
AGENDA
BOARD OF COMMISSIONERS
OF
OCONEE COUNTY, GEORGIA
Tuesday, August 6, 2019
Commission Meeting Chambers
Oconee County Courthouse
6:30 PM

- 1. Approval of Agenda**
- 2. Statements and Remarks from Citizens**
- 3. Statements and Remarks from Commissioners**
- 4. Approval of Minutes**
 - 1) July 2, 2019 Regular Meeting Minutes
 - 2) July 30, 2019 Agenda Setting Meeting Minutes
- 5. Approval of Resolutions, Ordinances, Policies, Etc.**
 - 1) Second Public Hearing and Consider Amendments to the Property Disposition Ordinance.
 - 2) Public Hearing and Consideration of text amendments for [Article 6, Parking and Loading](#), of the Unified Development Code -- Guy Herring.
 - 3) Public Hearing and Consideration of text amendments for [Article 7, Sign Regulations](#), of the Unified Development Code - Guy Herring.
 - 4) Public Hearing and Consideration of text amendments for [Article 8, Landscaping and Buffers](#), of the Unified Development Code -- Guy Herring.
- 6. Hearings and Actions on Zoning Matters, Special Use Permits, Street Light Tax Districts, Etc**
 - 1) Appeal of Administrative Decision by Hokulia Shave Ice Athens.
 - 2) Request for Deviation of Minimum Roof Pitch Requirement by Edward and Kay Read.
 - 3) Request for Deviation of Minimum Roof Pitch Requirement by Milton Garland.

Individuals with disabilities who require accommodations to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, are required to contact the ADA Coordinator at 706-769-5120 promptly to allow the County to make reasonable accommodations.

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- 4) Consider [Rezone #7798](#):
Applicant: Carter Engineering, Inc.
Owner: Scout Construction, LLC;
Location: Intersection of Morningside Drive and Hodges Mill Road
Zoning: AR (formerly AR-1) to AR (formerly AR-1) with modifications to Rezone no. 2039
Acreage: ±5.99 acres
Request: Remove conditional zoning requirement for a 40-foot buffer of the rear property line.
- 5) Consider [Rezone No. 7735](#):
Applicant: JDG Investments, LLC
Owner: Barbara Gasaway
Location: 4800 Monroe Highway
Zoning: AG (Agricultural) Acreage: ±28.34
Request: Zoning change from AG to B-1 and B-2 to allow for a farm-to-table restaurant, several specialty retail shops and two-story boutique hotel.
- 6) Consider [Variance No. 7792](#):
Applicant: JDG Investments, LLC
Owner: Barbara Gasaway
Location: 4800 Monroe Highway
Zoning: AG Acreage: ±28.34
Request: Section 806 to waive the buffer requirement between zoning districts and along the adjacent property line.
- 7) Consider [Special Use No. 7791](#):
Applicant: JDG Investments, LLC
Owner: Barbara Gasaway
Location: 4800 Monroe Highway
Zoning: AG (Agricultural) Acreage: ±72.81
Request: Special use approval for portion of property and the existing antebellum home to be used as an event venue.

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8) Consider [Variance No. 7811](#):
Applicant: JDG Investments, LLC
Owner: Barbara Gasaway
Location: 4800 Monroe Highway
Zoning: AG (Agricultural) Acreage: +72.81
Request: Waive requirement of paving and lighting off-street parking.

9) Consider [Variance No. 7804](#):
Applicant: Tim Autrey
Owner: Thie, Pam and Tim Autrey
Location: 1230 Choyce Johnson Road
Zoning: AG (Agricultural) Acreage: +5.0
Request: Reduction in building setback from 25 feet to 8.3 feet for two accessory buildings on the property.

10) Consider [Rezone No. 7814](#):
Applicant: ERT, Inc.
Owner: Terreck Holdings, LLC
Location: 1040 Talus Street
Zoning: OIP (Office Industrial Professional) Acreage: +1.52
Request: R-1 zoning to allow for the construction of a single family home.

11) Consider [Rezone No. 7826](#):
Applicant: Richard R. Pendergrass
Owner: Elder Farm, LP
Location: 6351 Colham Ferry Road
Zoning: AG (Agricultural) Acreage: +64.31
Request: Petitioning for a rezone to divide property into five single-family residential lots.

12) Consider [Rezone No. 7827](#):
Applicant: Darrell Baker
Owner: D.T. Sanders
Location: 1021 Barber Creek Drive
Zoning: AR (Agricultural Residential) Acreage: +2.741
Request: Rezone from AR to B-1 to allow construction of two medical/professional office buildings.

Individuals with disabilities who require accommodations to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, are required to contact the ADA Coordinator at 706-769-5120 promptly to allow the County to make reasonable accommodations.

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7. Consent Items

- 1) Approve Alcohol License Application for Newk's Eatery located at The Markets of Epps Bridge, 1850 Epps Bridge Parkway, Athens with Charles (Dillon) Harper as the Registered Agent.
- 2) Bid Award to CMES, Inc. for the Mars Hill Road, Virgil Langford Road and Rocky Branch Road Intersection Improvement Project in an amount not to exceed \$702,447.00. Total cost of project, including traffic signal, shall be approximately \$802,000.00.

8. Executive Session to discuss land acquisition, personnel matters and/or potential litigation (if needed)

9. Adjourn

Individuals with disabilities who require accommodations to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, are required to contact the ADA Coordinator at 706-769-5120 promptly to allow the County to make reasonable accommodations.

**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 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
Sherry Seila, 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.

Action/Motion:

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.

Action/Motion: **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.

Judd Shiver, 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.

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. Griffith Investments, LLC; Zoning A-1 and B-2 to B-2; ± 19.289 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 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 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 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 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 Seila 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 Saxon
Voted Against Motion:	None
Action/Motion:	Motion Passed to Approve confirmation of Sherry Seila as the Human Resources Director.

Consent Agenda

No items were removed from the Consent Agenda.

Motion:	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 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.

- 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: _____

Oconee County Memorandum

1291 Greensboro Hwy • P.O. Box 145 • Watkinsville, GA 30677

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www.oconeecounty.com

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.

<u>Number</u>	<u>Recommendation from Planning Commission</u>	<u>Staff Notes</u>
1	Sec. 410.02.b.1: Change “personal recreational facility” to “private recreational facility”	Objection. Staff recommends striking “personal.”
2	Sec. 402: Add the definition of conservation subdivision to the definitions section of Article 4	No objection
3	Page 4-10, footnote #10: replace current text with “Maximum building height for principal buildings may be increased up to 85 feet by Special Use Approval”	No objection
4	Sec. 508.01.6 and Sec. 506.15.0.1.f. Strike requirement for covenants to regulate and control signs	No objection

<u>Number</u>	<u>Public Comment</u>	<u>Staff Notes</u>
1	The new lot coverage maximums for commercial areas will be overly burdensome for developments that share stormwater facilities	Staff recommends the following footnote be added to Table 4.1: “For commercial developments with shared stormwater detention facilities, the average lot coverage for all parcels in the development may be used to determine compliance with maximum percent lot coverage.”
2	Will there be a grandfather provision for previously zoned plans that would be binding and also previously zoned parcels that have an R-1 lot size of 30,000 sf?	Staff recommends the following footnote be added Table 4.1: “Properties (a) which were rezoned for a major subdivision prior to July 2, 2019, shall be permitted to be developed pursuant to the approved concept plan, specifically including, without limitation, the use of the minimum lot sizes allowed under the provisions of this ordinance as of July 1, 2019, and (b) those which were subject to an enforceable legal obligation to be purchased as of July 2, 2019, and which receive preliminary plat approval on or before December 29, 2019, shall be permitted to be developed using the minimum lot sizes allowed under the provisions of this ordinance as of July 1, 2019.”

<u>Number</u>	<u>Additional Staff Recommendations</u>
1.	Sec. 407.01: Increase minimum lot frontage to 40 feet.

Draft

**Board of Commissioners Agenda Setting Meeting
Courthouse Commission Chambers
July 30, 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
Jody Woodall, Public Works Director
Diane Baggett, Communications Manager
Cindy Pritchard, Executive Director, Keep Oconee County Beautiful Commission
Merry Howard, Senior Center Director
Wes Geddings, Finance Director
Patrick Magana, Assistant IT Director

Call to Order: 6:00 p.m.

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

Approval of Agenda:

Motion:	Chuck Horton
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 the July 30, 2019 Agenda.

Statements and Remarks from Citizens:

None.

Statements and Remarks from Commissioners:

Chairman John Daniell reminded the audience of the upcoming Town Hall Meeting on August 1, 2019 at 7:00 p.m. at the Civic Center. Displays and information regarding Roundabouts will be available.

Keep Oconee County Beautiful Commission (KOCBC) Presentation:

Presented by: Cindy Pritchard, Director, Keep Oconee County Beautiful Commission

Draft

Discussion: Presentation was given regarding Litter Abatement. A Community Litter Index divided the County into districts and evaluates the amount of litter in each district. According to index, litter quantity is going down. Deputy Todd Gabriel and the Community Service Workers have been successful in reducing litter in the County. The Commissioners thanked Ms. Pritchard for the efforts of the KOCBC.

First Public Hearing – Property Disposition Ordinance:

Presented by: Wes Geddings, Finance Director

Discussion: Amendments requested include the Finance Director may declare personal County property unserviceable, may decide the most advantageous method of selling, and may approve the sale of personal property at a depreciated value of \$10,000 or less. Approval by the Board will be required with a depreciated cost of more than \$10,000.

Public Comment Period was opened and there was none.

The Second Public Hearing and Action regarding the Property Disposition Ordinance amendments will be held at the August 6, 2019 Regular Meeting of the Board.

Schedule Public Hearing for Unified Development Code Text Amendments:

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring requests that the Unified Development Code Text Amendments for Article 6-Parking and Loading Requirements, Article 7-Sign Regulations, and Article 8-Landscaping and Buffers be heard by the Board on August 6, 2019 at 6:30 p.m. The Planning Commission held a Public Hearing for the text amendments on July 15, 2019 at its regular meeting.

Public Comment Period was opened and there was none.

Motion:

Chuck Horton

Second:

Mark Saxon

Voted in Favor of Motion:

Mark Thomas, Chuck Horton, Bubber Wilkes, Mark Saxon

Action/Motion:

Motion Passed to Schedule a Public Hearing for the Unified Development Code Text Amendments for Articles 6, 7 and 8 on August 6, 2019 at 6:30 p.m. at the Board's Regular Meeting.

Northeast Georgia Regional Commission FY20 Aging Services Contract:

Presented by: Merry Howard, Senior Center Director

Discussion: Request approval of the FY20 Aging Services Contract which provides funding for the Oconee County Senior Center and Community Based Services.

Period is July 1, 2019 through June 30, 2020.

Public Comment Period was opened and there was none.

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 the Northeast Georgia Regional Commission FY20 Aging Services. Contract period is July 1, 2019 through June 30, 2020.

Draft

Northeast Georgia Regional Commission FY20 Transportation Services Contract:

Presented by: Merry Howard, Senior Center Director
Discussion: Request approval of the FY20 Transportation Services Contract. Contract period is July 1, 2019 through June 30, 2020.

Public Comment Period was opened and there was none.

Motion to Approve:	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 Northeast Georgia Regional Commission FY20 Transportation Services Contract.

Bid Award - Mars Hill Road, Virgil Langford Road, Rocky Branch Road Intersection Project:

Presented by: Jody Woodall, Public Works Director
Discussion: After evaluating the three bids received, Mr. Woodall requested that the project be awarded to CMES, Inc. with a not-to-exceed price of \$702,447.00. Funding will be provided through the Georgia Department of Transportation (GDOT) Off-System Safety Funding Program in the amount of \$250,000.00 and County Fund Balance of \$452,447.00. In addition, traffic lights of approximately \$100,000 will be added to the project. Chairman Daniell explained that the County Fund Balance set aside was \$750,000 in addition to GDOT funds. The project came in under budget for a total cost of approximately \$802,000 (including traffic lights) of which \$250,000 will be paid by GDOT.

Public Comment Period was opened.

Dr. Bill Mayberry asked to see plans of the intersection improvements. Chairman Daniell stated that the plans will be placed on the website.

Public Comment Period was closed.

On consensus, this item was placed on the Consent Agenda for August 6, 2019.

Alcohol License Application – Newk’s Eatery:

Presented by: Kathy Hayes, County Clerk
Discussion: New Alcohol License application received from Newk’s Eatery located at The Markets of Epps Bridge, 1850 Epps Bridge Road. David Weeks and Edward Keith Owens are owners. Charles Harper is the Registered Agent and has attended RASS training and received his certificate. Owner Representative, Julie Dunagan, was present for the meeting.

Public Comment Period was opened and there was none.

On consensus, this item was placed on the Consent Agenda for August 6, 2019.

Executive Session:

Adjourn into Executive Session:	6:22 p.m.
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 Adjourn into Executive Session to discuss Personnel Matters and Potential Litigation.

No action was taken in Executive Session.

