

The Agenda Setting Meeting of the Oconee County Board of Commissioners was held on Tuesday, March 29, 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 Clerk Gina M. Lindsey
Asst. County Attorney, Mike Pruett

John Gentry, Parks & Recreation Director
Wayne Provost, Strategic Planning Director
Mike Leonas, Public Works Director
Chris Thomas, Asst. Utility Director
Jeff Benko, Finance Director
BR White, Assistant Planning Director

Media Present:

Vinnie Williams, The Oconee Enterprise
Merritt Melancon, Athens Banner-Herald

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

Heritage Park Update: Jon Williams, Williams and Associates, presented renderings of the completed design plan for Heritage Park. Mr. Williams noted pedestrian and vehicular circulation separations were improved throughout the park. The Historic Village area includes a wildflower meadow and space to easily add more historic buildings. The main entry is designed as a boulevard with landscaping and berms. DOT improvements include lengthening the existing decel lane and adding a secondary entrance off US Hwy. 441. Future projects, such as an amphitheater, a museum and additional parking areas, are also sited on the plan.

Zoning Regulations Amendment – Master Planned Developments: The Board held the First Reading of an amendment to the Oconee County Zoning Regulations regarding Article 14, Master Planned Developments. Strategic Planning Director Wayne Provost presented a generalized summary of the proposed changes to the ordinance, including, but not limited to, the following:

- The development must contain at least 50 contiguous acres;
- A portion of the gross land area must be within the designated Comprehensive Future Land Use Map land use categories;
- The primary entrance must be located from an arterial or major collector road;
- The development must be served by public water and a sanitary sewerage treatment system;
- A minimum percentage of commercial development is required;
- Not more than one-half of the residential lots, houses or units can be final platted or permitted until at least one-half of the commercial lots and buildings have been final platted and constructed;
- Active amenity areas are to be located internally in the development;
- Buffer requirements are based on adjoining use;
- The average lot size for single-family detached or duplex dwellings must be 5,000 square feet;
- Conservation corridors are to be protected by a 100' wide natural undisturbed buffer; and
- Single family and duplex dwelling units must include at least a 2-car garage.

Consultant Bill Ross expressed his approval of the proposed MPD ordinance and encouraged its adoption as presented.

The Board will hold the Second Reading of the amendment to the Zoning Regulations for final action on April 5, 2005.

Subdivision Regulations Amendment – Street Design and Location Standards: The Board held the First Reading of an amendment to the Oconee County Subdivision Regulations regarding public and private street design and location standards. Public Works Director Mike Leonas stated the Public Works Department proposed changes in the design requirements for asphalt pavement structures and roadway material and construction standards to better correlate with new DOT design standards and changes in the motor vehicle laws allowing higher weights on trucks. The Board will hold the Second Reading of the amendment to the Subdivision Regulations for final action on April 5, 2005.

Farmland Protection Program: On motion by Commissioner Norris and second by Commissioner Hale, the Board unanimously agreed to partner with the Farmland Protection Program and serve as backup holder of the agricultural conservation easement.

Magistrate Judge: Magistrate Judge Eric Norris asked the Board to consider the appointment of a Senior Magistrate Judge for the Oconee County Magistrate Court, at no additional cost to the County. Judge Norris anticipated there would be times when he may have a conflict of interest in cases that come before the Court and also noted he would be unavailable a minimum of two weeks per year due to Georgia Army National Guard service.

Judge Norris recommended Michael Coleman, a local attorney and past Chief Magistrate in Athens-Clarke County, to be considered as the Senior Magistrate Judge.

By consensus, this item will be placed on the Consent Agenda for April 5, 2005.

Commissioner Norris recused himself from the discussion.

Boring Machine for OCUD: Assistant Utility Director Chris Thomas presented the bids for a self-powered boring machine. The low bid of \$21,041.00 was received from Ditch Witch of Georgia. By consensus, this item will be placed on the Consent Agenda for April 5, 2005.

Jail and E-911/Emergency Operations Center: Finance Director Jeff Benko reported the cost of construction of the new jail and E-911/Emergency Operations Center is estimated at \$6.3 million. \$3.7 million is available from Special Local Option Sales Tax and \$600 thousand is available from excess SPLOST 2000 collections. Mr. Benko recommended entering into a lease with ACCG for the remaining \$2 million to be paid over a five-year period of \$400 thousand per year. This would enable the county to completely pay for the project before the facilities are opened.

Mr. Benko requested the Board authorize Precision Planning, Inc. to proceed with specifications and document preparation for the official bid process and authorize the Chairman and the Finance Director to proceed with negotiations with ACCG for the necessary lease financing package.

By consensus, these items will be placed on the Consent Agenda for April 5, 2005.

Senior Center Food Services: Administrative Officer Alan Theriault reported Prestige Foods has given a 30-day notice of cancellation of their contract to provide catered meals for the Oconee County Senior Center.

April 5, 2005 Agenda: The agenda for the April 5, 2005 meeting was reviewed.

Citizen Comments: Mike Power and Jon Williams expressed concern and asked the Board to postpone action on the amendment to the Oconee County Subdivision Regulations regarding public and private street design and location standards to allow time for potential negotiations.

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

County Clerk

Chairman

Date