

A Public Meeting of the Oconee County Board of Commissioners was held on Wednesday, August 16, 2006, at 6:30 p.m., in the Commission Meeting Chambers at the Oconee County Courthouse.

Members Present:

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

Staff Present:

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

Wayne Provost, Strategic Planning Director  
Mike Leonas, Public Works Director  
B.R. White, Planning Director  
Krista Gridley, Planner  
Gary Dodd, Utility Director

Others Present:

Bill Ross, Ross & Associates

Chairman Davis called the Public Meeting to order to review the current draft of the proposed changes to the Zoning Regulations, Land Subdivision Regulations, Adult Entertainment Establishments Ordinance, Aquifer Recharge Area Protection Ordinance, Driveway Ordinance, Flood Damage Prevention Ordinance, Grading & Drainage Ordinance, Manufactured Home & Recreational Vehicle Regulations, Protection of Public Right-of-Way & Easements Ordinance, Regulation of Private Bridges & Dams on Roadways Ordinance, Sign Regulations, Soil Erosion & Sedimentation Control Ordinance, Storm Water Drainage & Storm Water Management Ordinance, Special Tax Districts Ordinance, Telecommunications Antennae & Tower Standards Ordinance, Truck Traffic Ordinance and Wetland Protection Ordinance.

The Strategic and Long-Range Planning Department, county staff and Ross & Associates have refined these proposed changes into a draft Unified Development Code.

Strategic and Long-Range Planning Director reported the new Unified Development Code contains many new regulations and changes to the Oconee County's existing regulations. Some of the changes are very minor, addressing a typo, clarifying the meaning of a current requirement or incorporating current and long-standing practice into an existing regulation. Other changes are structural changes needed to incorporate existing regulations into the unified code. However, some changes are more major and create new requirements or bring extensive improvements to current regulations of interest to residents, property owners and developers.

Mr. Provost and Consultant Bill Ross highlighted the responses to comments by citizens.

Inert Landfill: An inert waste landfill is allowed only in an Industrial Zone.

Vinyl Siding: Premium vinyl siding has been added as an allowed building material in an MPD Zone on equal footing with other lap siding, subject to the requirements that assure the "premium" nature of the product.

Neighborhood Recreation Centers: No residence or structure shall be issued a Certificate of Occupancy upon any adjacent lot until construction of the recreation center is complete, including landscaping and buffers, unless the buyer first provides a notarized statement that buyer knows the recreation area is planned on the adjacent lot.

Yield Plan: A minimum of 25,500 square feet of soil areas must be designated on each proposed lot for residential septic systems.

Homeowners Association: At the time that control of the Homeowners Association transfers from the developer to the purchasers of homes in the development, a reserve fund is required to be in place that is equal to no less than one year's expenses reasonably expected for the minimum operations legally required of the Association. Also, no debt will be transferred, nor any public facilities that do not continue to meet code.

Wetland Buffer: A naturally-vegetated wetland buffer must extend at least 25 feet from the wetland.

Suitability of Land: Land with a slope of 35% or more will not be approved for subdivision or development unless adequate methods are formulated by the developer for solving the problem.

Drainage Easements: Vehicular access easements are required to have a maximum grade of 12%.

Public Reuse Line: When a public reuse line is available within 1,500 feet of a subdivision, then said subdivision is required to install a reuse water system and connect to the public reuse line.

As-built Data: Prior to final inspection, the owner must submit a set of record drawings showing "as-built" conditions prepared by a registered land surveyor or other authorized Georgia Registered Design Professional.

Traffic Impact Analysis: A traffic impact analysis is required at rezone for every initially proposed development that is capable of generating 1,000 average daily vehicle trips or more per day.

Minimum Right-of-Way: The minimum right-of-way for a curb & gutter street increases to 60 feet to accommodate underground utilities.

There being no further business, the meeting was adjourned.

---

County Clerk

---

Chairman

---

Date