Executive Session Adjourned: 6:38 p.m.

Draft

Adjourn into Regular Session:

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 Passed** to Adjourn into Regular Session, and there was no further business.

Meeting Adjourned:

Meeting Adjourned: 6:40 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.

Chairman John Daniell

Kathy Hayes, County Clerk

Date: _____



Oconee County Department Memorandum

DATE: 25 June 2019
TO: Kathy Hayes
FROM: Wes Geddings
SUBJECT: Proposed Property Disposition Ordinance Update

ISSUE SUMMARY:

(Background)

Oconee County's Property Disposition Ordinance, effective July 11, 2017, in accordance with Title 36, Chapter 9, and Title 32, Chapter 7 of the Official Code of Georgia, requires the following for disposition of personal property:

1. Declaration of unserviceability by the Board of Commissioners
 - a. Unserviceable – no longer used advantageously by the county
2. Disposition may occur by public sale, sealed bidding, spot bidding, or other advantageous methods. Sale to an individual shall be for the highest net purchase price reasonably obtainable. Sale to another government shall be for a fair and reasonable price.
3. Unserviceable personal property may be sold by means deemed most advantageous to the County as determined by the Board of Commissioners.
4. The sale of personal property with an original purchase cost of \$10,000.00 or less can be approved by the County Administrator. The Board of Commissioners shall approve the sale of personal property with an original purchase cost exceeding \$10,000.00.

RECOMMENDATION:

Requesting review of the proposed property disposition ordinance update



Oconee County Department Memorandum

ANALYSIS:

The following changes are proposed:

1. Declaration of unserviceability by the Finance Director
2. Unserviceable personal property may be sold by means deemed most advantageous to the County as determined by the Finance Director.
3. The sale of personal property with a depreciated cost of \$10,000.00 or less can be approved by the Finance Director. The Board of Commissioners shall approve the sale of personal property with a depreciated cost exceeding \$10,000.00.

PROPERTY DISPOSITION ORDINANCE OF OCONEE COUNTY, GEORGIA

AN ORDINANCE REGULATING THE DISPOSITION OF REAL OR PERSONAL PROPERTY OWNED BY OCONEE COUNTY AND FOR OTHER PURPOSES THERETO.

ENACTMENT CLAUSE

For the purpose of promoting the health, safety and general welfare of the present and future inhabitants of the unincorporated areas of Oconee County and to provide for an orderly and proper disposal of real and personal property, the Board of Commissioners does hereby ordain and enact into law the following:

ARTICLE ONE: GENERAL PROVISIONS

Section 1. Title. This Ordinance shall be known and may be cited as the Property Disposition Ordinance.

Section 2. Definitions. All terms used herein shall have the definitions ascribed to them in Title 36, Chapter 9, and Title 32, Chapter 7, both of the Official Code of Georgia Annotated.

ARTICLE TWO: SALE OF SURPLUS REAL PROPERTY GENERALLY

Section 1. Public sale required. Disposition of real property owned by the County shall be conducted by public sale or exchange in accordance with O.C.G.A. § 36-9-3, or as otherwise provided by state law.

Section 2. Exceptions to public sale. The following transactions shall not be governed by Section 1:

- A. A redemption of real property acquired by county under tax deed.
- B. A grant of easement or license.
- C. A grant or conveyance of right-of-way or for other transportation purchases.
- D. A conveyance to any other unit of government.
- E. A conveyance of recreational set-aside property to a homeowner's association in the manner permitted by state law.

- F. A lease that constitutes a usufruct under state law.
- G. Sale of parcels of small or narrow strips of land, so shaped or so small as to be incapable of being used independently as zoned or under applicable subdivision or other development ordinances or land use plans, or as streets, whether owned in fee or used by easement. Such parcels may be sold to abutting property owners where such sales and conveyances facilitate the enjoyment of the highest and best use of the abutting owner's property without first submitting the sale or conveyance to the process of an auction or the solicitation of sealed bids; provided, however, that each abutting property owner shall be notified of the availability of the property and shall have the opportunity to purchase said property at a price and upon terms negotiated between the property owner and the County.

Section 3. Procedures. Except as otherwise specifically provided by state law, the County shall not dispose of any real property unless the Board of Commissioners has declared such real property to be unserviceable. Other than dispositions governed by subsection (a) or by specified provisions of state law, any disposition may be made at public or private sale, upon such terms as the Board of Commissioners shall deem to be in the county's best interest.

ARTICLE THREE: SALE OF SURPLUS REAL PROPERTY BY REAL ESTATE BROKER

Real property, specifically properties which are remnants of land from total takes on Oconee County road projects, may be disposed of by sale by real estate broker in accordance with Georgia law Section O.C.G.A. § 32-7-4 et seq.

Section 1. Requirements for real estate brokers. Real estate brokers must be licensed in accordance with Georgia law Section O.C.G.A. § 43-40-1 et seq.

Section 2. Declaration of surplus property. Property is declared surplus by the Board of Commissioners in a regularly scheduled meeting.

Section 3. Notification to former or subsequent owner. The former or subsequent owner is notified in writing of intent to sell, as he/she has the first right to purchase the property at the fair market value price. If the former or subsequent owner waives this right, then adjoining property owners are notified that the property will be sold by real estate broker or by competitive sealed bid.

Section 4. Selection of broker. The broker shall be selected competitively, by a sealed proposal process.

Section 5. Advertising and listing of property. Commencing at the time of the listing of the property as provided in O.C.G.A. § 32-7-4, the County shall publicly advertise once a week for two weeks in the legal organ of the County the property and

the name of the broker handling the property. Property shall be listed for a period of at least three months. Property cannot be sold for less than fair market value excluding commission fee. If property does not sell during the listing time, the County may renegotiate the commission to a lower fee, extend the exclusive agreement with the real estate broker or recommend to the Board of Commissioners that disposal be by competitive sealed bid or public auction.

Section 6. Approval of sale. All sales of properties shall be approved by the Board of Commissioners at a regular scheduled public meeting.

ARTICLE FOUR: DISPOSITION OF PERSONAL PROPERTY

Section 1. Declaration of unserviceability. The County Finance Director shall determine whether a particular item or category of personal property can no longer be used advantageously by the county and has therefore become unserviceable. The County Finance Director may establish criteria establishing unserviceability for categories of personal property which may become unserviceable on a regular, frequently recurring basis, and may determine whether a particular commodity meets the criteria of unserviceability for its category.

Section 2. Disposition. Unserviceable personal property may be sold by any means deemed most advantageous to the County under the particular circumstances as determined by the County Finance Director. A sale to a private person shall be for the highest net purchase price reasonably obtainable by the County. A sale to another unit of government shall be for a fair and reasonable purchase price that need not be as high as the purchase price obtainable from a private person. All sales for personal property items where the depreciated value is \$10,000.00 or less shall be approved by the County Finance Director. The Board of Commissioners shall approve sales for personal property where the depreciated value exceeds \$10,000.00.

SECTION FIVE: LEASES OF COUNTY OWNED REAL PROPERTY

The Board of Commissioners may offer to lease county-owned real property if:

A. The real property is not in the best interest of the County but the real property is not currently being used.

B. The real property has been newly acquired but not immediately put to use by the county, and may reasonably be leased on a month-to-month or short-term basis.

A lessee's interest under any lease executed under this section shall constitute a usufruct only.

ARTICLE FIVE: MISCELLANEOUS

Section 1. Severability. In the event any section, subsection, sentence, clause or phrase of this Ordinance is declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect any other section, subsection, sentence, clause or phrase, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof.

Section 2. Repeal of Conflicting Ordinances. All ordinances, resolutions and parts of ordinances or resolutions in conflict with this Ordinance are hereby repealed.

Section 3. Effective Date. The provisions of this Ordinance shall be effective and in force upon the date of its adoption, the public welfare demanding it.

Approved by the Oconee County Board of Commissioners after a first reading on the 30th day of July, 2019, and final action adopting and approving same on the 6th day of August, 2019.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

Mark Thomas, Commissioner Post 1

Chuck Horton, Commissioner Post 2

William E. Wilkes, Commissioner Post 3

Attest:

Mark Saxon, Commissioner Post 4

Kathy Hayes, County Clerk

Oconee County Memorandum

1291 Greensboro Hwy • P.O. Box 145 • Watkinsville, GA 30677
P: (706) 769-3910 • F: (706) 310-3506
www.oconeecounty.com

Planning and Code Enforcement Department

DATE: July 26, 2019
TO: Oconee County Board of Commissioners
CC: Kathy Hayes
Gabriel Quintas
Deanna Ruark
FROM: Guy Herring, Director, Planning & Code Enforcement
RE: Text Amendments to Articles 6, 7, and 8 of the UDC

Attached is a copy of the proposed amendments to Articles 6, 7, & 8 of the Unified Development Code for consideration at the August 6, 2019, Board of Commissioners meeting.

In Article 6, the following edits have been made:

- Addition of uses to the off-street parking ratio table
- Update ADA requirements to comply with federal law
- Clarification of ambiguous language

In Article 7, the following edits have been made:

- Elimination of pole signs

In Article 8, the following edits have been made:

- Elimination of outdated provisions from past ordinances
- Addition of prohibited species
- Organization of allowed plant species
- Increase caliper and tree count requirements
- Clarification of ambiguous language

The Planning Commission considered the proposed amendments at the July 15, 2019, PC meeting. Recommendations from the Planning Commission are attached here, along with 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.

<u>Number</u>	<u>Recommendation from Planning Commission</u>	<u>Staff Notes</u>
1	Sec. 607.01.a.1, page 6-11: increase minimum size of parking spaces to 10 feet wide and 20 feet deep.	No objection – see recommendation below
2	Sec. 802, page 8-2: retain “or synthetic landscaping materials” under the definition of “Mulch”	Objection

<u>Number</u>	<u>Additional Staff Recommendations</u>
1.	Sec. 607.01: Add a provision for up to 10% of required off-street parking spaces to measure 10 feet wide and 20 feet deep to accommodate large vehicles. Add a provision for up to 10% of required off-street parking spaces to measure 8 feet wide and 16 feet deep to accommodate compact vehicles.

Oconee County Memorandum

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Oconee County Department Memorandum

DATE: 07/18/2019

TO: Board of Commissioners

FROM: Guy Herring, Director
Department of Planning and Code Enforcement

SUBJECT: Appeal of Administrative Decision

ISSUE SUMMARY: The owner of Hokulia Shave Ice Athens is appealing a decision made by the Department of Planning and Code Enforcement to disallow a mobile food vendor from operating as an accessory use on a property that contains an existing principal commercial use.

ANALYSIS: On June 4, 2019, the Planning and Code Enforcement Department informed the petitioner that Hokulia Shave Ice would not be permitted to operate at 1011 Park Drive. The petitioner subsequently filed an appeal of an administrative decision requesting that the Board of Commissioners override the Department's decision and allow Hokulia Shave Ice to operate on the aforementioned property. The Planning and Code Enforcement Department maintains that the subject property currently contains a principal commercial use (limited service restaurant), though the existing building is now vacant. The department also maintains that mobile food vending is not listed in UDC Table 2.2, Accessory Uses Allowed by Zoning District, nor in Table 2.1, Principle Uses Allowed by Zoning District and is consequently prohibited under Sec. 207.06.a and Sec. 207.06.b.

Encl.: UDC Section 207.06; UDC Table 2.1; UDC Table 2.2; Narrative Statement; Representative Photographs; Aerial View of Proposed Concession Stand and Tables

cc: Justin Kirouac
Kathy Hayes
Gabriel Quintas

Sec. 207.06. Prohibited uses.

- a. Any principal use not shown on the following Table 2.1 as allowed in a zoning district, whether by right or with approval as a Special Use, is specifically prohibited.
- b. Any accessory use not shown on the following Table 2.2 as allowed in a zoning district, whether by right or with approval as a Special Use, is specifically prohibited.
- c. In addition, uses, products and manufacturing processes that are specifically prohibited in all zoning districts are listed in Division IV of Article 3.

Sec. 207.07. Interpretation of uses.

Some degree of interpretation will occasionally be required. It is not possible to list each and every variation or name of a given use.

- a. In addition to other generally accepted references and resources, the *North American Industrial Classification System* (NAICS), published by the U.S. Department of Commerce (current available edition), may be referred to in order to interpret the definition of uses listed on **Table 2.1** and **Table 2.2** to identify similar uses that may be allowed along with each listed use. The NAICS classification number is shown on the tables for each applicable use for reference and interpretation only; the NAICS is not adopted as part of this Code.

In all cases of uncertainty, the determination of whether or not a particular use is allowed in a particular zoning district shall reflect the purpose of the zoning district as stated in this Article, both the common and dictionary definitions of the use, and the array of listed uses that are allowed in the district as to their character and intensity, as determined by the Planning Director.

The following tables of allowed uses are organized under the following land use categories:

Table 2.1 organizes the various **principal uses** under the following headings:

- Agriculture, Forestry, Fishing and Hunting
- Residential Uses
- Administrative and Professional Offices
- Commercial Services
- Arts, Entertainment and Recreation
- Retail Trade
- Manufacturing, Wholesaling and Warehousing
- Transportation, Communications and Utilities
- Public and Institutional Uses

Table 2.2 presents the various **accessory uses** allowed in each zoning district.

