

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, June 1, 2004, at 7:00 p.m., in the Commissioners Meeting Chambers, Oconee County Courthouse.

Members Present:

Chairman Melvin Davis
Commissioner Donald H. Norris
Commissioner Margaret S. Hale
Commissioner William E. Wilkes

Commissioner Johnny Pritchett was absent.

Staff Present:

Administrative Officer Alan Theriault
Attorney Mike Pruett
County Clerk Gina M. Lindsey

Wayne Provost, Planning Director
Matt Forshee, Senior Planner
Sandy Thursby, Planner
Chris Thomas, Assistant Utility Director
William White, Projects Coordinator
Mike Leonas, Public Works Director
Melissa Henderson, Code Enforcement Director

Media Present:

Vinnie Williams, The Oconee Enterprise
Mike D'Avria, Athens Newspapers

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

Minutes: Attorney Mike Pruett reported, according to OCGA 50-14-1, only official action, not preceding discussion, is required to be entered in the Minutes.

On motion by Commissioner Wilkes and second by Commissioner Norris, Minutes of the May 4, and May 25, 2004 meetings were approved as distributed.

FY 2005 Budget Adoption: On motion by Commissioner Norris and second by Commissioner Wilkes, the Board voted unanimously to amend and revise the FY 2004 Budget in accordance with Governmental Accounting Standards Board (GASB), Georgia Department of Audits and the DCA Uniform Chart of Accounts and unanimously approved the adoption of the FY 2005 Budget in the aggregate as proposed and submitted at the May 25, 2004 budget hearing. **See Documentation in Ordinances and Resolutions Book No. 14.**

On motion by Commissioner Norris and second by Commissioner Wilkes, the Board unanimously approved the FY 2005 Fee Schedule as proposed and submitted at the May 25, 2004 budget hearing, with the exception of those fees for Environmental Health, which will be taken under consideration. **See Documentation in Ordinances and Resolutions Book No. 14.**

Russ Page asked the Board of Commissioners to budget funds towards the farmland protection program and to set up a Department of Agriculture for Oconee County. Chairman Davis noted the Board would have the option to amend and redirect the budget throughout FY 2005.

Zoning Ordinance Amendment - Buffers: On motion by Commissioner Hale and second by Commissioner Norris, the Board unanimously approved an Amendment to the Oconee County Zoning Ordinance to delete conflicting buffer issues in the A-1 zoning district. **See Documentation in Ordinances and Resolutions Book No. 14.**

Zoning Ordinance Amendment – Zoning Text & Zoning Use Matrix: On motion by Commissioner Hale and second by Commissioner Wilkes, the Board unanimously approved an Amendment to the Oconee County Zoning Ordinance to correct inconsistencies between the zoning text and the zoning use matrix. **See Documentation in Ordinances and Resolutions Book No. 14.**

Zoning Ordinance Amendment – Official Zoning Maps: On motion by Commissioner Wilkes and second by Commissioner Hale, the Board unanimously approved an Amendment to the Oconee County Zoning Ordinance to revise how the Official Zoning Maps of Oconee County are adopted and amended. The Zoning Maps were available at the meeting for viewing. **See Documentation in Ordinances and Resolutions Book No. 14.**

Zoning Ordinance Amendment – Code Enforcement: On motion by Commissioner Norris and second by Commissioner Wilkes, the Board unanimously approved an Amendment to the Oconee County Zoning Ordinance to revise how the document references the Code Enforcement Department. **See Documentation in Ordinances and Resolutions Book No. 14.**

Subdivision Regulations Amendment – Code Enforcement & Health Dept. Requirements: On motion by Commissioner Hale and second by Commissioner Wilkes, the Board unanimously approved an Amendment to the Oconee County Subdivision Regulations to revise how the document references the Code Enforcement Department, final plat approval by the Code Enforcement Director and preliminary plat and preliminary site plan requirements relating to Health Department requirements. **See Documentation in Ordinances and Resolutions Book No. 14.**

Sign Ordinance Amendment – Code Enforcement: On motion by Commissioner Hale and second by Commissioner Norris, the Board unanimously approved an Amendment to the Oconee County Sign Ordinance to revise how the document references the Code Enforcement Department. **See Documentation in Ordinances and Resolutions Book No. 14.**

