

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, February 1, 2005, 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

Matt Forshee, Planning & Economic Development  
Brad Callendar, Planner  
Jeff Benko, Finance Director  
Gary Dodd, Utility Director  
Chris Thomas, Assistant Utility Director  
William White, Projects Coordinator  
John Gentry, Parks & Recreation Director  
Mike Leonas, Public Works Director  
Wayne Provost, Strategic Planner

Media Present:

Vinnie Williams, The Oconee Enterprise  
Mike D'Avria, Athens Banner-Herald

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

Chairman Davis reported Progressive Farmer Magazine selected Oconee County as the 2<sup>nd</sup> most desirable place to live in Rural America.

**Minutes:** On motion by Commissioner Luke and second by Commissioner Horton, Minutes of the January 4 and January 25, 2005 meetings were approved as distributed.

**Rules of Order:** On motion by Commissioner Norris and second by Commissioner Luke, the Board unanimously approved the Rules of Order of the Oconee County Board of Commissioners. **See Documentation in Ordinances and Resolutions Book No. 15.**

**Street Light Tax District – Moss Creek:** On motion by Commissioner Hale and second by Commissioner Horton, the Board unanimously approved the creation of Street Light Tax District No. C2-AC-L1 for Moss Creek Subdivision. **See Documentation in Ordinances and Resolutions Book No. 15.**

**Rezone Request #4198 – Jacobs and Allen:** The Board held a public hearing on Rezone Request No. 4198 by Mildred L. Jacobs and Ethel L. Allen, ± 43.396 acres, located on Flat Rock Road, from A-1 to AR-1.

Jon Williams, representing the applicants, stated the Future Land Use Plan identifies this area as Transitional Agriculture. The owner proposes to develop a single family residential subdivision with 35 lots of +1 acre each. House sizes will range from 2,000 SF to 2,200 SF.

Ted Wilkes spoke as a realtor representing the applicants. He said the home prices would range between \$200,000 and \$300,000.

Speaking against the rezone request, Gail Hayes Moore, Henry Mauldin and Hoyt Mauldin expressed concerns with the environmental impact and increased traffic.

Russ Page stated there should be defined specifications for Transitional Agriculture areas.

Commissioner Hale made a motion to approve Rezone Request No. 4198 from A-1 to AR-1, with conditions. Commissioner Norris seconded the motion. Commissioner Horton voted no. Commissioners Luke, Hale and Norris voted yes. The motion passed to approve Rezone Request No. 4198 by Mildred L. Jacobs and Ethel L. Allen, ± 43.396 acres, located on Flat Rock Road, from A-1 to AR-1, with conditions, for a single family residential subdivision (Lee Ridge). **See Documentation in Ordinances and Resolutions Book No. 15.**

**Rezone Request #4206 – Bishop:** The Board held a public hearing on Rezone Request No. 4206 by Martha Milligan Bishop and Jeffrey Allen Bishop, ± 39.53 acres, located on Daniels Bridge Road, from AR-1 and A-1 to R-1. On motion by Commissioner Norris and second by Commissioner Hale, the Board

unanimously approved Rezone Request No. 4206, with conditions, for a single family residential subdivision (Lakewood Manor). **See Documentation in Ordinances and Resolutions Book No. 15.**

**Rezone Request #4254 – Oconee 53 Ventures:** The Board held a public hearing on Rezone Request No. 4254 by Oconee 53 Ventures, LLC, ± 5.917 acres, located on Hwy. 53 and Jamestown Boulevard, from OIP to B-2.

Jon Williams, representing the applicant, stated two buildings are proposed for the site. The larger building will provide 32,700 SF on the ground floor for retail use. The 15,500 SF on the second level will be for office use only. A smaller building of 15,400 SF is intended for a single retail tenant.

Speaking in favor of the rezone request, Norm Grayson said the Hwy. 53 corridor is a logical location for new commercial development.

Frank Watson, Ashley Hood and Mike Streetman expressed concerns for increased traffic on Hwy. 53, the size of the buffer and placing commercial development next to residential.

There was brief discussion on who would pay for the installation of a traffic signal at the intersection of Hwy. 53 and Jamestown Boulevard. No action was taken on this matter.

Commissioner Norris made a motion to approve Rezone Request No. 4254 from OIP to B-2, with conditions. Commissioner Luke seconded the motion. Commissioners Hale and Horton voted no. Commissioners Norris and Luke voted yes. Chairman Davis voted yes. The motion passed to approve Rezone Request No. 4254 by Oconee 53 Ventures, LLC, ± 5.917 acres, located on Hwy. 53, from OIP to B-2, with conditions, for a retail shopping development (Colony Square). **See Documentation in Ordinances and Resolutions Book No. 15.**

**Rezone Request #4255 – Old Farm Group:** The Board held a public hearing on Rezone Request No. 4255 by Old Farm Group, LLC, ± 65.03 acres, located on Daniels Bridge Road and Cliff Dawson Road, from AR-1 to R-1 MPD.

Ken Beall, representing the applicant, stated the developer would like to modify the original development plan to allow privately owned and maintained streets in the subdivision and gated entrances. The overall density will not change with this request and lots in the project will be on septic tanks.

On motion by Commissioner Hale and second by Commissioner Horton, the Board voted unanimously to approve Rezone Request No. 4255, with conditions, for a single family residential gated community subdivision (Old Farm). **See Documentation in Ordinances and Resolutions Book No. 15.**

**Clean and Beautiful Commission:** On motion by Commissioner Norris and second by Commissioner Luke, the Board voted unanimously to appoint Cathy Heembrock to fill an unexpired term expiring June 30, 2006, and Ira Rehmel to fill an unexpired term expiring June 30, 2007, on the Oconee County Clean and Beautiful Commission.

**New Park – Clearing and Grubbing:** On motion by Commissioner Horton and second by Commissioner Norris, the Board unanimously authorized negotiations with Maxey Brothers, Inc. for clearing, grubbing and installation of erosion control measures at the new park, at a cost not to exceed \$185,500. Chairman Davis was authorized to sign the negotiated contract.

**FY2006 Budget Meeting Schedule:** On motion by Commissioner Luke and second by Commissioner Hale, the Board unanimously approved the FY2006 Budget Meeting Schedule.

**Heritage Park Rental Fee Schedule:** On motion by Commissioner Horton and second by Commissioner Luke, the Board unanimously approved the Rental Fee Schedule for Heritage Park to include rental fees for the new feeder barn.

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

- **Fire Equipment Bids:** Awarded the bids for bulk fire equipment as follows: \$19,578.00 to Municipal Equipment Company, \$2,875.49 to NAFECO, \$631.00 to Fire Line, Inc. and \$1,382.64 to T&B Fire Protection Company.
- **Mini-Pumper:** Awarded the bid of \$118,828 to Danko Emergency Equipment Company for a Mini-Pumper for the South Oconee Fire Station.

- **2004 Northeast Georgia Regional Solid Waste Management Plan:** Approved a resolution adopting the 2004 Northeast Georgia Regional Solid Waste Management Plan. **See Documentation in Ordinances and Resolutions Book No. 15.**

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