Table 2.1: Principal Uses Allowed by Zoning District

NAICS Ref.	PRINCIPAL USES	Use is allowed by right in the zoning district indicated										See Sec:	
		AG	AR-3	AR	R-1	R-2	R-3	M-H	OIP	B-1	B-2	OBP	
453998	Hot Tub Stores									A	A		
453998	Auction Houses									S	A	A	
453998	Miscellaneous Retailers not listed above									S	A		
	Temporary Sales Events:												
45439	Temporary Event: Retail Sales of Seasonal Items									A	A		340
45439	Temporary Event: Swap Meets and Outdoor Markets									S	S		340
722	Food Services and Drinking Places:												
7221	Restaurants, Full-Service, Family Restaurants									A	A		
7221	Restaurants, Full-Service, Quality Restaurants									A	A		
722211	Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows. Restaurants, Drive-In.									S	A		
722211	Restaurants, Limited-Service, including Fast Food and Take-Out, without drive-through windows.									A	A		
	Restaurants, 24-Hour									S	S		
722212	Cafeterias									A	A	A	
722213	Coffee Shop, Donut Shop, Ice Cream Parlor and Other Specialty Snack Shops									A	A	A	
7224	Bars, Taverns and Other Drinking Places (Alcoholic Beverages)												365
	Manufacturing, Wholesaling and Warehousing												
311	Food Manufacturing, except Animal Slaughtering and Retail Bakeries												A
3116	Animal Slaughtering and Processing	S											S
312	Beverage and Tobacco Product Manufacturing												A
312113	Ice Manufacturing												S A
313	Textile Mills												A
314	Textile Product Mills												A
315	Apparel Manufacturing, except Dressmakers and Tailors												A A
31521	Dressmakers and Tailors									A	A	A	A
316	Leather and Allied Product Manufacturing, except Leather Tanning and Finishing												A
316	Leather Tanning and Finishing												365
321	Wood Product Manufacturing, except Sawmills and Wood Preservation									A	A		
321113	Sawmills												S
321114	Wood Preservation												365
322	Paper Manufacturing, except Finished Stationery Product Manufacturing												365
32223	Finished Stationery Product Manufacturing												A A
323	Printing and Related Support Activities, except Photocopying and Duplicating Services (Instant printing)									A	A	A A	

Sec. 207 Uses allowed in each zoning district.

Table 2.2: Accessory Uses Allowed by Zoning District

NAICS Ref.	ACCESSORY USES														See Sec:
		AG	AR-3	AR	R-1	R-2	R-3	M-H	OIP	B-1	B-2	OBP	I		
	Accessory Uses to a Principal Use	A	A	A	A	A	A	A	A	A	A	A	A	A	347
	Agricultural Accessory Uses														
	<i>Agricultural Produce Stand:</i>														
	Agricultural Products Produced On-Premises	A	A	A											357
	Agricultural Products Produced Off-Premises	S													357
	Agritourism	A	A	A											315
	Farm Tenant Dwelling	A	A	A											358
	Residential Accessory Uses														
	Accessory Uses Customary to a Dwelling	A	A	A	A	A	A	A		A	A				348
	Garage Apartment	A	A	A	A										351
	Guest House	A	A	A	A										351
	Rentals, Short-Term	A	A	A	A	A	A								352
	Artist's Studios, except Taxidermists	A	A	A	A										
	<i>Home Occupation:</i>														
	Home Office	A	A	A	A	A	A	A		A	A				350
	Home Business	A	A	A	S	S	S	S		A	A				350
	Family Day Care Home	A	A	A	A	A									350
	Horse Stable, Personal	A	A	A											349
	Backyard Hen Flock, Personal	A	A	A	A										316
	Landscaping Services, under 3 acres	S													328
	Landscaping Services, 3 or more acres	A													328
	Event Venues	S	S												350
	<i>Accessory Recreation Amenities to a Residential Development:</i>														
	Originally Approved as Part of the Development	A	A	A	A	A	A	A							350
	Proposed Subsequent to Construction of the Development	S	S	S	S	S	S	S							350
	Manufactured Home as a Second and Temporary Residence	S	S	S											329
	Night Watchman Residence														360
45439	Temporary Event: Yard or Garage Sale	A	A	A	A	A	A	A							340
	Nonresidential Accessory Uses														
	Accessory Uses Customary to a Church or Other Place of Worship	A	A	A	A	A	A	A		A	A	A			354
6242	Community Food Bank and Housing, and Emergency and Other Relief Services (accessory to a Church or Other Place of Worship)														321
	Accessory Uses Customary to Commercial and Industrial Uses	A								A	A	A	A	A	355
6244	Accessory Day Care Centers, Adult & Child (above 18)									A	A	A	A	A	323
6244	Accessory Day Care Group Facility, Adult & Child, Group (up to 18)								A	S	A	A	A	A	323
	Accessory Retail Uses within an Office, Hospital, Hotel or Multi-Family Building								A		A	A	A	A	356
	Accessory Uses Customary to a Golf Course, except Golf Driving Range	A	A	A	A	A	A	A		A	A				325

Table 2.2: Accessory Uses Allowed by Zoning District

A	Use is allowed by right in the zoning district indicated										
S	Use is allowed in the district if approved as a Special Use										

NAICS Ref.	ACCESSORY USES	See Sec:										
		AG	AR-3	AR	R-1	R-2	R-3	M-H	OIP	B-1	B-2	OBP
	Accessory Golf Driving Range to a Golf Course	S	S	S						A	A	
	Dumpster/Waste Container	S	S	S	S	S	A	A	A	A	A	A
481219	Helicopter Landing Pad	S							S		S	
	Manufacturing of Products for Sale On-Site									A	A	A
	Outdoor Display Area									A	A	A
	Outdoor Storage Area, except Equipment									S	S	A
	Outdoor Storage Yard, Equipment										A	A
	Temporary Office for a Development	A	A	A	A	A	A	A	A	A	A	341
	Temporary Sawmill or Chip Mill	A										

Zoning Appeal Narrative for Hokulia Shave Ice - 1011 Park Drive, Watkinsville, GA 30677

Background:

Hokulia Shave Ice is mobile food vendor franchise with locations around the country. Locally (Hokulia Athens), there are three locations in Athens. The company has sought locations in Oconee County but has been denied permitting for those locations. We are appealing our denial of the location at 1011 Park Drive.

Hokulia sets a concession trailer, decorated as a Hawaiian beach shack, for the summer season to sell shave ice in parking lots where we lease space from property owners. We bring power to the location and leave the shack onsite for the season. We currently employ nearly 20 youth from Oconee county and we have many customers in this county.

We were told that we were denied approval because the code does not explicitly allow mobile food service in the county, and that our food service could not be ancillary to the primary purpose of the property.

The vacant building where we were seeking approval was the old Dairy Queen, so the primary purpose of the building was food service and currently, we would be the only food service provider on the property during the period fo the lease.

Furthermore, we were denied because mobile food vending is not allowed in the county. However, this is of concern because a competitor, Kona Ice, routinely sells shave ice at a local gas station/convenient store and throughout neighborhoods in Oconee County. They also routine show up at K-12 schools and sell product as a mobile food vendor.

We would like to compete with Kona Ice in Oconee County. We would like to do it legally. We desire that you will reconsider this denial and allow us the opportunity bring truly authentic Hawaiian Shave Ice to the residents of Oconee County. We now that they will thank you for your help in this and we know that the youth in our county (Oconee County) that Hokulia employs will thank you for shortening their commute.

Thank you for your consideration of this!

Sincerely,



Lance Palmer

Owner, Hokulia Shave Ice Athens

palmer.lance@gmail.com
shore86@hokuliashavoice.com

706-424-9011







Google







Google





Oconee County Department Memorandum

DATE: 07/23/2019

TO: Board of Commissioners

FROM: Guy Herring, Director
Department of Planning and Code Enforcement

SUBJECT: Deviation from Minimum Roof Pitch Requirement

ISSUE SUMMARY: The applicant is requesting a deviation from the minimum roof pitch of 4:12 for a single family residence required by Sec. 304.04.

ANALYSIS: On June 7, 2019, the applicant applied for a building permit to construct a single family residence with a roof pitch of less than 4:12. Section 304.06 allows for a deviation from the minimum standards for single family dwellings, provided that both of the following criteria are met:

- a. **Such a deviation shall provide an adequate balance between the protection of the health, safety and welfare of the general public and the right to unfettered use of private property;** Staff holds that the requested deviation should not yield any negative impacts on the health, safety, and welfare of the general public and should serve to increase the owners' rights to unfettered use of their private property.
- b. **Such deviation shall foster beneficial development of the County in the public interest.** Staff holds that the requested deviation would foster high quality development and increase the variety of single family housing in the county.

Encl.: UDC Section 304.06; Narrative Statement; Building Elevations for Proposed Single Family Residence

cc: Justin Kirouac
Kathy Hayes
Gabriel Quintas

Thorarinn Bjornsson
Lightning Carpentry, LLC
1009 Parkview Rd
Winterville, GA 30683

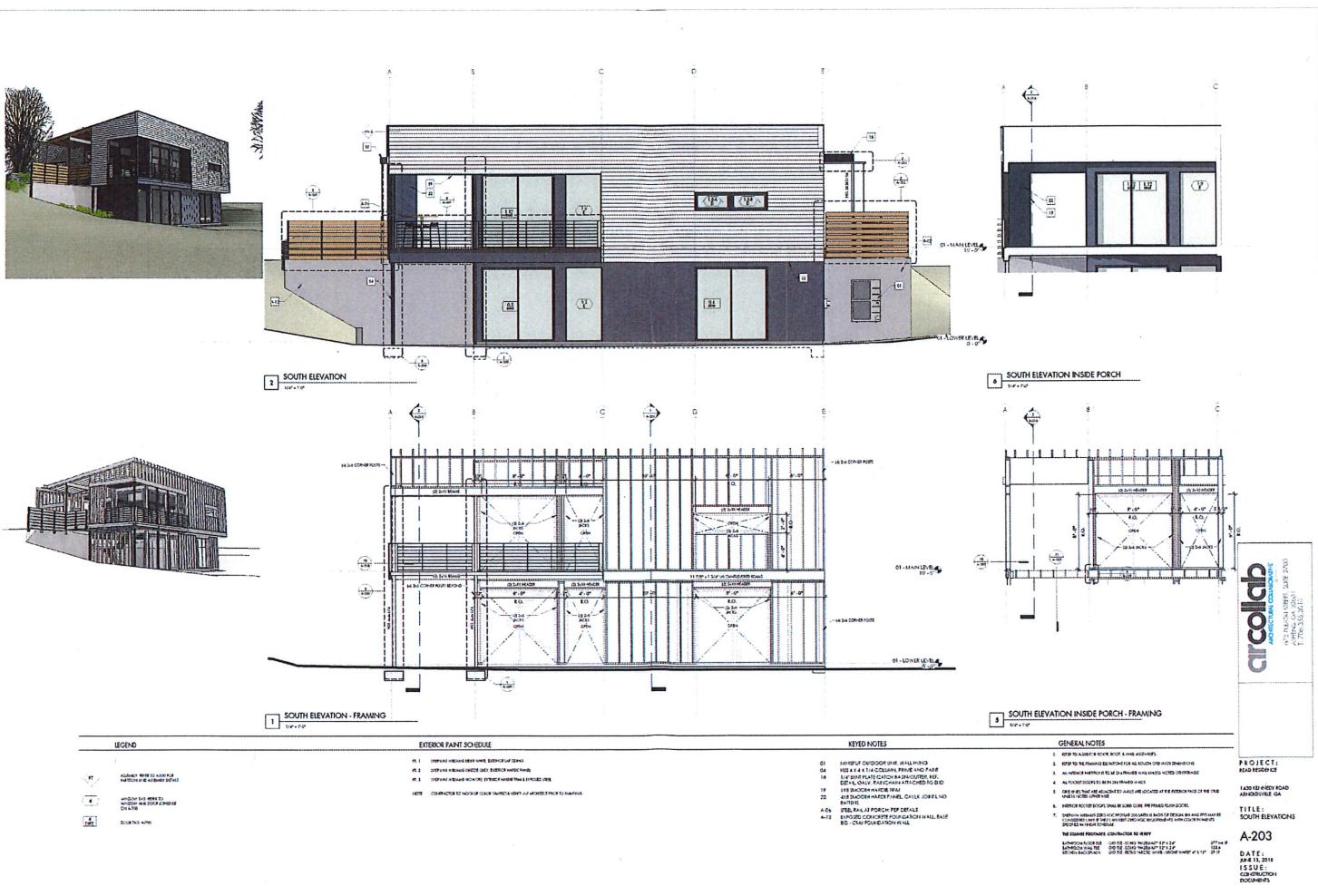
To The Oconee Board Of Commissioners:

