

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, March 2, 2004, at 7:00 p.m., at the Commissioners Meeting Chambers, Oconee County Courthouse.

Members Present:	Chairman Melvin Davis Commissioner Johnny Pritchett Commissioner Donald H. Norris Commissioner Margaret S. Hale Commissioner William E. Wilkes
Staff Present:	Administrative Officer Alan Theriault County Attorney Daniel Haygood County Clerk Gina M. Lindsey  Wayne Provost, Planning Director Matt Forshee, Senior Planner Sandy Thursby, Planner Brad Callender, Planner William White, Projects Coordinator Mike Leonas, County Engineer Chris Thomas, Assistant Utility Director
Media Present:	Vinnie Williams, The Oconee Enterprise

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

**Minutes:** On motion by Commissioner Hale and second by Commissioner Wilkes, Minutes of the February 10 and February 24, 2004 meetings were approved as distributed.

**Zoning Regulations Amendment – Conditional Use Permits:** On motion by Commissioner Pritchett and second by Commissioner Hale, the Board unanimously approved an Amendment to the Oconee County Zoning Regulations to revise in which districts certain conditional use permits are allowed and to clarify procedures for conditional use permits regarding submittal requirements and review procedures. *See Documentation in Ordinances and Resolutions Book No. 13.*

**Subdivision Regulations Amendment – AR-3 and AR-4 Districts:** On motion by Commissioner Norris and second by Commissioner Wilkes, the Board unanimously approved an Amendment to the Oconee County Subdivision Regulations to allow for Conservation Subdivisions in the AR-3 and AR-4 zoning districts. The Amendment also specifies how subdivisions are developed in the zoning districts. *See Documentation in Ordinances and Resolutions Book No. 13.*

**Zoning Maps:** On motion by Commissioner Wilkes and second by Commissioner Norris, the Board voted unanimously to adopt the Official Oconee County Zoning Maps. The Zoning Maps were available at the meeting for viewing.

**Rezone Request #3533 – Bomac Investments, LLC:** On motion by Commissioner Norris and second by Commissioner Hale, the Board voted unanimously to approve Rezone Request No. 3533 by Bomac Investments, LLC, ±27.066 acres, located on Hog Mountain Road, from AR-1 to AR-1 with modified conditions, for a residential subdivision (Sims Crossing). *See Documentation in Ordinances and Resolutions Book No. 13.*

Ann E. Headley read a prepared statement asking the Board to table this rezone request. She presented a list of five questions for the Board to consider.

**Rezone Request #3574 – Melba D. Cochran Baker:** On motion by Commissioner Wilkes and second by Commissioner Pritchett, the Board voted unanimously to approve Rezone Request No. 3574 by Melba D. Cochran Baker, ± 38.358 acres, located on SR 53, from A-1 to R-1, with conditions, for a residential subdivision (Carolina's Place). *See Documentation in Ordinances and Resolutions Book No. 13.*

Ann E. Headley read a prepared statement asking the Board to table this rezone request. She presented a list of five questions for the Board to consider. Sonya Adsit asked how this rezone would impact the school system.

**Rezone Request #3575 Daniel L. and N. Lanier Bell:** On motion by Commissioner Norris and second by Commissioner Hale, the Board voted unanimously to approve Rezone Request No. 3575 by Daniel L. and N. Lanier Bell, ±70.568 acres, located on Mars Hill Road, from A-1 to R-1, with conditions, for a residential subdivision (Bell Ridge). *See Documentation in Ordinances and Resolutions Book No. 13.*

Ann E. Headley read a prepared statement asking the Board to table this rezone request. She presented a list of five questions for the Board to consider. Russ Page stated a transfer tax could be assessed when land transfers out of agriculture.

**Rezone Request #3576 – JCD Enterprises, Inc.:** On motion by Commissioner Norris and second by Commissioner Wilkes, the Board voted unanimously to approve Rezone Request No. 3576 by JCD Enterprises, Inc., ± 112.85 acres, located on Ridgeway Road, from A-1 to AR-5 and FP, with conditions, for a residential subdivision (Ridgeway Farms). *See Documentation in Ordinances and Resolutions Book No. 13.*

Ann E. Headley read a prepared statement asking the Board to table this rezone request. She presented a list of five questions for the Board to consider. Russ Page noted there were active chicken houses in the area and requested that lot owners be read the Farmers Right to Farm Law. Kate McDaniel expressed her concern with the impact on the school system.

**Senior Center – CDBG Grant Application:** On motion by Commissioner Hale and second by Commissioner Wilkes, the Board unanimously authorized the submission of a CDBG Grant Application in the amount of \$500,000 for a Senior Building.

**Consent Agenda:** On motion by Commissioner Norris and second by Commissioner Pritchett, the Board unanimously approved the following consent agenda items:

- **Tappan Spur Road and Branch Road – Triple Surface Treatment:** Approved the bid of \$125,163 by Carnes Construction Company, Inc. for triple surface treatment on Tappan Spur Road (1.45 mi) and Branch Road (1.22 mi).
- **2003 Water System Improvements:** Approved the bid of \$632,152 by Heritage Construction Group, Inc. for the installation of 16,600 feet of 12-inch water main on Clotfelter Road and 7,270 feet of 8-inch water main on McRee Mill Road and authorized the issuance of a Notice to Proceed for installing the water main on McRee Mill Road. The Notice to Proceed for installing the water main on Clotfelter Road will be issued at a later date.
- **Interchange Landscaping – SR316/Epps Bridge Road and US441/SR53:** Approved the bid of \$100,150 by Piedmont Lawn Maintenance of Atlanta, LLC for interchange landscaping at SR316/Epps Bridge Road and US441/SR53. Oconee County will be reimbursed for 80% of the project cost through federal funding.
- **Drug and Alcohol Use Policy:** Approved the Oconee County Drug and Alcohol Use Policy. *See Documentation in Ordinances and Resolutions Book No. 13.*
- **Fiscal Policies:** Approved the Oconee County Fiscal Policies. *See Documentation in Ordinances and Resolutions Book No. 13.*
- **Motor Vehicle Policy:** Approved the Oconee County Motor Vehicle Policy. *See Documentation in Ordinances and Resolutions Book No. 13.*
- **Travel Policy:** Approved the Oconee County Travel Policy. *See Documentation in Ordinances and Resolutions Book No. 13.*
- **Human Resources Policies:** Approved the Oconee County Human Resources Policies. *See Documentation in Ordinances and Resolutions Book No. 13.*

**Citizen Remarks:** Ann E. Headley read a prepared statement asking the Board to work closely with the school system, build strong ordinances, strive for more commercial and industrial development, consider Impact Fees, and re-evaluate the composition of the Ordinance Review Committee and the Planning Commission. Russ Page stated that counties with rapid growth need Impact Fees. Ken Beall said he would like to see more trees planted in a development.

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

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County Clerk

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Chairman

\_\_\_\_\_  
Date