

MINUTES

TRANSFER OF DEVELOPMENT RIGHTS STUDY COMMITTEE MEETING

Thursday, August 21, 2008
Oconee County Civic Center
7:00 p.m.

Members Present: Clay Bryant, Melba Cooper, Delmar Finco, Philip Freshley, Edward Gardiner, Albert Hale, Gene Higginbotham, C. Wayne Jordan, Chuck Lee, Sam Mitchell, Russ Page, Ed Perkins, Linda Carol Porterfield, Bob Smith, Brian Tomlinson, Thomas Verner

Others Present: Stacy Jones (Facilitator – Carl Vinson Institute of Government), Wayne Provost (Director – Strategic & Long-Range Planning Dept.), Chris Thomas (Director – Oconee County Utility Dept.), B.R. White (Director – Planning Dept.), Sarah Bell

Stacy called the meeting to order at 7:00 p.m.

The minutes of the July 17, 2008 meeting were approved as written.

Wayne introduced Chris Thomas, Director of the Oconee County Utility Department. Mr. Thomas provided the Committee with a facilities overview for water and sewer infrastructure in Oconee County (see attached maps). Chris also reviewed operations, funding, regulatory aspects, and potential future plans for Oconee County Utility Department systems in Oconee County, including an update on the Short Term Work Program relating to utilities in the Comprehensive Plan (attached). Chris answered a number of questions.

The Committee discussed the possibility of “tweaking” the Sewer Use Policy and/or the Unified Development Code to provide a limited amount of additional residential sewer capacity and zoning density within Transfer of Development Rights receiving areas, especially next to or possibly within existing Master Planned Development zoning districts. The Oconee County Utility Department and the Board of Commissioners will need to consider these options to determine if said alternatives can be incorporated into any TDR program which may be developed in Oconee County.

At the request of Committee members, Wayne will research the possibility of posting a link to or copy of the current Zoning Map on the web site for Committee members’ review.

For the October 16th meeting, we have Chris McCauley coming to speak about her experience with a working TDR program in Fulton County.

For the September 18th meeting, Wayne will check with Jeff Dorfman at UGA about speaking to the Committee and/or see about bringing in someone from Public Works to talk about transportation issues and from Planning to talk about zoning issues.

The next meeting will be on Thursday, September 18, 2008 at 7 p.m. at the Oconee County Civic Center.

With no further business, the meeting was adjourned at 9:00 p.m.

Atch: Agenda, Sign-in Sheets, Character Area Summary Table from the Comprehensive Plan, Short Term Work Program from the Comprehensive Plan related to utilities, Sewer Collection System Map, 5-Year Water Distribution System Improvements Map