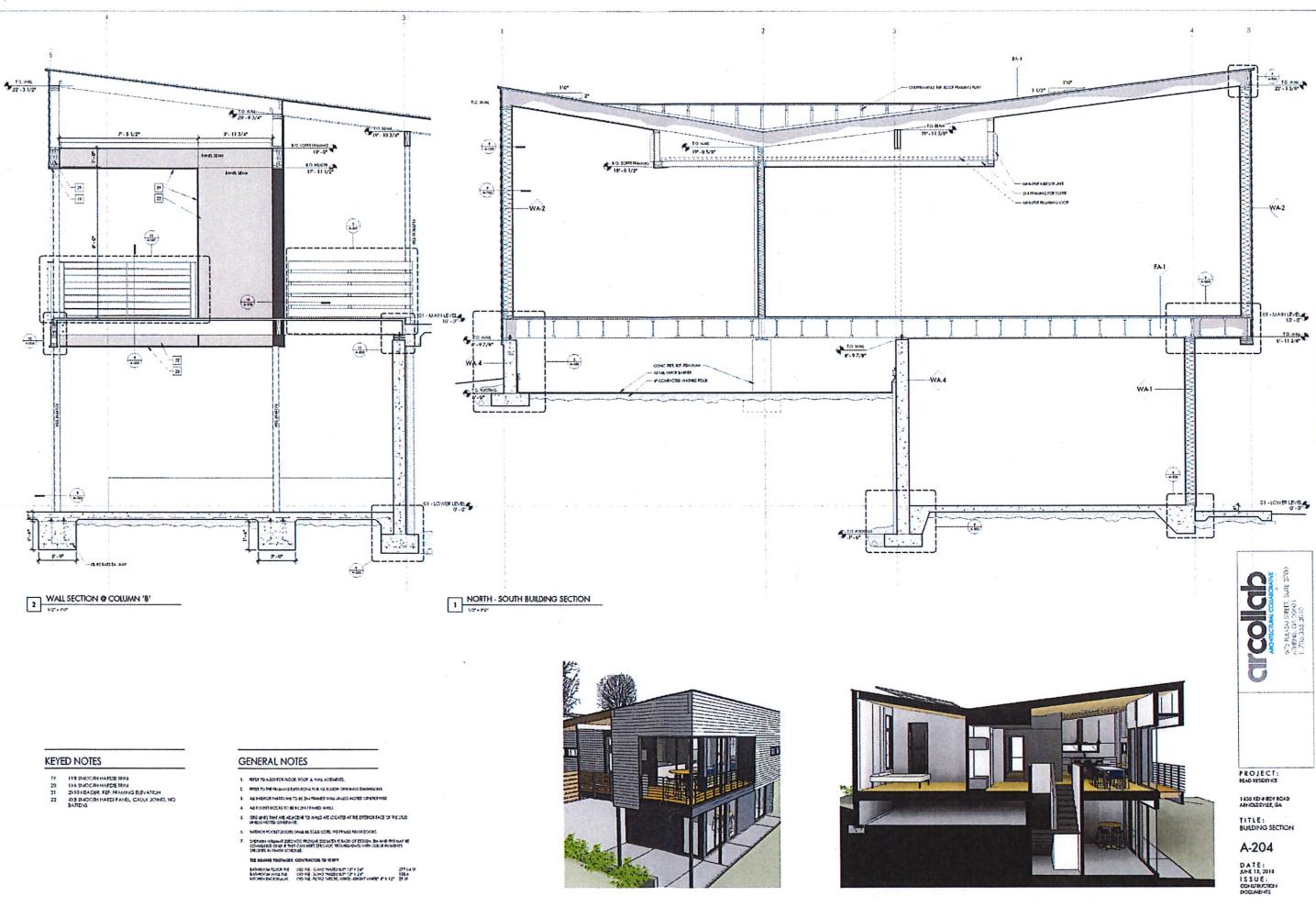
I am writing on behalf of my clients, Edward and Kay Read. I have been contracted to build their dream home on a 54 acre tract of land at the end of Kennedy Rd., on the property of Nancy Kennedy Fuller. They hired Gabriel Comstock, principle architect of ARCollab, to design their house to blend into the surroundings, harmonize with existing outbuildings and to be energy efficient and affordable. Unfortunately, his design does not conform to the design standards set forth by the Oconee County Unified Development Code. The pitch of the roof is less than a 4:12

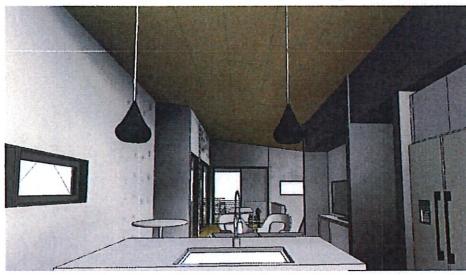
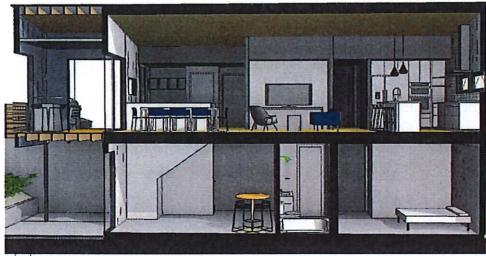
We are requesting a deviation from this standard due to the privacy of this house, the unique design and the burden of budget overruns due to redesign and to increases in material and labor costs. The house will sit 200 yards from the terminus of a dead end road on a long private drive. It is obscured by trees, and is nestled into a small valley surrounded by existing low pitch outbuildings. The low pitch of the roof is also necessary to ensure the water runoff from the building does not overwhelm the gutter system and will efficiently drain away from the foundation. A redesign of the roof system will cause a budget overrun and place a hardship on my clients who are retiring to Oconee County. They have a fixed budget for this house and have given me a complete set of plans with all finishes and fixtures chosen at the outset.

Although Oconee County desires a uniform design standard, occasional deviations can be appropriated. Our request meets the standards of the deviation in two ways. First, it addresses public health, safety, and welfare, where the roof pitch meets International Residential Code minimum specifications for the thermoplastic membrane roofing material. Meeting this code allows for the clients and the property owner to use their property as desired. Second, the design of this house fosters beneficial development to Oconee County interest because it blends into its immediate surroundings, is hidden from view of any public road, and its unique butterfly roof design adds aesthetic architectural variety to the county. Lastly, the current architectural design is consistent with the budget constraints and requirements of its tenants. Please consider these factors when making your final decision. Thank you for time.

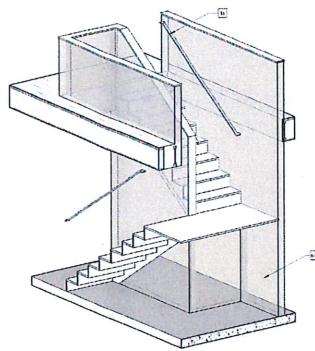
Sincerely,
Thorarinn Bjornsson



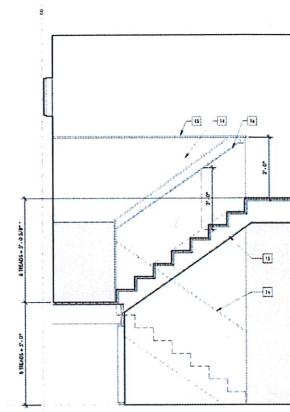
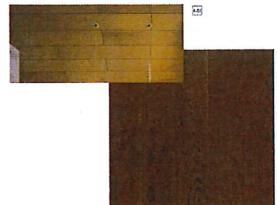




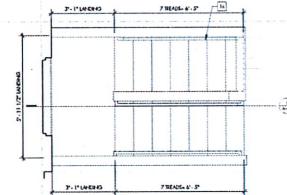
4 KITCHEN TO LIVING



STAIR AXON



STAIR SECTION



1 STAIR PLAN

LEGEND



EDD NOTES



GENERAL NOTES

1. REMOVE THE BOLTS FROM THE ROOF. DO NOT REMOVE THE NUTS.
2. REMOVE THE PREVIOUS ROOFING. DO NOT REMOVE THE UNDERLAYING SHEATHING.
3. ALL NEW ROOFING IS TO BE 24 INCHES UNLESS OTHERWISE SPECIFIED.
4. ALL NEW BOOKS TO BE 16 INCHES UNLESS SPECIFIED.
5. DRILL HOLES THAT ARE 1/2 INCHES IN DIAMETER ARE LOCATED AT THE EXTERIOR FACE OF THE SHELL UNLESS NOTED OTHERWISE.
6. ATTACH ROOFING SHEETS SO THAT NO GAPS EXIST BETWEEN SHEETS.
7. PREPARE ROOFING SHEETS TO THE SIZE OF THE DESIGN. DO NOT PREPARE SHEETS THAT ARE LARGER THAN THE DESIGN. REQUIREMENTS WITH COLOR COORDINATE SPECIFIC REQUIREMENTS.

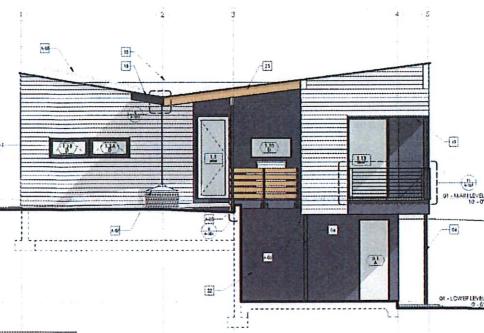
THE ROOFING CONTRACTOR IS TO VERIFY

MARSHALL ROOF INC.	DO THE 2000 MARSHALL 12' X 12'	377.04
MARSHALL 16' X 16'	DO THE 2000 MARSHALL 16' X 16'	456.00

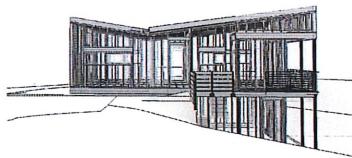
1420 KENNEDY ROAD
ATLANTA, GA
TITLE:
INTERIOR ELEVATIONS
A-400
DATE:
JUNE 13, 2016
ISSUE:
CONSTRUCTION
DOCUMENTS



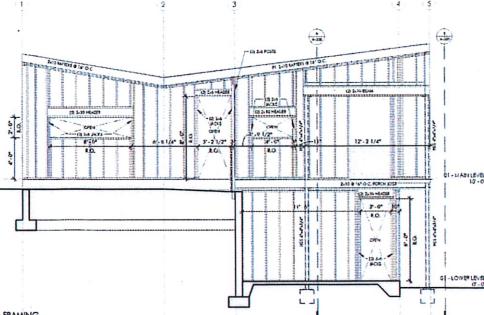
4 WEST ELEVATION



2 WEST ELEVATION INSIDE PORCH



WEST ELEVATION - FRAMING



1 WEST ELEVATION INSIDE PORCH - FRAMING

LEGEND

ADDENDUM REFER TO A-300 FOR
PARTICULARS AND ADDITIONAL DETAILS.

EXTERIOR PAINT SCHEDULE

PL 1: 8TH FLOOR INSIDE 10TH FLOOR, 8TH FLOOR LIFTS 10TH
PL 2: 8TH FLOOR INSIDE 10TH FLOOR, 8TH FLOOR LIFTS 10TH
PL 3: 8TH FLOOR INSIDE 10TH FLOOR, 8TH FLOOR LIFTS 10TH

KEYED NOTES

04 HSS 4 X 4 X 150MM. PRIME AND PAINT
OVER FRAMING FOR CIRCLE
05 1/4 IN. PLATE CATCH SASH/DOOR
DETAIL, C/W 1/4 IN. HANGER ATTACHED
06 1X3 SMOOTH HARDIE STRI
07 1X4 SMOOTH HARDIE PANEL, C/W 1/4 IN.
DETAIL
08 EXPOSED 2 X 10 FRAMES
A-05 C/W ROOF EXPOSED FOUNDATION 4 X
8G, C/W FOUNDATION WALLS
A-06 STEEL RAIL AT PORTAL FOR DETAILS
A-07 WATER TOWER ACTIVITIES, SEE PRO. BASE
TANKS
A-08 SOLAR ARRAY, EXACT SIZE FOR BASE

