

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, April 3, 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:

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

Jeff Benko, Finance Director  
Wayne Provost, Strategic Planning Director  
Russ Henson, Building Inspector  
Sandy Thursby, Design Services Engineer  
William White, Projects Coordinator  
BR White, Planning Director  
Brad Callender, Planner  
Krista Gridley, Planner  
Bryce Jaeck, Planner

Media Present:

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

Chairman Davis began the meeting with a Moment of Silence. Commissioner Luke led the Pledge of Allegiance.

**Minutes:** On motion by Commissioner Horton and second by Commissioner Hale, Minutes of the March 6, 2007 meeting were approved as distributed.

On motion by Commissioner Norris and second by Commissioner Luke, Minutes of the March 27, 2007 meeting were approved as distributed. Commissioner Hale abstained from the vote due to her absence from that meeting.

**Street Light Tax District – Fairfield Meadows:** On motion by Commissioner Hale and second by Commissioner Luke, the Board unanimously approved the creation of Street Light Tax District No. A-1H-L1 for Fairfield Meadows Subdivision. **See Documentation in Ordinances and Resolutions Book No. 17.**

**Rezone Request #5351 – Daniells Bridge Partners, LLC:** The Board held a public hearing on Rezone Request No. 5351, by Daniells Bridge Partners, LLC, ±17.508 Acres, located on Daniells Bridge Road, from B-2 to OBP.

The presentation and public hearing for Rezone Request No. 5351 and Special Use Request No. 5352 were held at the same time.

Jon Williams, representing the applicant, said the owners propose to construct an office complex for corporate headquarters and companies which require a high visibility, campus-like setting. The development will be modeled after Class A office space located in the growth corridors in and around Atlanta and will be constructed in two phases, with one building in each phase.

Mr. Williams and Developer Ed Nichols agreed the developers would participate in a development agreement for the upgrade of Daniells Bridge Road, including a comprehensive traffic analysis, planning and design of the upgrade.

Lee Becker spoke in favor of the rezone request. No one spoke in opposition.

On motion by Commissioner Horton and second by Commissioner Hale, the Board unanimously approved Rezone Request No. 5351, by Daniells Bridge Partners, LLC, from B-2 to OBP, with conditions (The Exchange Towers). **See Documentation in Ordinances and Resolutions Book No. 17.**

**Special Use Request #5352 – Daniells Bridge Partners, LLC:** The Board held a public hearing on Special Use Request No. 5352, by Daniells Bridge Partners, LLC, ±17.508 Acres, located on Daniells Bridge Road, to increase the maximum structure height for buildings in the proposed office park.

The presentation and public hearing for Rezone Request No. 5351 and Special Use Request No. 5352 were held at the same time.

Jon Williams, representing the applicant, stated the request is to increase the maximum structure height of the two buildings in the proposed office park to a maximum height of 85 feet. The buildings' proposed elevations are five stories with access to the basement level from the rear of the buildings.

No one spoke in opposition to the Special Use Request.

On motion by Commissioner Hale and second by Commissioner Horton, the Board unanimously approved Special Use Request No. 5352, by Daniells Bridge Partners, LLC, with conditions, to increase the maximum structure height for buildings in the proposed office park (The Exchange Towers). **See Documentation in Ordinances and Resolutions Book No. 17.**

**Special Use Request #5354 – Westminster Christian Academy:** The Board held a public hearing on Special Use Request No. 5354, by Westminster Christian Academy, ±30.705 Acres, located on New High Shoals Road, to revise the previously approved expansion plans for the existing school.

Bob Smith, representing the applicant, said Westminster Christian Academy proposes to rearrange the site plan to offer a better athletic program at the school. A gymnasium and classroom building and a classroom/administration building are proposed. The baseball field is proposed to be relocated and a new football/soccer field with track facilities is proposed in place of the existing baseball field. Tennis Courts are also proposed.

No one spoke in opposition to the Special Use Request.

On motion by Commissioner Luke and second by Commissioner Horton the Board unanimously approved Special Use Request No. 5354, by Westminster Christian Academy, with conditions, to revise the previously approved expansion plans for the existing school. **See Documentation in Ordinances and Resolutions Book No. 17.**

**PUD Amendment Request #5355 – Sterling Mills PUD, Phase II:** The Board held a public hearing on PUD Amendment Request No. 5355, by Sterling Mills PUD, Phase II, ±8.77 Acres, located on Rocky Branch Road, to remove a condition restricting the location of the private driveway for a single-family residence.

Ken Beall, representing the applicant, said the owner wishes to utilize the existing drive cut that previously accessed the property for his proposed driveway. Constructing the driveway entrance to align with Daandra Drive, as required in the current conditions of the Phase II PUD Rezone, would necessitate the cutting and grading of a large area of existing buffer vegetation and modifications to existing utilities and drainage ways.

