

A Called Meeting of the Oconee County Board of Commissioners was held on Tuesday, September 11, 2007, at 6:00 p.m., in the Grand Jury at the Oconee County Courthouse.

Members Present:

Chairman Melvin Davis  
Commissioner Jim Luke  
Commissioner Don Norris  
Commissioner Chuck Horton

Commissioner Margaret S. Hale was absent

Staff Present:

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

Wayne Provost, Strategic Planning Director  
Bill Ross, Ross & Associates  
Brad Callender, Planner

Media Present:

Vinnie Williams, The Oconee Enterprise

**Joint Comprehensive Plan:** Strategic and Long-Range Planning Director Wayne Provost and Consultant Bill Ross reported on the Community Agenda, a required component of the Joint Comprehensive Plan. The Community Agenda includes the community's vision for the future as well as its strategy for achieving this vision.

Mr. Provost discussed the remaining schedule, including the adoption of the Partial Plan Update on October 4, 2007 and the Joint Public Hearing to forward the Community Agenda to the NEGARDC and DCA on October 30, 2007.

Mr. Ross and Mr. Provost reviewed the descriptions and development guidelines for the Agricultural Preservation, Rural Places, and Country Estates character areas.

The Board noted the Future Development Map should reflect the currently zoned districts. The Board also expressed a need for a map indicating planned infrastructure for the next 5, 10 and 15 years. Mr. Provost indicated that staff planned to develop such a map as part of the Short Term Work Program.

Two additional items under the Land Use category of the Short Term Work Program were discussed: (1) Develop and implement a formal Cooperation Strategy between the Board of Commissioners and the Board of Education regarding the location and timing of new schools and school expansions, and (2) Review the Intergovernmental Agreement between the County and each city regarding planning cooperation and zoning review services, as well as the structure of the Planning Commission and the cities represented on and served by it. It was noted these items would be considered "goals".

Mr. Provost reported he had recently attended two seminars on Transferable Development Rights (TDRs) and recommended adding the following note to the Future Development Map:

"Note: Oconee County is considering increased implementation of agricultural and open space preservation tools which may include Transferable Development Rights (TDRs), purchase of conservation easements, requirements to utilize conservation subdivisions in some areas and other strategies. For those reasons, development within certain Character Areas shown on this map may require use of TDRs, conservation subdivisions or other strategies which may be adopted. Furthermore, the density of development may be controlled by other factors, including availability of infrastructure and public services, as outlined in the Character Area Descriptions set forth in the Community Agenda."

The Board agreed the note should be added to the Future Development Map.

There being no further business, the meeting was adjourned.

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County Clerk

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Chairman

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Date