GENERAL NOTE

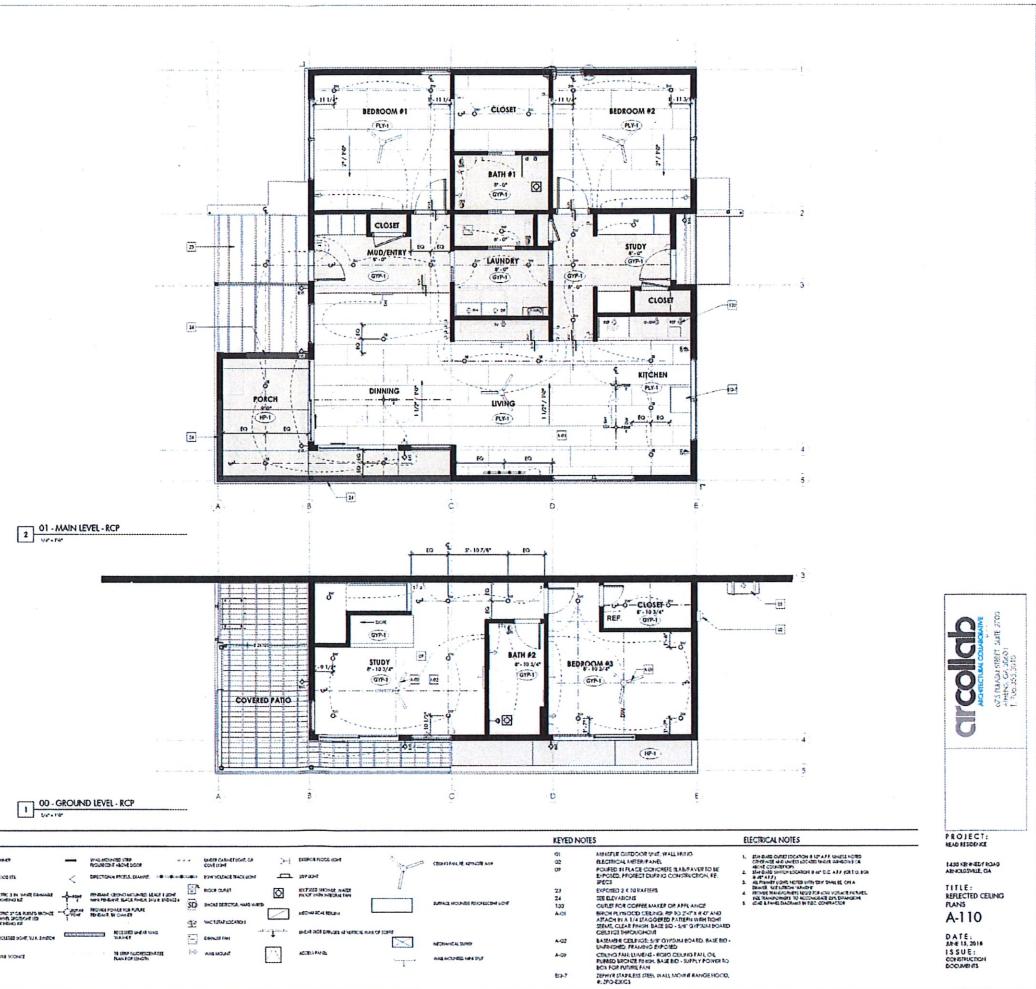
PROJECT:
READ RESIDENCE

LAND FIRM: RAY ROAD
ATLANTA, GA

TITLE:
WEST ELEVATIONS

A-200

DATE:
APRIL 13, 2018
ISSUE:
CONSTRUCTION
DOCUMENTS





Oconee County Department Memorandum

DATE: 07/23/2019

TO: Board of Commissioners

FROM: Guy Herring, Director
Department of Planning and Code Enforcement

SUBJECT: Deviation from Minimum Roof Pitch Requirement

ISSUE SUMMARY: The applicant is requesting a deviation from the minimum roof pitch of 4:12 for a single family residence required by Sec. 304.04.

ANALYSIS: The applicant desires approval to construct a residence with a roof pitch of 3:12. Section 304.06 allows for a deviation from the minimum standards for single family dwellings, provided that both of the following criteria are met:

- a. **Such a deviation shall provide an adequate balance between the protection of the health, safety and welfare of the general public and the right to unfettered use of private property;** Staff holds that the requested deviation should not yield any negative impacts on the health, safety, and welfare of the general public and should serve to increase the owners' rights to unfettered use of their private property.
- b. **Such deviation shall foster beneficial development of the County in the public interest.** Staff holds that the requested deviation would foster high quality development and increase the variety of single family housing in the county.

Encl.: UDC Section 304.06; Narrative Statement; Building Elevations for Proposed Single Family Residence

cc: Justin Kirouac
Kathy Hayes
Gabriel Quintas

Garland

Contractors, Inc.

PO Box 370
Bogart, GA 30622

General Contractors

OFF (770)725-9000
FAX (770)725-8900

July 22, 2019

Oconee County Board of Commissioners
23 North Main Street
Watkinsville, GA 30677

Re: 1368 McNutt Creek Road Residence Building
Permit Application – Roof Standards

To whom it may concern:

I request a deviation to the roof standards based on A&B of section 304.06.

I request reducing the roof slope from 4/12 to 3/12 for my main house roof. This request is based on me using a 26 gauge standing seam metal roof (Snap Lok) with 1" High ribs at 16" O.C. See attached spec sheets. I'm sure you realize a metal roof is longer lasting than a shingle roof.

This request is made to keep the appearance of the house to be contemporary California look, with a metal roof. This is the style my wife picked out. A higher profile just does not work with this look.

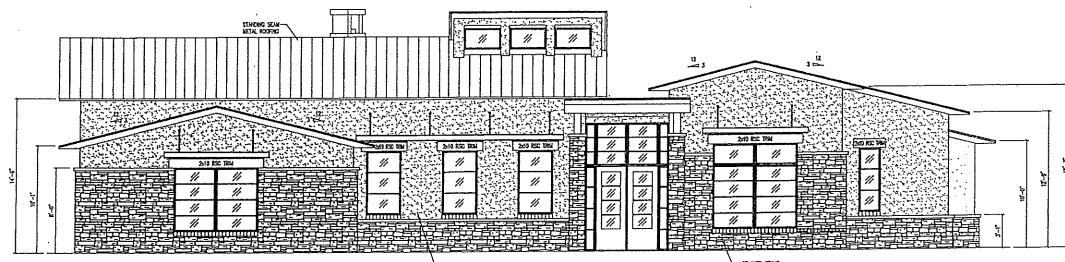
As a commercial general contractor we install metal standing seam roof as low as $\frac{1}{2}$ " in 12".

Please approve my request, as we will assure you we will perform this new roof construction to commercial industry standards.

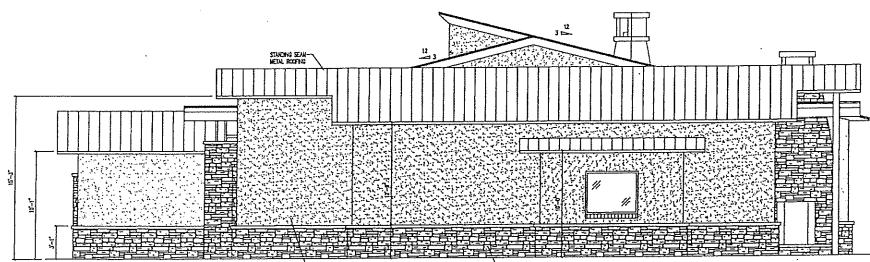
Please contact me if you have any questions.

Sincerely,

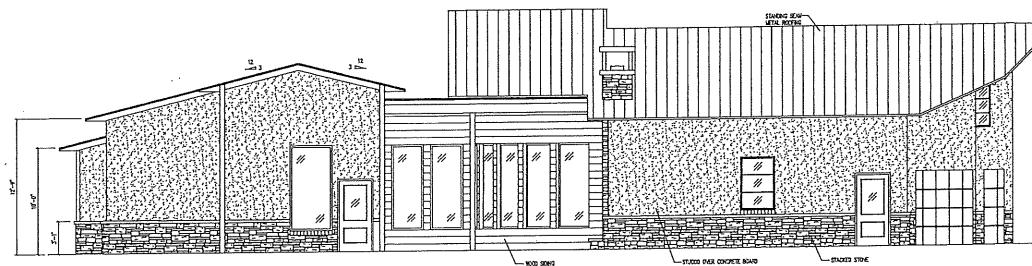
Milton Garland



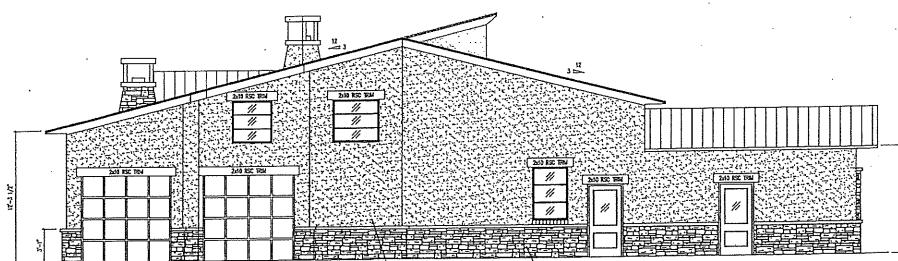
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

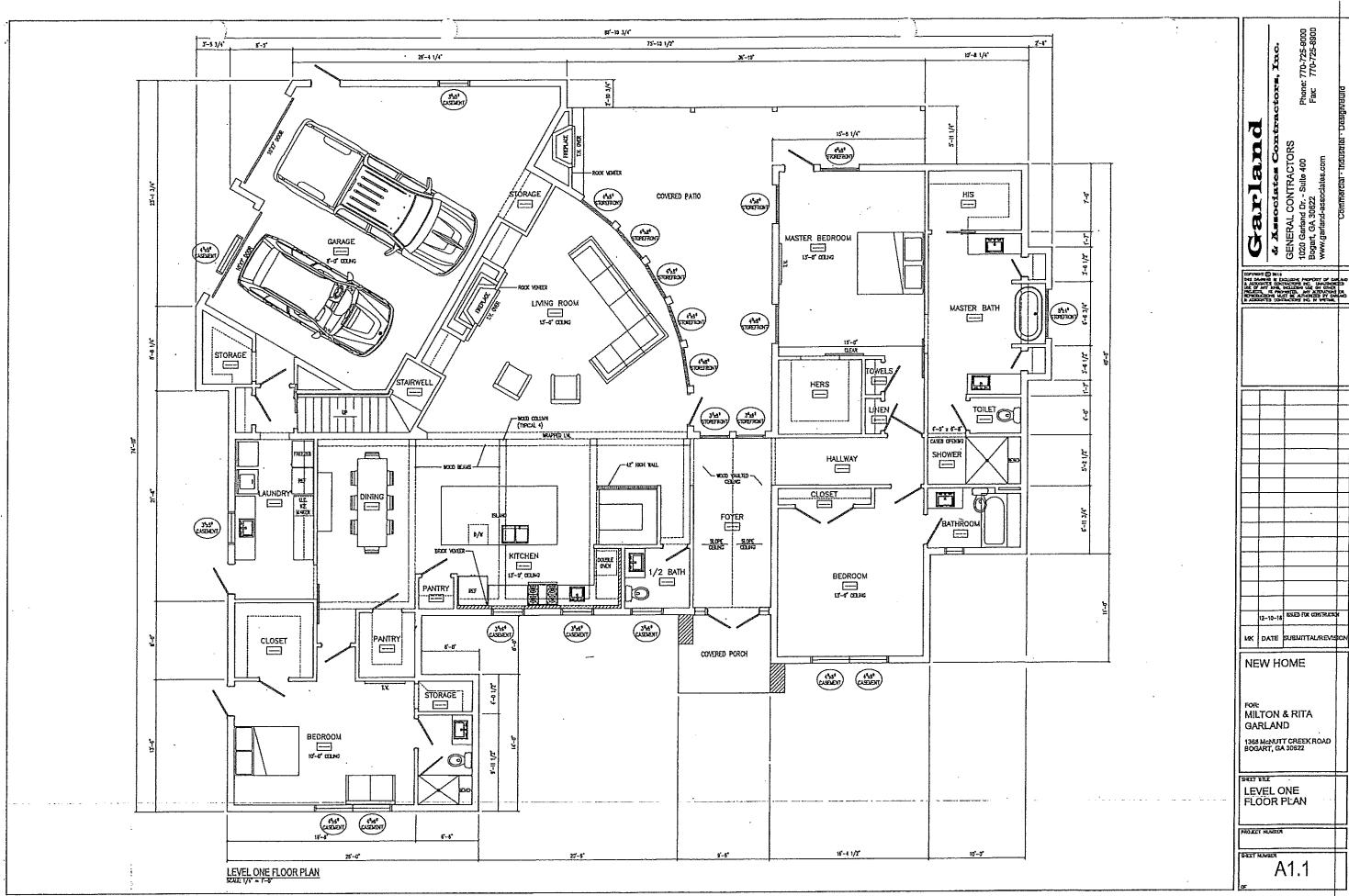
Garland

& Associates Contractors, Inc.

GENERAL CONTRACTORS
1020 Garland Dr. Suite 400
Bogart, GA 30622
Phone: 770-25-0000
Fax: 770-25-9800
www.garlandassociates.com

Commercial - Industrial - Design/Build

REVISION DATE	12-10-10	RELEASER FOR CONSTRUCTION
MR	DATE	SUBMITTAL/REVISION
NEW HOME		
FOR: MILTON & RITA GARLAND 132 MOUNTAIN CREEK ROAD BOGART, GA 30622		
DRAWING		
EXTERIOR ELEVATIONS		
PROJECT NAME		
SPEC NUMBER		
A2.2		





Oconee County Department Memorandum

DATE: July 24, 2019

TO: Board of Commissioners

FROM: Kathy Hayes, County Clerk

SUBJECT: Alcohol License Application – Newk's Eatery

ISSUE SUMMARY:

Newk's Eatery, located at 1850 Epps Bridge Parkway, has applied for a 2019 alcohol license. David Weeks and Edward Keith Owens are owners of the restaurant. Charles Harper is the Registered Agent and has attended RASS Training and received his certificate. The application is complete.