Soil Erosion and Sedimentation Control Ordinance: On motion by Commissioner Wilkes and second by Commissioner Norris, the Board unanimously approved the Oconee County Soil Erosion and Sedimentation Control Ordinance. **See Documentation in Ordinances and Resolutions Book No. 14.**

Conditional Use Permit No. 3732 –Pritchard: On motion by Commissioner Norris and second by Commissioner Wilkes, the Board unanimously approved Conditional Use Permit No. 3732 by Carole C. Pritchard, ±92.69 acres, located on Old Farmington Road, for a 2-lot subdivision on an unpaved county road, with conditions. **See Documentation in Ordinances and Resolutions Book No. 14.**

Conditional Use Permit No. 3632 –Westminster Christian Academy: On motion by Commissioner Norris and second by Commissioner Wilkes, the Board unanimously approved Conditional Use Permit No. 3632 by Westminster Christian Academy, ±30.705 acres, located on New High Shoals Road, for expanding the school facilities, with conditions. **See Documentation in Ordinances and Resolutions Book No. 14.**

Rezone Request No. 3728 –Edwards: On motion by Commissioner Hale and second by Commissioner Wilkes, the Board unanimously approved Rezone Request No. 3728 by Winford Ray Edwards, Jr. and Anne Elizabeth Edwards, ±8.136 acres, located on Ruth Jackson Road, from A-1 to AR-3, for a 2-lot subdivision, with conditions. **See Documentation in Ordinances and Resolutions Book No. 14.**

Rezone Request No. 3786 –Porter: On motion by Commissioner Hale and second by Commissioner Wilkes, the Board unanimously approved Rezone Request No. 3786 by Robert A. Porter, ±229.67 acres, located on GA Hwy. 186 and Union Church Road, from A-1 to AR-1, for a conservation subdivision, with conditions. Planning Director Wayne Provost left the room during discussion and action on this item. **See Documentation in Ordinances and Resolutions Book No. 14.**

Russ Page suggested a six-month moratorium on all subdivision rezones over 5 lots until there has been discussion on where MPD's and other subdivisions should be located.

Rezone Request No. 3773 –Shockley: On motion by Commissioner Hale and second by Commissioner Norris, the Board voted unanimously to table Rezone Request No. 3773 by Suzanne S. and Peter S. Shockley, ±130.88 acres, located on Cole Springs Road, for a residential subdivision, to the July 6, 2004 meeting, as requested by the applicants' representative.

Rezone Request No. 3776 – Griffith: On motion by Commissioner Norris and second by Commissioner Wilkes, the Board unanimously approved Rezone Request No. 3776 by Calvin T. and David B. Griffith, ±0.70 acres, located on Hog Mountain Road, from AR-1 to B-1, for a retail development, with conditions. **See Documentation in Ordinances and Resolutions Book No. 14.**

Rezone Request No. 3777 – Coker: On motion by Commissioner Wilkes and second by Commissioner Hale, the Board unanimously approved Rezone Request No. 3777 by W. F. Coker, ±0.53 acres, located on Old Jennings Mill Road, from A-1 to OIP, for an office building, with conditions. **See Documentation in Ordinances and Resolutions Book No. 14.**

Rezone Request No. 3778 – Paxson: On motion by Commissioner Hale and second by Commissioner Norris, the Board unanimously approved Rezone Request No. 3778 by Phillip A. Paxson, ±13.378 acres, located on Whippoorwill Road, from A-1 to AR-2, for a single-family residential subdivision, with conditions. **See Documentation in Ordinances and Resolutions Book No. 14.**

Rezone Request No. 3780 – Zaxby's Holdings LLC: On motion by Commissioner Wilkes and second by Commissioner Hale, the Board voted unanimously to table Rezone Request No. 3780 by Zaxby's Holdings, LLC, et al, ±7.535 acres, located on Epps Bridge Parkway, for a retail development, to the July 6, 2004 meeting, as requested by the applicants' representative.

