

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, January 2, 2007, at 7:00 p.m., in the Commissioners Meeting Chambers, Oconee County Courthouse.

Members Present:

Chairman Melvin Davis
Commissioner Jim Luke
Commissioner Donald H. Norris
Commissioner Margaret S. Hale
Commissioner Chuck Horton

Staff Present:

Administrative Officer Alan Theriault
County Attorney Daniel Haygood
County Clerk Gina M. Lindsey

B.R. White, Planning Director
Krista Gridley, Planner
Jeff Benko, Finance Director
Wayne Provost, Strategic Planning Director
Gary Dodd, Utility Director
Chris Thomas, Assistant Utility Director
Mike Leonas, Public Works Director

Media Present:

Vinnie Williams, The Oconee Enterprise
Lee Shearer, Athens Banner-Herald

Chairman Davis began the meeting with a Moment of Silence. Eagle Scout Joshua Echols led the Pledge of Allegiance.

Minutes: On motion by Commissioner Horton and second by Commissioner Luke, Minutes of the December 5 and December 19, 2006 meetings were approved as distributed.

Hard Labor Creek Reservoir: Jimmy Parker of Precision Planning reported on the status of the Hard Labor Creek Reservoir Project. The site of the reservoir was selected in 1997 by the Walton County Board of Commissioners and the Walton County Water and Sewer Authority (WCWSA). It is located northeast of Social Circle in Walton County. Permitting activities began in 1997 and the 404 Permit was approved on February 19, 2004.

Mr. Parker noted in March 2005, the Georgia State Legislature approved a measure to dissolve the previously independent Walton County Water and Sewer Authority. The WCWSA now functions as a Department of the Walton County Government, under the direction of the Board of Commissioners.

The initial Hard Labor Creek Project includes preliminary engineering and permitting (completed in 2004), reservoir construction, water treatment facilities and water transmission systems. Mr. Parker said future project phases will take place as water supply demand and customer base increases. These future phases would include the Apalachee River pump diversion, water treatment facility expansions and water transmission system upgrades.

The development of the reservoir and initial treatment and transmission facilities are estimated to cost approximately \$153 million to provide 18 MGD of initial peak water supply capacity to both Walton and Oconee Counties. To date, Walton County has expended approximately \$9,300,000 in permitting, mitigation, land acquisition and other costs related to the Hard Labor Creek Project.

Mr. Parker reported Walton County is prepared to proceed with project development independently; however, the Walton County Board of Commissioners remains open to a regional partnership with Oconee County.

Chairman Davis announced a public information meeting on future water sources for Oconee County is scheduled for Wednesday, January 17, 2007.

E-911 Resolution: On motion by Commissioner Hale and second by Commissioner Norris, the Board unanimously approved a resolution reaffirming the need for E-911 service in Oconee County. **See Documentation in Ordinances and Resolutions Book No. 17.**

Ordinance Violations Citations: On motion by Commissioner Norris and second by Commissioner Horton, the Board unanimously approved a resolution authorizing certain county personnel to issue citations for county ordinance violations. **See Documentation in Ordinances and Resolutions Book No. 17.**

Waterline Extension Policy: On motion by Commissioner Horton and second by Commissioner Norris, the Board unanimously approved a Policy approving the concept of extending county water lines into existing subdivisions served by private water systems which provide inadequate fire protection, and authorizing the Chairman and Utility Department Director to prioritize said subdivisions, with the initiation of each project conducted in accordance with existing County fiscal policies. **See Documentation in Ordinances and Resolutions Book No. 17.**

Street Light Tax District – Lea Haven: On motion by Commissioner Hale and second by Commissioner Horton, the Board unanimously approved the creation of Street Light Tax District No. C-2AI-L1 for Lea Haven Subdivision. **See Documentation in Ordinances and Resolutions Book No. 17.**

Rezone Request #5254 – Mary Sue Mozelle Sims: The Board held a public hearing on Rezone Request No. 5254 by Mary Sue Mozelle Sims, et al, ± 98.67 acres, located on Malcom Bridge Road, from A-1 to R-1.

Justin Greer, representing the applicant, stated the project is planned as an upscale 93 lot single-family residential subdivision on private streets.

No one spoke in opposition to the rezone request.

On motion by Commissioner Norris and second by Commissioner Horton, the Board voted unanimously to approve Rezone Request No. 5254 by Mary Sue Mozelle Sims, et al, with conditions, for a single family residential subdivision (Malcom Bridge Estates). **See Documentation in Ordinances and Resolutions Book No. 17.**

Board of Tax Assessors: On motion by Commissioner Norris and second by Commissioner Luke, the Board unanimously appointed Dr. James Miller to the Oconee County Board of Tax Assessors for a six-year term, expiring March 31, 2013.

Driveway Access: Planning Director BR White presented a request for approval of Condition No. 3 of Zoning Amendment 081-B to allow driveway access to Tax Parcel #B-06-022I from Loch Lomond Circle.

Jim Bob McElroy, representing the property owner, presented a Constitutional Challenge. He clarified the location of the property and explained the Georgia Department of Transportation's Driveway Regulations dictate a 230 ft. separation distance between driveways on a 45 mph roadway. Therefore, access to the property from Experiment Station Road was not approved by GA DOT. Mr. McElroy confirmed the property owner was not requesting a change in zoning, or a variance.

It was noted the size of the building on the submitted site plan was 7,200 sq. ft. total. BR White explained the building size would have to be held to 3,750 sq. ft. as shown in the original rezone.

Residents of Killarney West Subdivision, Mike Hammer, Dean Bright, Steve Wortham, Charlotte Hickman and Barbara Weaver, spoke in opposition to the driveway access from Loch Lomond Circle, expressing concerns for increased traffic and pedestrian safety.

The Board of Commissioners' discussion centered upon the fact that the presented plan was not in substantial compliance with the approved concept plan of the current zoning of the subject property. On motion by Commissioner Horton and second by Commissioner Norris, the Board voted unanimously to deny the request to allow driveway access to Tax Parcel #B-06-022I from Loch Lomond Circle.

Consent Agenda: On motion by Commissioner Luke and second by Commissioner Hale, the Board unanimously approved the following Consent Agenda items:

- **Tax Adjustment:** Denied the request for a tax adjustment on Tax Parcel #A-06E-052D and Tax Parcel #A-06E-053D.
- **Oconee Community Complex – Tree Planting:** Approved the bid of \$67,597 by College Pro Landscape for tree planting at the Oconee Community Complex.
- **Annexation Policy:** Approved the Policies and Procedures for Annexation Notifications. **See Documentation in Ordinances and Resolutions Book No. 17.**
- **Sewer Request - City of Bogart:** Approved a request by the City of Bogart to provide sewer capacity for the proposed Bogart Business Park.

There being no further business, on motion by Commissioner Horton and second by Commissioner Luke, the meeting was adjourned.

County Clerk

Chairman

Date