RECOMMENDATION:

Approval of the 2019 Alcohol License Application for Newk's Eatery to sell beer and wine.

FINANCIAL IMPACT:

Alcohol License Application Fee: \$100.00

Background Check Fee: \$41.00

Beer and Wine License Fee: \$2,000.00/year

OCONEE COUNTY BOARD OF COMMISSIONERS
COUNTY CLERK

P.O. Box 145
23 North Main Street
Watkinsville, Georgia 30677
Phone (706) 769-5120 ~ Fax (706) 769-0705

Email questions, completed application, and any attachments to: khayes@oconee.ga.us or tbailey@oconee.ga.us.

Pages 6, 9, 10, and 11 require an original signature and/or notarization. Application may be emailed, and original signatures may be delivered at a later date.

APPLICATION FOR LICENSE
FOR SALE OF MALT BEVERAGES, WINE & DISTILLED SPIRITS

1. Type of License – please check one:

New - \$100 Renewal – No Fee Modification - \$500

2. Administrative Fee: \$100 – New License Applications / Background Check: \$41.00
(Annual renewal applications are exempt from Administrative & Investigative Fees)

3. Type of Business:

Restaurant Wholesale Convenience Store
 Package Store Supermarket Recreational Club Other*

* Please explain _____

Will live entertainment be offered? Yes No

If yes, please explain _____

4. License Classification & Fees – please check all that apply:

Retail Consumption on Premises (restaurants)

Beer \$1000 Wine \$1000 Distilled Spirits \$1000 TOTAL \$ 2000

Retail Package

Beer \$500 Wine \$500 Beer & Wine \$1000 TOTAL \$ _____

Wholesale Distributor

Beer \$100 Wine \$100 Beer & Wine \$200 TOTAL \$ _____

Recreational Club

Beer/Wine/Distilled Spirits \$1000

5. Business:

Business Name Barkin Eateries LLC 1850 EPPS BRIDGE PKWY

Location Address The Markets AT EPPS Bridge Phone 7063401102

City Athens State GA Zip Code 30606

Mailing Address 1151 SAXON RD Phone _____

City WATKINSVILLE State GA Zip Code 30677

Who to contact if there are questions regarding the application?

Name DAVID WEEKS Phone _____

Email _____

6. **Registered Agent** (person responsible for alcohol issues for the entity) –
If non-individual ownership or non-resident/non-managing owner:
Full Name CHARLES HARPER

Home Address 130 MCDONALD Home Phone _____
City Athens State GA Zip Code 30605
Race PAWH Sex M Birth date _____

7. **Type of Ownership** (please mark appropriate box and fill out section a, b or c as indicated):

Individual (a) Partnership (b) Limited Liability Company (b) Corporation (c)

a) **For Individual:**

Full Legal Name _____
Home Address _____ Home Phone _____
City _____ State _____ Zip Code _____
Race _____ Sex _____ Birthdate _____

b) **For Partnership or LLC:**

All applicants who are non-individual persons shall list the names, addresses and ownership interest of each owner of a 5% or greater interest.

Partnership or LLC Name BARKIN ENTERIES LLC

Address 1151 SAXON RD Home Phone _____
City WATKINSVILLE State GA Zip Code 30677

Partners:

• Full Legal Name DAVID WEEKS % Interest 55%

Home Address 1151 SAXON RD Home Phone _____
City WATKINSVILLE State GA Zip Code 30677

• Full Legal Name EDWARD KEITH OWENS % Interest 45%

Home Address 1191 BRIGHTON LANE Home Phone 7062546769
City BOGAERT State GA Zip Code 30622

• Full Legal Name _____ % Interest _____

Home Address _____ Home Phone _____
City _____ State _____ Zip Code _____

(Attach additional pages if necessary)

c) For Corporation:

All applicants who are non-individual persons shall list the names, addresses and ownership interest of each owner of a 5% or greater interest.

Name of Corporation _____
(name should be shown exactly as in Articles of Incorporation or Charter)

Date of Incorporation _____ Place of Incorporation _____

Address _____ Phone _____

City _____ State _____ Zip Code _____

Officers:

• Full Legal Name _____

% Stock Owned _____ Office held _____

Home Address _____ Home Phone _____

City _____ State _____ Zip Code _____

• Full Legal Name _____

% Stock Owned _____ Office held _____

Home Address _____ Home Phone _____

City _____ State _____ Zip Code _____

• Full Legal Name _____ % Interest _____

% Stock Owned _____ Office held _____

Home Address _____ Home Phone _____

City _____ State _____ Zip Code _____

(Attach additional pages if necessary)

Stockholders (if different from Officer names):

• Full Legal Name _____ % Interest _____

% Stock Owned _____ Office held _____

Home Address _____ Home Phone _____

City _____ State _____ Zip Code _____

• Full Legal Name _____ % Interest _____

% Stock Owned _____ Office held _____

Home Address _____ Home Phone _____

City _____ State _____ Zip Code _____

Stockholders (if different from Officer names):

- Full Legal Name _____ % Interest _____
% Stock Owned _____ Office held _____
Home Address _____ Home Phone _____
City _____ State _____ Zip Code _____
(Attach additional pages if necessary)

Trustees:

- Full Legal Name _____ % Interest _____
% Stock Owned _____ Office held _____
Home Address _____ Home Phone _____
City _____ State _____ Zip Code _____
- Full Legal Name _____ % Interest _____
% Stock Owned _____ Office held _____
Home Address _____ Home Phone _____
City _____ State _____ Zip Code _____
- Full Legal Name _____ % Interest _____
% Stock Owned _____ Office held _____
Home Address _____ Home Phone _____
City _____ State _____ Zip Code _____
(Attach additional pages if necessary)

8. Property:

Owner of the property (land & building) where the business will be located

Name The Markets AT EPPS BRIDGE LLC Address 1550 TIMOTHY RD Suite 203
City Athens State GA Zip Code 30606

Is the commercial space where the business is to be located rented or leased?

Yes No If yes, please state name of landlord or lessor and address.

Name The MARKTS AT EPPS BRIDGE LLC Address 1550 TIMOTHY RD Suite 203
City Athens State GA Zip Code 30606

9. Silent, undisclosed partners or joint venture partners:

Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture partner; or has anyone agreed to split the profits or receipts from the proposed business with any persons, firms, companies, corporations or other?

Yes No If yes, please state name of person or other entity with address and amount of percentage of profits and receipts to be split.

Name _____ Address _____ % _____

City _____ State _____ Zip Code _____

10. Residency/Age requirement:

Is there any party identified in Question 7 or Question 9 that is not a legal resident of the United States and at least twenty-one (21) years of age?

Yes No If yes, please give full details on separate sheet.

If not a U.S. Citizen, can they legally be employed in the United States?

Yes No If yes, please explain on separate sheet and submit copies of eligibility.

11. Disclosure of previous denials:

Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from Oconee County or other City or County in the State of Georgia or other state or political subdivision and been denied such?

Yes No If yes, please give full details on separate sheet.

12. Disclosure of licenses held:

Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category?

Yes No If yes, please give full details on separate sheet.

13. Disclosure of felony/other convictions or offenses:

Is there anyone connected with this business that has been convicted of a felony or a crime involving moral turpitude?

Yes No If yes, please give full details on separate sheet including dates, charges and disposition.

Is there anyone connected with this business that has been convicted of any state, federal or local ordinance pertaining to the manufacture, possession, use, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability thereof within the last ten years immediately prior to the filing of this application?

Yes No If yes, please give full details on separate sheet including dates, charges and disposition.

Is there anyone connected with this business that has been found in violation of the ordinances of Oconee County, or any other county or municipality, governing alcoholic beverages licenses with the last five years immediately prior to the filing of this application?

Yes No If yes, please give full details on separate sheet.

Is there anyone connected with this business that has been convicted under any Federal, State or County law for a criminal offense involving alcoholic beverages, gambling or tax law violations?

Yes No If yes, please give full details on separate sheet.

14. **Training:**

Have the owner/agent and manager(s) completed the Training for Responsible Alcohol Services & Sales (RASS) Program? A copy of the RASS certificate(s) must be attached prior to the issuance of an alcoholic beverage license.

Name KEITH OWENS Date of Training 7/2/19

Name Dillon Harper Date of Training 7/2/19

Name _____ Date of Training _____

Name _____ Date of Training _____

I, Charles Dillon Harper, solemnly swear, subject to the penalties for false swearing as provided under Georgia Law, all information required in this application and supporting documents for a license to sell malt beverages & wine in Oconee County, Georgia is true and correct to the best of my knowledge and I fully understand that any false information may cause the denial or revocation of said license.

Charles Dillon Harper

Print full name as signed below

Charles Dillon Harper

Signature of Applicant/Registered Agent

Title

Manager

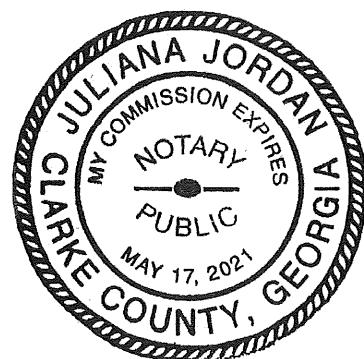
7/19/19

Date

Sworn to and subscribed before me

this 19 day of July, 20 19.

Notary Public (SEAL)



** Pursuant to Title II ADA and Section 504 of the Rehabilitation Act of 1973, as amended, no otherwise qualified individual with a disability in the United States shall, solely by reason of her or his disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal Financial Assistance or under any program or activity conducted by Oconee County, Georgia. Additionally, pursuant to Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987, no person shall on the grounds of race, color, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by Oconee County, Georgia.

OCONEE COUNTY BOARD OF COMMISSIONERS
COUNTY CLERK

PREMISES & STRUCTURE

INSTRUCTIONS: Under oath, each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached.

1. Type of Business:

Restaurant Package Store Wholesale
 Supermarket Convenience Store Other*

* Please explain _____

2. Trade Name of Business: Newk's Eatery

Location Address 1850 Epps Bridge Pkwy Phone 7067056242

City Athens State GA Zip Code 30606

Parcel Number _____

3. Is this location within a commercial zoning district?

Yes No

Please indicate zoning classification: _____

4. Does the completed building or the proposed building comply with the ordinances of Ocnee County, regulations of the State Revenue Commissioner and the Laws of the State of Georgia?

Yes No

If no, please explain reason for non-compliance and proposed methods to rectify the same:

5. Lighting of Premises (exterior and interior)

(a) Does the building in which business is to be located contain sufficient lighting so that the building itself and the premises on all sides of the building are readily visible at all times from the front of the street on which the building is located as to reveal all of the outside premises of such building?

Yes No

(b) Is the building so illuminated that the interior of the store is visible day and night?

Yes No

If answer is no to either (a) or (b) or both above, please explain proposed methods to rectify the insufficient lighting:

6. For Restaurants Only:

(a) Number of square feet of total floor area: 3510

(b) Number of square feet devoted to dining area: 2100

(c) Seating capacity: 96

(d) Number of full time employees: 10

(e) Do you have a full service kitchen? Yes No

(f) Hours of service for prepared meals or foods: 11am - 10pm

(g) Hours of operation: 11am - 10pm

(h) Is the place of business in full compliance with the definition of "Restaurant" under the Oconee County Malt Beverages and Wine Ordinance?

Yes No

7. **For Supermarket/Convenience Store Only:**

(a) Number of square feet of floor area: _____

(b) Number of square feet devoted to the sale of groceries/food products: _____

(c) Is the establishment devoted principally to the retail sale of groceries and food products?

Yes No

If no, please explain:

8. ***Proposed Property Location:** Attach a certified scale drawing of the proposed premises by a registered land surveyor or professional engineer, showing the distance requirement from church and school. (Alcohol Ordinance Section 5.f.)

9. ***Property Location:** Attach a certificate of a registered land surveyor or professional engineer that the location complies with the distance requirement from churches and schools. (Section 5.f.)

10. ***Evidence of Ownership / Lease:** Attach evidence of ownership of the building or proposed building or a copy of the lease if the applicant is leasing the building.

11. ***Franchise Agreement:** If the applicant is a franchise, attach a copy of the franchise agreement contract.

12. ***Restaurant Menu:** If establishment is a restaurant, attach a copy of the menu(s).

13. ***Site Plans /**

(a) If the building is complete, attach copies of detailed site plans of said building including outside premises and floor plan.

(b) If the building is proposed, attach copies of proposed site plan and specifications and building permit of the proposed building.

(c) Show all areas where alcoholic beverages may be sold, served or consumed.

