

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, March 7, 2006, 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  
Brad Callender, Planner  
Sandy Thursby, Planner  
Jeff Benko, Finance Director  
Malinda Smith, H.R. Director  
William White, Projects Coordinator

Media Present:

Vinnie Williams, The Oconee Enterprise

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

**Minutes:** On motion by Commissioner Luke and second by Commissioner Horton, Minutes of the February 9, February 13 and February 28, 2006 meetings were approved as distributed.

**Bicentennial Bike Ride Application:** Dan Matthews requested a permit to conduct a non-political fund raiser bicycle ride (The Watkinsville Bicentennial Bike Ride) on April 8, 2006. The proposed ride will take cyclists on routes of 65, 40 and 22 miles. All routes will originate from the Oconee County Courthouse. One route will proceed out Harden Hill Drive, right on to New High Shoals Road, and then into Morgan and Walton Counties. Another route will take the riders out Barnett Shoals Road and then into Athens-Clarke and Oglethorpe Counties.

Chairman Davis noted the applicant is responsible for making specific arrangements for crowd control and accommodation, security, emergency medical service and traffic safety, restroom facilities and waste control.

Commissioner Hale made the motion to grant the bike ride permit with the condition the applicant meets all requirements of the County Ordinance which regulates the use of public rights-of-ways for sporting or recreational purposes prior to April 1, 2006. Commissioner Horton seconded the motion. The motion was unanimously approved.

**Conditional Use Permit #4852 – Estate of Bertha E. Smith:** The Board held a public hearing on Conditional Use Permit No. 4852 by the Estate of Bertha E. Smith, ± 5.963 acres, located on Old Cord Mill Road and Old Epps Bridge Road, in order to divide the property on an unpaved road.

On motion by Commissioner Norris and second by Commissioner Horton, the Board voted unanimously to approve Conditional Use Permit No. 4852 with conditions, for the purpose of subdividing one lot on an unpaved road. **See Documentation in Ordinances and Resolutions Book No. 16.**

**Conditional Use Permit #4861 – Paul C. Stone:** The Board held a public hearing on Conditional Use Permit No. 4861 by Paul C. Stone, ± 1.495 acres, located on Vend Drive and Tower Place, for a communications tower to replace the existing 180-foot guy tower. The Presentation and Public Hearing for Conditional Use Permit No. 4861 and Variance Request No. 4862 were held at the same time.

On motion by Commissioner Hale and second by Commissioner Horton, the Board voted unanimously to approve Conditional Use Permit No. 4861, with conditions, for the installation and operation of a multi-tenant wireless telecommunications 194-foot monopole tower and related antennas and equipment. **See Documentation in Ordinances and Resolutions Book No. 16.**

**Variance #4862 – Paul C. Stone:** The Board held a public hearing on Variance Request No. 4862 by Paul C. Stone, ± 1.495 acres, located on Vend Drive and Tower Place, to eliminate the requirement of providing a 20' landscape buffer around a communications tower due to the limited size of the tract. The Presentation and Public Hearing for Conditional Use Permit No. 4861 and Variance Request No. 4862 were held at the same time.

Commissioner Hale made the motion to approve Variance Request No. 4862, with conditions, to eliminate the required 20' landscape buffer for communication towers more than 150' tall. Commissioner Norris seconded the motion. Commissioners Hale, Norris and Horton voted yes. Commissioner Luke voted no. Variance Request No. 4862 was approved. **See Documentation in Ordinances and Resolutions Book No. 16.**

**Conditional Use Permit #4863 – Greenmarsh Properties:** The Board held a public hearing on Conditional Use Permit No. 4863 by Greenmarsh Properties, ± 2.64 acres, located on Sydney's Pass, to construct an amenity area located within the Meridian Subdivision.

On motion by Commissioner Norris and second by Commissioner Luke, the Board voted unanimously to approve Conditional Use Permit No. 4863, with conditions, for an amenity area. **See Documentation in Ordinances and Resolutions Book No. 16.**

**Rezone Request #4864 – Heritage Homes and Properties USA:** The Board held a public hearing on Rezone Request No. 4864 by Heritage Homes and Properties USA, Inc. ± 157.879 acres, located on Price Mill Road and Gober Road, from A-1 to AR-4.

Jon Williams, representing the applicant, said the owner is petitioning for a rezone of the property in order to develop a 36-lot single-family residential subdivision with minimum 4-acre lots. Water will be supplied by a stand alone well system and individual septic tanks and drain fields will be utilized for sewage disposal. Mr. Williams stated 4-acre lots would be appropriate because the tract is located at the transitional agriculture boundary.

Russ Page said the tract is located in an agriculture zone and a 5-acre lot designation should be adhered to.

Commissioner Horton made a motion to deny Rezone Request No. 4864. The motion died for lack of a second.

Commissioner Hale made a motion to approve Rezone Request No. 4864 by Heritage Homes and Properties USA, Inc. ± 157.879 acres, located on Price Mill Road and Gober Road, from A-1 to AR-4, with conditions, for a single-family residential subdivision. Commissioner Luke seconded the motion. Commissioners Hale, Luke and Norris voted yes. Commissioner Horton voted no. Rezone Request No. 4864 was approved. **See Documentation in Ordinances and Resolutions Book No. 16.**

**Salary Classification Study:** Chairman Davis reported a great deal of discussion had taken place since last week's meeting regarding the methodology employed by the consultant with regard to the Salary and Classification Study. He further stated that while the additional data requested was received, the Chair and staff believe that in order for the Board of Commissioners to make an effective and qualified decision that provides for equitable treatment for all employees at all levels, a more in-depth review and analysis of each position and grade should be undertaken to address the issue of pay equity throughout the classification schedule.

Chairman Davis recommended that the Board of Commissioners authorize the Chair and staff to review in-depth the information presented by the consultant and other related data that will enable the Board to make a decision as soon as possible regarding pay equity for Oconee County employees.

Commissioner Norris made the motion to approve the recommendation as stated. Commissioner Horton seconded the motion. Commissioners Norton, Horton and Luke voted yes. Commissioner Hale voted no. The recommendation was approved.

**Tabling of Zoning Matters Policy:** On motion by Commissioner Hale and second by Commissioner Horton, the Board unanimously approved a Policy for Tabling Zoning Matters. **See Documentation in Ordinances and Resolutions Book No. 16.**

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

- **Naming of Health Department Building:** Approved a 30-day public comment period for the naming of the Oconee County Health Department building.
- **Creekside Development Quitclaim Deed:** Authorized a Quitclaim Deed to release Oconee County's interest in certain common areas within the Creekside Development.

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

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County Clerk

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Chairman

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Date