No one spoke in opposition to the PUD Amendment Request.

On motion by Commissioner Norris and second by Commissioner Hale, the Board unanimously approved PUD Amendment Request No. 5355, by Sterling Mills PUD, Phase II, to remove a condition restricting the location of the private driveway for a single-family residence. **See Documentation in Ordinances and Resolutions Book No. 17.**

**Rezone Request #5356 – Glades Commercial Properties, LLC:** The Board held a public hearing on Rezone Request # 5356, by Glades Commercial Properties, LLC, ±6.895 Acres, located on Daniells Bridge Road, from B-1 PUD to OBP. Chairman Davis recused himself from the discussion and vote due to one of the owners having served in his last political campaign. Vice-Chairman Horton presided.

The presentation and public hearing for Rezone Request No. 5356 and Special Use Request No. 5357 were held at the same time.

Ed Nichols, representing the applicant, stated the owners propose to construct the project in phases. Phase One is proposed to have a 5-story, 99 guest room hotel. The conceptual idea for the Phase Two is to have a conference center and possibly a second hotel.

Lee Becker spoke in favor of the Rezone Request. No one spoke in opposition.

On motion by Commissioner Hale and second by Commissioner Norris, the Board unanimously approved Rezone Request No. 5356, by Glades Commercial Properties, LLC, from B-1 PUD to OBP, with conditions (Springhill Suites). **See Documentation in Ordinances and Resolutions Book No. 17.**

**Special Use Request #5357 – Glades Commercial Properties, LLC:** The Board held a public hearing on Special Use Request No. 5357, by Glades Commercial Properties, LLC, ±6.895 Acres, located on Daniells Bridge Road, to increase the maximum structure height for two hotel buildings. Chairman Davis recused himself from the discussion and vote due to one of the owners having served in his last political campaign. Vice-Chairman Horton presided.

The presentation and public hearing for Rezone Request No. 5356 and Special Use Request No. 5357 were held at the same time.

Ed Nichols, representing the applicant, stated the request is to increase the maximum structure height to no more than 85 feet for the proposed 5-story hotels on the site.

No one spoke in opposition to the Special Use Request.

On motion by Commissioner Norris and second by Commissioner Luke, the Board unanimously approved Special Use Request No. 5357, by Glades Commercial Properties, LLC, with conditions, to increase the maximum structure height for two hotel buildings (Springhill Suites). **See Documentation in Ordinances and Resolutions Book No. 17.**

**Deputy Clerk:** On motion by Commissioner Norris and second by Commissioner Hale, the Board voted unanimously to appoint Jane Greathouse as Deputy Clerk to the Board of Commissioners.

**Oconee County Clean and Beautiful Commission Appointments:** On motion by Commissioner Luke and second by Commissioner Norris, the Board unanimously reappointed Helene Hendon and Kate McDaniel to the Oconee County Clean and Beautiful Commission for three-year terms, expiring June 30, 2010.

**Oconee County Animal Control Board Appointments:** On motion by Commissioner Luke and second by Commissioner Hale, the Board unanimously reappointed Glenn Farrar, David Silvian and Beth Williams to the Oconee County Animal Control Board for two-year terms, expiring June 30, 2009.

**Oconee County Family and Children Services Board Appointment:** On motion by Commissioner Horton and second by Commissioner Luke, the Board voted unanimously to appoint Kelly Saxon to the Oconee County Family and Children Services Board for a five-year term, expiring June 30, 2012.

**Subdivision Right-of-Way Deeds:** On motion by Commissioner Norris and second by Commissioner Horton, the Board unanimously approved a policy to place the approval of subdivision right-of-ways on the Board of Commissioners Consent Agenda as standard procedure.

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

- **Property Tax Collections – City of Bogart:** Approved a contract with the City of Bogart and the Office of the Tax Commissioner for overseeing the collection of tax monies on behalf of the City of Bogart.

- **Senior Center Food Vendor:** Approved a contract with GA Food Service, Inc. for providing meals to the Oconee County Senior Center for FY 2008, at an average cost of \$3.28 per meal.
- **Georgia Mutual Aid Group:** Authorized the Oconee County Fire Department to join the Georgia Mutual Aid Group to render and receive aid and assistance for disastrous incidents throughout the state.
- **Lee Ridge Subdivision – R-O-W Deeds:** Accepted the road right-of-way deeds for Lee Ridge Subdivision.

**Citizen Remarks:** Russ Page requested the Board consider budgeting funds for the 2006 and 2007 Oconee Farmland Protection Program.

Ted Vaughn spoke on a proposal for a county park to be centered around the Elder Covered Bridge and Elder Mill.

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

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County Clerk

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Chairman

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Date