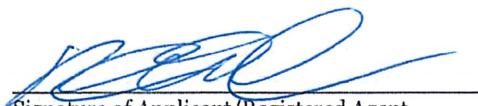
***Required in order to process an application for new license.**

14. **Applicant's Oath:**

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties for false swearing and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, Oconee County COUNTY

I, DAVID WEEKS, solemnly swear, subject to the penalties for false swearing as provided under Georgia Law, that the statements and answers made by me as the applicant in the foregoing premise and structure statement are true and correct.

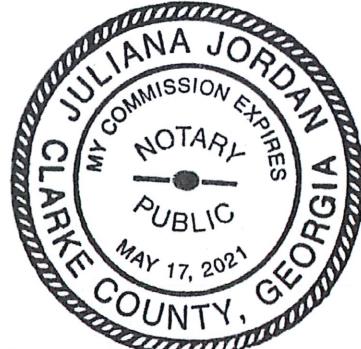


Signature of Applicant/Registered Agent

I hereby certify that DAVID WEEKS signed his/her name to the foregoing application stating to me that he/she knew and understood all statements and answers made herein, and, under oath actually administered by me, has sworn that said statements and answers are true and correct.

This the 18th day of June, 20 19.



Notary Public (SEAL)

Important: Application will not be processed without this page completed and delivered to Board of Commissioners Office.

**OCONEE COUNTY BOARD OF COMMISSIONERS
COUNTY CLERK**

P.O. Box 145, 23 North Main Street
Watkinsville, Georgia 30677
Phone (706) 769-5120 ~ Fax (706) 769-0705

REGISTERED AGENT CONSENT FORM

Business Name BARKIN EATERIES LLC DBA Newk's

Location Address 1850 EPPS BRIDGE PKWY Phone 7067056262

City Athens State GA Zip Code 30606

I, CHARLES DILLON HARPER, do hereby consent to serve as the *Registered Agent* for the licensee, owners, officers, and/or directors and to perform all obligations of such agency under the ordinance regulating the sale of malt beverages & wine in Oconee County. I understand the basic purpose is to have and continuously maintain in the County a *Registered Agent* upon which any process, notice, or demand required or permitted by law or under said Ordinance to be served upon the licensee or owner may be served.

This the 19th day of June, 20 19.



Signature of Agent

CHARLES DILLON HARPER

Print/Type Name of Agent

BO McDonald

Print/Type Agent's Home Address

Athens GA Clarke

Print/Type City, County and State

APPROVED:

Owner/Officer/Director

Title

Important: Application will not be processed without this page completed and delivered to Board of Commissioners Office.

**Affidavit Verifying Status
for County Public Benefit Application
O.C.G.A. § 50-36-1(e)(2)**

By executing this affidavit under oath, as an applicant for an Business Occupation Tax Certificate, Alcohol License or other public benefit as referenced in O.C.G.A. § 50-36-1, from Oconee County, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) I am a United States citizen.
- 2) I am a legal permanent resident of the United States.
- 3) I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____

My card number is: _____

The undersigned applicant also verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.G.C.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Drivers License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of §16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in WATKINSVILLE (city), GA (state).

Signature of Applicant: Charles Dillon Harper Date: 7/22/19

Printed Name: CHARLES DILLON HARPER

Date of Birth:

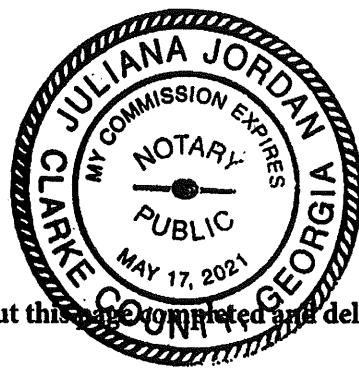
Subscribed and Sworn to before me, this

22 day of July, 20 19.

Notary Public

My Commission Expires: MAY 17, 2021

Important: Application will not be processed without this form completed and delivered to Board of Commissioners Office.



Oconee County
Certificate of Completion

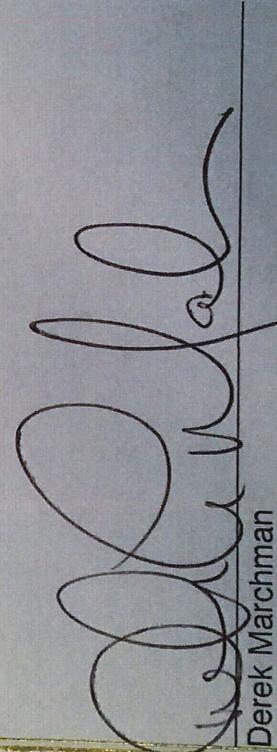
Is hereby granted to

DILLON HARPER

To certify the successful completion of the

RESPONSIBLE ALCOHOL SALES AND SERVICE COURSE

Granted July 1, 2019



Derek Marchman
RASS Training Coordinator

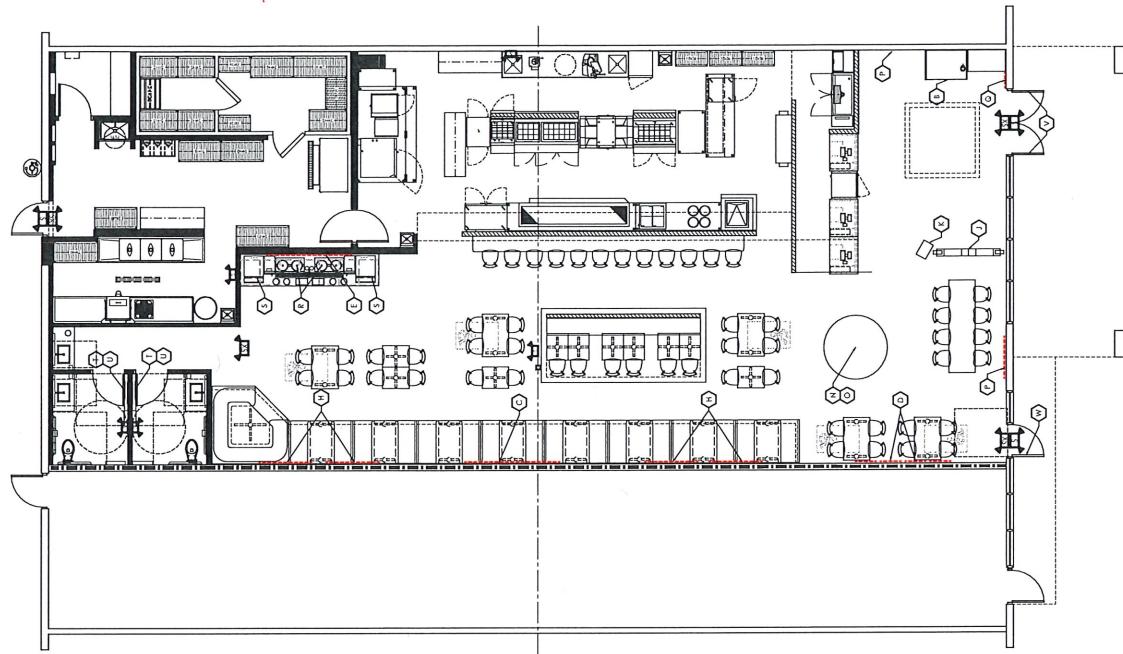


architect • planning • interior
725 Peachtree Street, Suite 1000
Phone: 404.522.1251
Fax: 404.522.1252
Email: info@phbarch.com
www.phbarch.com

1850 E Phipps Bridge Parkway Suite B5
Athens, Georgia 30606
A Tenant Fitout For:
Ned's
HAWAIIAN

GENERAL DECOR NOTES:

1. C.C. TO COORD BUCCING, POWER REQUIREMENTS AND
REINFORCING FOR EXISTING CONCRETE FLOORS
AND CEILINGS. SEE SEPARATE SHEET FOR FURTHER CLASSIFICATION OF
DECOR ELEMENTS.
2. REFER TO EXISTING CONSTRUCTION DOCUMENTS FOR
EXISTING CONCRETE FLOORS AND CEILINGS.



INTERIOR DECOR PLAN
18074-24

A1.3

ITEM TAG	NAME & DESCRIPTION	IMAGE	S	CORE PANELS	T	EMPLOYEE HAND WASH SIGN	U	MEN'S & WOMEN'S RESTROOM SIGNS	V	DOOR VINYL GRAPHICS WITH STORE HOURS	W	GRAB-N-GO DOOR VINYL GRAPHICS
A	PATH UMBRELLAS											
B	GRAB-N-GO COOLER VINYL GRAPHICS											
C	HI-BOY ARTWORK LOCATED ON 'HI-BOY' WALL											
D	2X4 ARTWORK (DRAFT) COMBINATION TBD BY NEW'S EATERY BUILDING & DESIGN PROJECT MANAGER.											
E	1X4 BEVERAGE STATION ART LOCATED ABOVE THE BEVERAGE COUNTER.											
F	SET OF 12X4 BEVERAGE STATION ART LOCATED ABOVE BEVERAGE COUNTER.											
G	SET OF 12X5 BEVERAGE STATION ART LOCATED ABOVE BEVERAGE COUNTER.											
H	4X5 ARTWORK (DRAFT) COMBINATION TBD BY NEW'S EATERY BUILDING & DESIGN PROJECT MANAGER											
I	WALL MOUNTED LIT MENU SYSTEM WITH EXTENDERS.											
J	FREESTANDING LIT MENU SYSTEM WITH EXTENDERS.											
K	FREESTANDING CONCIALA LOCATED IN ENTRY AREA NEAR MENU BOARDS.											
M	OUTDOOR SIDEWALK MENU FRAME											
N	INCREDIBULI BASE, GRANITE TOP AND SNIZZEGUARD											
O	ROUNDABOUT SIGNAGE LOCATED IN THE CENTER OF THE SNEEZEGUARD.											
P	WOODEN NEWCOMA FAMILY RECIPE SIGN											
Q	MISSION STATEMENT AND NEW'S CARES STATEMENT											
R	TEA MAGNETS											

ITEM TAG	NAME & DESCRIPTION	IMAGE	S	CORE PANELS	T	EMPLOYEE HAND WASH SIGN	U	MEN'S & WOMEN'S RESTROOM SIGNS	V	DOOR VINYL GRAPHICS WITH STORE HOURS	W	GRAB-N-GO DOOR VINYL GRAPHICS
A	PATH UMBRELLAS											
B	GRAB-N-GO COOLER VINYL GRAPHICS											
C	HI-BOY ARTWORK LOCATED ON 'HI-BOY' WALL											
D	2X4 ARTWORK (DRAFT) COMBINATION TBD BY NEW'S EATERY BUILDING & DESIGN PROJECT MANAGER.											
E	1X4 BEVERAGE STATION ART LOCATED ABOVE THE BEVERAGE COUNTER.											
F	SET OF 12X4 BEVERAGE STATION ART LOCATED ABOVE BEVERAGE COUNTER.											
G	SET OF 12X5 BEVERAGE STATION ART LOCATED ABOVE BEVERAGE COUNTER.											
H	4X5 ARTWORK (DRAFT) COMBINATION TBD BY NEW'S EATERY BUILDING & DESIGN PROJECT MANAGER											
I	WALL MOUNTED LIT MENU SYSTEM WITH EXTENDERS.											
J	FREESTANDING LIT MENU SYSTEM WITH EXTENDERS.											
K	FREESTANDING CONCIALA LOCATED IN ENTRY AREA NEAR MENU BOARDS.											
M	OUTDOOR SIDEWALK MENU FRAME											
N	INCREDIBULI BASE, GRANITE TOP AND SNIZZEGUARD											
O	ROUNDABOUT SIGNAGE LOCATED IN THE CENTER OF THE SNEEZEGUARD.											
P	WOODEN NEWCOMA FAMILY RECIPE SIGN											
Q	MISSION STATEMENT AND NEW'S CARES STATEMENT											
R	TEA MAGNETS											

RELEASES / DESCRIPTION / DATES
REVISIONS/CHANGES
DEAILED SHEET
REV. SET
PROJECT NUMBER
18074-24

NOT FOR CONSTRUCTION
RELEASE FOR CONSTRUCTION
DATE
04/26/19
DRAWN
EHR
CHECKED
IN REV
IHM
APPROVED
05/01/19
REV SET
DRAWN
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PROJECT NUMBER
18074-24

DRAWING NO.

