion to Approve Failed**

**ACTION:**

Motion to Table: Mark Saxon to table to the October 1, 2019 Board Meeting.  
Second: Mark Thomas  
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon  
Voted Against Motion: None.

Action/Motion: **Motion to Table Passed:** Rezone No. 7853 will be considered at the October 1, 2019 Board Meeting.

**Planning Commission Appointments:**

Motion to Approve: Mark Saxon  
Second: Mark Thomas  
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon  
Voted Against Motion: None.  
Action/Motion: **Motion to Approve Passed** to appoint the following applicants to the Planning Commission: Brian Fosen and Scott Green.

**Recreation Advisory Committee Appointments:**

Motion to Approve: Chuck Horton  
Second: Mark Saxon  
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon  
Voted Against Motion: None.  
Action/Motion: **Motion to Approve Passed** to appoint the following applicants to the Recreation Advisory Committee: Jeanne Barsanti, Jason Hewell, Melissa Hopkinson, Leslie Hunsinger, Kimberly Thomas.

**Board of Elections Update – Precinct Consolidation:**

Presented by: Fran Leathers, Board of Elections  
Discussion: Ms. Leathers presented updated precinct maps to the Board Members. Precincts at the Annex and Watkinsville City Hall have been combined and the 4,085 registered voters in the previous two precincts will vote at the Precinct No. 1-Watkinsville City Hall. The number of precincts now totals 12 instead of 13. The required advertising has been done and there were no objections. Updated precinct cards will be mailed to the effected voters. The Town of North High Shoals precinct will be moved from the Fire Station to the new City Hall. North High Shoals candidates had no opposition, and the election was canceled. The new voting machines will be available January 2020.

**Consent Agenda**

No items were removed from the Consent Agenda.

Motion: Mark Saxon  
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** Consent Agenda Items.

- 1) Approve Alcohol License Application for Martino’s Italian Restaurant at 2061 Hog Mountain Road, Watkinsville, Owner and Registered Agent Martin Canelo.
- 2) Approve Work Authorization with Moreland Altobelli in the amount of \$216,257.60 for Design Update of the Mars Hill Road Widening Project, Phase II.
- 3) Approve submittal of the Jack L. Lewis, Jr. Farm, 34.79 acres on Peck Circle, as the 2019 Farmland Preservation Committee recommendation for the Agricultural Conservation Easement Program-Agricultural Land Easement (ACEP-ALE).

**Executive Session:**

There was no Executive Session.

**Meeting Adjourned:**

Meeting Adjourned: 7:33 p.m.  
Motion: Bubber Wilkes  
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 Adjourn the Meeting.

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Chairman John Daniell

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Kathy Hayes, County Clerk

Date: \_\_\_\_\_