

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, July 6, 2004, at 7:00 p.m., in 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  
Jeff Benko, Finance Director  
Chris Thomas, Assistant Utility Director  
William White, Projects Coordinator  
Mike Leonas, County Engineer  
Stephen Foy, Engineer

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 Wilkes and second by Commissioner Norris, Minutes of the June 1, and June 29, 2004 meetings were approved as distributed.

**Safety Upgrades on Loop 10:** Teri Pope, District Communications Officer, GA DOT, reported the Georgia Department of Transportation is renumbering the exits on SR 10 Loop to follow the “milepost” system. All signs will be replaced to new “high intensity” with breakaway posts. Exit numbers will start at #1 and go counter-clockwise around the loop. The new signs will be unveiled on Monday, August 2, 2004.

**Rezone Request No. 3069 - Ballard:** Planner Matt Forshee reported Rezone Request No. 3069 by Catherine Hagood Ballard was tabled by the Board of Commissioners at its April 6, 2004 meeting. There are now three new rezone applications and an amendment to the original application due to a modification of the overall development concept plan. On motion by Commissioner Wilkes and second by Commissioner Hale, the Board voted unanimously to refer the original rezone application back to the July 19 Planning Commission for review of the amended concept plan.

**Rezone Request No. 3773 – Shockley:** On motion by Commissioner Norris and second by Commissioner Hale, the Board unanimously approved Rezone Request No. 3773 by Suzanne S. and Peter S. Shockley, ±140.88 acres, located on Cole Springs Road, from A-1 to AR-5 with conditions, for a residential subdivision. ***See Documentation in Ordinances and Resolutions Book No. 14.***

**Rezone Request No. 3780 – Zaxby’s Holdings:** On motion by Commissioner Wilkes and second by Commissioner Pritchett, the Board unanimously approved Rezone Request No. 3780 by Zaxby’s Holdings, LLC, ±7.535 acres, located on Epps Bridge Parkway, from A-1 and B-2 to B-2 with conditions, for a retail development (The Market @ Epps Bridge). ***See Documentation in Ordinances and Resolutions Book No. 14.***

**Rezone Request No. 3781 – S & K Development:** On motion by Commissioner Hale and second by Commissioner Pritchett, the Board unanimously approved Rezone Request No. 3781 by S & K Development, LLC, ±0.5 acres, located on Mars Hill Road and Windy Creek Drive, from R-1 and OIP to OIP with conditions, for three office buildings and parking areas. ***See Documentation in Ordinances and Resolutions Book No. 14.***

**Conditional Use Permit No. 3856 – Bomac Investments:** On motion by Commissioner Norris and second by Commissioner Wilkes, the Board unanimously approved Conditional Use Permit No. 3856 by Bomac Investments LLC, ±1.98 acres, located on Rocky Branch Road, with conditions, for a daycare center (The Next Generation Day Care Center).

**Rezone Request No. 3858 – Marshall:** On motion by Commissioner Hale and second by Commissioner Norris, the Board unanimously approved Rezone Request No. 3858 by James and Travis Marshall, ±70.95 acres, located on McRee Mill Road, from A-1 to AR-1 and FP, for a residential development.

**Street Light Tax District – Thornwood Subdivision:** On motion by Commissioner Hale and second by Commissioner Wilkes, the Board unanimously approved the creation of Street Light Tax District No. B-6R-L1 for Thornwood Subdivision. ***See Documentation in Ordinances and Resolutions Book No. 14.***

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

- **Economic Development Plan:** Approved contract with Basile, Baumann, Prost & Associates to develop a Comprehensive Economic Development Plan for Oconee County at a cost not to exceed \$115,000.
- **Hickory Hills Water Line Replacement:** Approved a change order to the Hickory Hills/Sherwood Forest/Rose Drive waterline replacement contract with Heritage Construction Group in the amount of \$124,747.40.
- **Environmental Health Fees:** Approved the Environmental Health Fees Schedule. ***See Documentation in Ordinances and Resolutions Book No. 14.***

**Citizen Remarks:** Kate McDaniel stated the Commissioners Meeting Chambers should be redesigned for better viewing and hearing by the audience. Sherry Burns suggested that planning staff place rezone signs on property and that copies of staff reports on zoning requests be made available to the audience. John Duffett requested the Board place a moratorium on Master Planned Development at the next meeting. Mary Mellein requested the Board reconsider putting one-acre lots next to a river or stream where septic tanks can fail.

**Executive Session:** On motion by Commissioner Wilkes and second by Commissioner Norris, the Board adjourned into Executive Session to discuss pending litigation.

On motion by Commissioner Wilkes and second by Commissioner Norris, the Board adjourned back into Regular Session.

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

There being no further business, the meeting was adjourned.

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County Clerk

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Chairman

\_\_\_\_\_  
Date