18074-24

INTERIOR DECOR PLAN

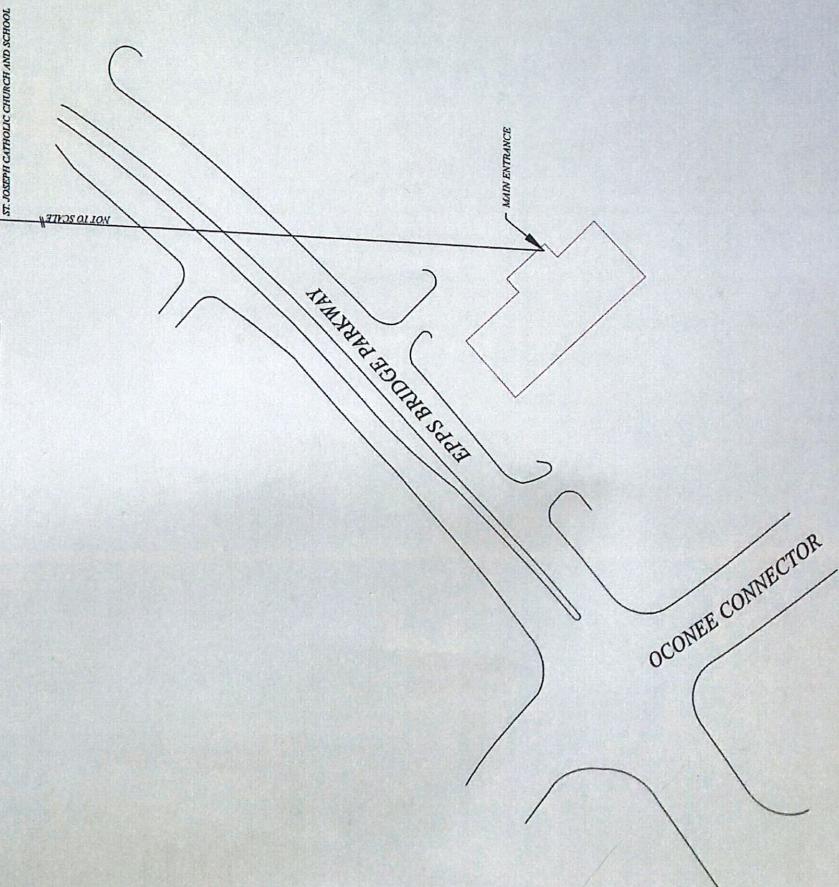
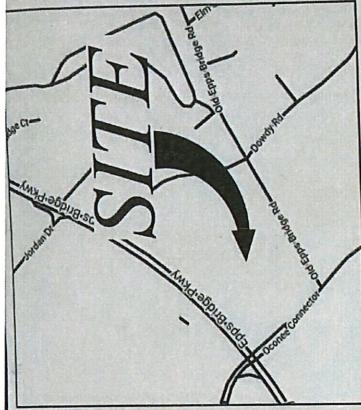
18074-24

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18074-24

BASELINE
SURVEYING &
ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677
WWW.BASELINEGA.COM
PHONE: 706-769-6600



VICINITY MAP	
NOT TO SCALE	
PROJECT DATA	
<p>PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING MATTHEW D. CLARK, ES, GISP P.O. BOX 269, WATKINSVILLE, GA 30677 MATT@BASELINEGA.COM 706-769-6610</p>	
<p>1. THIS IS NOT A BOUNDARY SURVEY 2. TAX PARCEL # C-024000 3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HERON. 4. ZONED R-2</p>	
REVISONS	DATE
	07/13/19

NEWS EATERY	216th GEORGIA MILITIA DISTRICT OCONEE COUNTY PHYSICAL ADDRESS: 1850 EPP'S BRIDGE PARKWAY ATHENS, GA 30606	REVISIONS	DATE										
			07/13/19										
<p>REVISIONS AND DATE FOR THIS SURVEY ARE TO BE NOTIFIED BY BASELINE SURVEYING & ENGINEERING, INC.</p>		PROJECT	DATE										
		19-1508S	07/13/19										
<p>SYMBOL LEGEND</p> <table border="1"> <tr> <td>○</td> <td>CALCULATED POINT</td> </tr> <tr> <td>○</td> <td>IRON MARKER FOUND</td> </tr> <tr> <td>○</td> <td>12" IRON PIN SET</td> </tr> <tr> <td>☒</td> <td>CONCRETE MONUMENT</td> </tr> <tr> <td>—</td> <td>FENCE</td> </tr> </table>		○	CALCULATED POINT	○	IRON MARKER FOUND	○	12" IRON PIN SET	☒	CONCRETE MONUMENT	—	FENCE	ALCOHOL SURVEY	DATE
○	CALCULATED POINT												
○	IRON MARKER FOUND												
○	12" IRON PIN SET												
☒	CONCRETE MONUMENT												
—	FENCE												
		1 OF 1	07/13/19										
<p>GRID NORTH</p>		<p>GRAPHIC SCALE</p>											





Oconee County Department Memorandum

DATE: July 25, 2019

TO: Board of Commissioners

FROM: Jody Woodall, PE – Public Works Director

SUBJECT: Mars Hill Road/Rocky Branch Road/Virgil Langford Road Intersection Improvements

ISSUE SUMMARY:

Consider bid award for the Mars Hill Road/Rocky Branch Road/Virgil Langford Road intersection improvement project. CMES, Inc. was the lowest of three (3) bids received with a bid of \$702,447.00.

RECOMMENDATION:

Public Works recommends awarding the Mars Hill Road/Rocky Branch Road/Virgil Langford Road intersection improvement project bid to CMES, Inc of Norcross, GA with a not to exceed price of \$702,447.00

FINANCIAL IMPACT:

GDOT Off-System Safety Funding - \$250,000.00
Fund Balance - \$452,447.00

Mars Hill Road/Rocky Branch Road/Virgil Langford Road

LINE NO.	GDOT ITEM	ITEM	QTY	UNIT	CMES		G.P.'s Enterprises		E.R. Snell	
					UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
10	150-1000	Traffic Control	1	LS	\$33,658.00	\$33,658.00	\$28,071.92	\$28,071.92	\$144,800.00	\$144,800.00
15	210-0100	Grading Complete	1	LS	\$243,713.00	\$243,713.00	\$297,672.08	\$297,672.08	\$464,100.00	\$464,100.00
20		Material Testing	1	LS	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00	\$12,400.00	\$12,400.00
25	210-0250	Remove & Replace Unsuitable Material	25	CY	\$25.00	\$625.00	\$85.00	\$2,125.00	\$83.00	\$2,075.00
30	310-5080	Graded Aggregate Base, 8"	3,500	SY	\$14.00	\$49,000.00	\$16.50	\$57,750.00	\$17.00	\$59,500.00
35	402-3113	Recycled Asphalt Concrete, 12.5mm Superpave, GP 1 or 2, Incl Bitum Matl & H Lime	638	TN	\$112.00	\$71,456.00	\$125.00	\$79,750.00	\$102.00	\$65,076.00
40	402-3190	Recycled Asphalt Concrete, 19mm Superpave, GP 1 or 2, Incl Bitum Matl & H Lime	770	TN	\$120.00	\$92,400.00	\$135.00	\$103,950.00	\$110.00	\$84,700.00
45	413-1000	Bituminous Tack Coat	250	GL	\$7.00	\$1,750.00	\$10.00	\$2,500.00	\$6.10	\$1,525.00
50	432-5010	Mill Asphaltic Concrete Pavement, Variable Depth	320	SY	\$41.00	\$13,120.00	\$55.00	\$17,600.00	\$34.75	\$11,120.00
55	441-6012	Concrete Curb & Gutter, 6"x24", Type 2	1,600	LF	\$15.00	\$24,000.00	\$22.00	\$35,200.00	\$17.25	\$27,600.00
60		Raised Concrete Island, Type 7 Face	7	SY	\$62.00	\$434.00	\$275.00	\$1,925.00	\$446.00	\$3,122.00
65	550-1180	Storm Drain Pipe, 18", H 1-10, HDPE	800	LF	\$36.00	\$28,800.00	\$52.00	\$41,600.00	\$66.50	\$53,200.00
70	550-1180	Storm Drain Pipe, 18", H-1-10, RCP	288	LF	\$46.00	\$13,248.00	\$68.00	\$19,584.00	\$66.50	\$19,152.00
75	550-1240	Storm Drain Pipe, 24", H 1-10, HDPE	135	LF	\$52.00	\$7,020.00	\$78.00	\$10,530.00	\$76.00	\$10,260.00
80	550-1240	Storm Drain Pipe, 24", H 1-10, RCP	176	LF	\$65.00	\$11,440.00	\$100.00	\$17,600.00	\$76.00	\$13,376.00
85	550-3318	Safety End Section, Stormdrain, 18", Slope 4:1	3	EA	\$1,600.00	\$4,800.00	\$2,200.00	\$6,600.00	\$827.00	\$2,481.00
90	550-3324	Safety End Section, Stormdrain, 24", Slope 4:1	1	EA	\$3,300.00	\$3,300.00	\$2,500.00	\$2,500.00	\$1,060.00	\$1,060.00

Mars Hill Road/Rocky Branch Road/Virgil Langford Road

LINE NO.	GDOT ITEM	ITEM	QTY	UNIT	CMES		G.P.'s Enterprises		E.R. Snell	
					UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
95	636-1033	Highway Signs, Type 1 Material, Reflective Sheeting Type 9	143	SF	\$22.00	\$3,146.00	\$25.00	\$3,575.00	\$23.50	\$3,360.50
100	636-2070	Galvanized Steel Posts, Type 7	72	LF	\$10.00	\$720.00	\$22.00	\$1,584.00	\$12.50	\$900.00
105	653-0120	Thermoplastic Pavement Marking, Arrow, Type 2	21	EA	\$100.00	\$2,100.00	\$250.00	\$5,250.00	\$95.00	\$1,995.00
110	653-0210	Thermoplastic Pavement Marking, Word, Type 1	4	EA	\$190.00	\$760.00	\$250.00	\$1,000.00	\$190.00	\$760.00
115	653-1501	Thermoplastic Solid Traffic Stripe, 5", White	4,700	LF	\$0.60	\$2,820.00	\$0.90	\$4,230.00	\$0.76	\$3,572.00
120	653-1502	Thermoplastic Solid Traffic Stripe, 5", Yellow	4,000	LF	\$0.60	\$2,400.00	\$0.90	\$3,600.00	\$0.76	\$3,040.00
125	653-1704	Thermoplastic Solid Traffic Stripe, 24", White	144	LF	\$5.50	\$792.00	\$15.00	\$2,160.00	\$9.50	\$1,368.00
130	653-3501	Thermoplastic Skip Traffic Stripe, 5", White	700	GLF	\$0.60	\$420.00	\$0.75	\$525.00	\$0.57	\$399.00
135	653-6004	Thermoplastic Traffic Striping, White	180	SY	\$5.00	\$900.00	\$10.00	\$1,800.00	\$6.35	\$1,143.00
140	653-6006	Thermoplastic Traffic Striping, Yellow	775	SY	\$5.00	\$3,875.00	\$10.00	\$7,750.00	\$6.35	\$4,921.25
145	668-1100	Catch Basin, GP 1	7	EA	\$3,500.00	\$24,500.00	\$4,800.00	\$33,600.00	\$4,020.00	\$28,140.00
150	668-1110	Catch Basin, GP 1, Additional Depth	10	VF	\$250.00	\$2,500.00	\$400.00	\$4,000.00	\$433.00	\$4,330.00
155	668-2100	Drop Inlet, GP 1	3	EA	\$3,100.00	\$9,300.00	\$4,200.00	\$12,600.00	\$3,650.00	\$10,950.00
160	668-2110	Drop Inlet, GP 1, Additional Depth	3	VF	\$250.00	\$750.00	\$400.00	\$1,200.00	\$433.00	\$1,299.00
165	668-3300	Storm Sewer Manhole, GP 1	2	EA	\$2,100.00	\$4,200.00	\$4,200.00	\$8,400.00	\$3,650.00	\$7,300.00
EROSION CONTROL ITEMS										
170	162-1300	Erosion Control Check Dam - Stone	20	EA	\$150.00	\$3,000.00	\$100.00	\$2,000.00	\$545.00	\$10,900.00

Mars Hill Road/Rocky Branch Road/Virgil Langford Road

LINE NO.	GDOT ITEM	ITEM	QTY	UNIT	CMES		G.P.'s Enterprises		E.R. Snell	
					UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
175	163-0232	Temporary Grassing	3	AC	\$300.00	\$900.00	\$1,500.00	\$4,500.00	\$619.00	\$1,857.00
180	163-0235	Temporary Mulch	20	TN	\$180.00	\$3,600.00	\$400.00	\$8,000.00	\$390.00	\$7,800.00
200	163-0550	Inlet Sediment Traps	10	EA	\$240.00	\$2,400.00	\$800.00	\$8,000.00	\$599.00	\$5,990.00
190	171-0030	Temporary Silt Fence, TP C	3,000	LF	\$4.00	\$12,000.00	\$3.00	\$9,000.00	\$9.00	\$27,000.00
195	603-2012	Stone Dumped Rip Rap, TP 1	150	SY	\$50.00	\$7,500.00	\$95.00	\$14,250.00	\$51.25	\$7,687.50
180	700-5000	Grassing Complete	1	LS	\$3,500.00	\$3,500.00	\$22,500.00	\$22,500.00	\$3,480.00	\$3,480.00
205		NPDES Sampling, Inspections, & Report, 8 Months	1	LS	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$24,000.00	\$24,000.00
					Total	\$702,447.00	Total	\$893,582.00	Total	\$1,137,739.25