Street Light Tax District – Meadow Brooke Subdivision: On motion by Commissioner Norris and second by Commissioner Hale, the Board unanimously approved the creation of Street Light Tax District No. C-4M-L1 for Meadow Brooke Subdivision. **See Documentation in Ordinances and Resolutions Book No. 14.**

Family and Children Services Board: On motion by Commissioner Hale and second by Commissioner Wilkes, the Board voted unanimously to appoint Ms. Bonnie Butler to the Oconee County Family and Children Services Board to fill an unexpired term, expiring June 30, 2005.

Meter Reading Services: On motion by Commissioner Norris and second by Commissioner Hale, the Board unanimously approved the bid of \$0.890/meter/month & \$9.50/completed work order by W & W Metersure for meter reading services for the Oconee County Utility Department, pending verification of a business license. The two-year contract will begin August 1, 2004 and end July 31, 2006.

Bike Race Permit – Bishop Cycling Classic: On motion by Commissioner Hale and second by Commissioner Norris, the Board unanimously approved the permit application by Brian Molloy and Mark Anderson for the Bishop Cycling Classic bike race event to be held on July 17, 2004, with the following conditions: (1) At least three off-duty police officers and/or deputies will accompany the riders, (2) Rolling Enclosures will be used throughout the race course, (3) Letters will be delivered to all residences directly on or adjacent to the route, informing them of the time and route of the race, and (4) Oconee County will be held harmless for any liability.

Consent Agenda: On motion by Commissioner Wilkes and second by Commissioner Norris, the Board voted unanimously to remove "Employee Pension Plan Revisions" from the consent agenda.

On motion by Commissioner Hale and second by Commissioner Wilkes, the Board unanimously approved the following consent agenda items:

- **Solid Waste and Recycling Collection Services:** Approved the renewal of the contract with Roll Off Systems for the collection and disposal of solid waste and recycling for Fiscal Year 2005 with a 2% CPI increase added to the base rate of the contract.
- **Pest Control:** Approved the bid of \$3,240 by Tracker Pest Control for the Fiscal Year 2005 Pest Control Contract.

- **Lawn Maintenance:** Approved the bid of \$9,600 by Total Maintenance for the Fiscal Year 2005 Lawn Maintenance Contract.
- **Roadside Spraying:** Approved the bid of \$28,710 by DeAngelo Brothers, Inc. for the Fiscal Year 2005 Right-of-Way Spraying Contract
- **Pump Station Replacement - Daniels Bridge Road/Epps Bridge Road:** Approved the bid of \$19,800 by Precision Planning, Inc. for Engineering Design Services for the Daniels Bridge Road/Epps Bridge Road Pump Station Replacement Project.
- **Triple Surface Treatment – Still Road, Brown Chapel Road and Adams Road:** Approved a change order to the Triple Surface Treatment Contract with Carnes Construction Co. in the amount of \$119,286.96, to include triple surface treatment on Still Road, Brown Chapel Road and Adams Road.
- **Bridge Painting:** Approved a change order to the Bridge Painting Contract with Industrial Painting Services, Inc. in the amount of \$17,566, to include painting the pilings on the Daniels Bridge Road Bridge over Barber Creek and the bearings on the Old SR 15 (Epps Bridge Parkway) Bridge over McNutt Creek.
- **Mars Hill Road/SR 53 Widening Project:** Approved a change order to the Mars Hill Road/SR 53 Widening Contract with Moreland-Altobelli in the amount of \$105,488, based on an increase in the scope of work to meet GA DOT requirements.
- **Barnett Shoals Road – Right-of-Way Agreement:** Authorized the Chairman to execute the GA DOT-County Agreement for resurfacing Barnett Shoals Road following the revision by GA DOT to replace F-Mix with E-Mix.

Citizen Remarks: Mr. Doug Dickens read a prepared statement explaining the history of the County's purchase of the Dickens' property for the new park on Hwy. 53. He stated there have been false statements made regarding the property negotiations between his family and this Board of Commissioners. Mr. Dickens presented a copy of a letter from former chairman Wendell Dawson urging Mr. Dickens to continue negotiations with Chairman Davis for the tract of land.

Ms. Kate McDaniel said she was impressed with the way our county leaders conduct business. She stated she would like more information on agenda items prior to the Commission meetings. She also suggested redesigning the Commissioners Meeting Chambers for better viewing by the audience.

Adjourn: On motion by Commissioner Wilkes and second by Commissioner Norris, the meeting was adjourned.

County Clerk

Chairman

Date