

The Regular Meeting of the Oconee County Board of Commissioners was held on Tuesday, September 5, 2006, at 7:00 p.m., in Courtroom No. 1, 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 Attorney Daniel Haygood County Clerk Gina M. Lindsey  Jeff Benko, Finance Director BR White, Planning Director Brad Callender, Planner Krista Gridley, Planner Wayne Provost, Strategic Planning Director William White, Project Coordinator Mike Leonas, Public Works Director Gary Dodd, Utility Director
Media Present:	Vinnie Williams, The Oconee Enterprise Merritt Melancon, Athens Banner-Herald

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

***Minutes:*** On motion by Commissioner Luke and second by Commissioner Horton, Minutes of the August 1, August 16 and August 29, 2006 meetings were unanimously approved as distributed.

***Unified Development Code:*** The Board held the First Reading of the Oconee County Unified Development Code (UDC). Strategic and Long-range Planning Director Wayne Provost presented background information on the development of the UDC.

Consultant Bill Ross stated the Unified Development Code was organized to address the land development process from beginning to end. He presented a summary of the key improvements and changes incorporated into the Code.

Mr. Ross noted the current zoning maps were available during the public hearing. Planning Director B.R. White placed his hands on the maps, indicating their location at the front of the room. A copy of the proposed Unified Development Code was available for public viewing at the back of the room.

The Board opened the discussion for public comment. Russ Page asked if there could be radical changes to preliminary plats if they are to be approved administratively. Chairman Davis explained anyone could appeal changes to the Board of Commissioners. Jon Williams, representing the Athens Area Homebuilders Association, was pleased with the overall concept of the UDC and expressed appreciation for allowing their input. Norm Grayson expressed frustration with the proposed one-year transition period.

Chairman Davis noted any other suggestions, opinions and questions could be sent to the Board of Commissioners.

There being no further discussion, the Board placed this item on the agenda for October 3, 2006 for a second reading and final action.

***Rezone Request #5103 –Vintage Farms Development, Inc.:*** The Board held a public hearing on Rezone Request No. 5103 by Vintage Farms Development, Inc., ±78.9 acres, located on Hodges Mill Road, from AR-1 and FP to AR-1 and FP with modified conditions.

Jon Williams, representing the applicant, said the owners are petitioning for a modification of Condition No. 2 of the original request which does not allow any structure or septic tank drain field to be located within 100 ft. of the 100 Year Flood Plain. No one spoke in opposition to the rezone request.

On motion by Commissioner Hale and second by Commissioner Luke, the Board unanimously approved Rezone Request No. 5103 by Vintage Farms Development, Inc., from AR-1 and FP to AR-1 and FP with modified conditions (Vintage Farms). ***See Documentation in Ordinances and Resolutions Book No. 16.***

***Variance Request #5104 – Shirley J. Harrell:*** The Board held a public hearing on Variance Request No. 5104 by Shirley J. Harrell, ± 12.428 acres, located on Old Bishop Road, to eliminate the required distance from the property line to a cul-de-sac.

Justin Greer, representing the applicant, stated there is an existing historic home on the parent parcel that was omitted from the original rezone. By omitting this parcel, the right-of-way for the proposed street inside the development will be closer than the required 80' to the property boundary. No one spoke in opposition to the variance request.

On motion by Commissioner Norris and second by Commissioner Hale, the Board unanimously approved Variance Request No. 5104 by Shirley J. Harrell, with conditions (Bishop Crossing). ***See Documentation in Ordinances and Resolutions Book No. 16.***

***Rezone Request #5105 – P & A Ventures:*** The Board held a public hearing on Rezone Request No. 5105 by P & A Ventures, Inc., ±35.055 acres, located on Old Macon Highway, from MH to R-3 and FP.

Kenneth Beall, representing the applicant, presented a Constitutional Challenge. Mr. Beall explained the project is to be exclusively developed as multi-family condominiums. The existing oxidation pond located on the site will be removed and the developer will install a pump station and construct force mains along Old Macon Highway and U.S. Hwy. 441 to connect to existing county sewer lines.

Toni Swann, representing Athens Academy, expressed pleasure that sewer lines will be installed along U.S. Hwy. 441. Mel Holmes, Pastor of The Church of the Nations, reported the Church shared in the oxidation pond and its removal would create a problem. Norm Grayson and Bob Bishop commended the project. Mr. Bishop said he supported the elimination of the oxidation pond. Elaine Brown and her granddaughter Katherine Daniel requested a 6ft. wooden privacy be placed along the boundary of Ms. Brown's property.

Kenneth Beall stated the owners have been involved with multiple property owners on sharing participation in the proposed pump station.

On motion by Commissioner Hale and second by Commissioner Horton, the Board unanimously approved Rezone Request No. 5105, with conditions, for a residential condominium development (Puritan Place). ***See Documentation in Ordinances and Resolutions Book No. 16.***

***Rezone Request #5106 – Millstone Homes:*** The Board held a public hearing on Rezone Request No. 5106 by Millstone Homes, Inc., ±5.509 acres, located on Rocky Branch Road, from A-1 to AR-1.

Ken Beall, representing the applicant, said the single-family residential subdivision will feature five 1-acre lots with upscale homes priced from \$550,000. No one spoke in opposition to the rezone request.

On motion by Commissioner Norris and second by Commissioner Hale, the Board unanimously approved Rezone Request No. 5106, with conditions, for a single family residential subdivision (Habersham). ***See Documentation in Ordinances and Resolutions Book No. 16.***

***Rezone Request #5110 – CNEM Dobbins:*** The Board held a public hearing on Rezone Request No. 5110 by CNEM Dobbins, LLP, et al, ±124.38 acres, located on Union Church Road, from A-1 to AR-1.

Kenneth Beall, representing the applicant, presented a Constitutional Challenge. Mr. Beall stated the single-family residential subdivision will feature 124 lots with two entrances off Union Church Road. Homes will range from \$400,000 to \$600,000 with a minimum of 2,800 square feet. No one spoke in opposition to the rezone request.

On motion by Commissioner Norris and second by Commissioner Horton, the Board unanimously approved Rezone Request No. 5110, with conditions, for a single family residential subdivision (Union Creek Estates). ***See Documentation in Ordinances and Resolutions Book No. 16.***

***Conditional Use Permit #5111 – Michael & Nona Thornton:*** The Board held a public hearing on Conditional Use Permit No. 5111 by Michael A. and Nona Thornton ±0.601 acre, located on U.S. Business Highway 441, to allow the existing single family residence to be converted into a day care center.

Justin Greer, representing the applicants, said the owners propose to convert the existing single-family residence into a day care center. No one spoke in opposition to the conditional use permit request.

On motion by Commissioner Horton and second by Commissioner Luke, the Board voted unanimously to approve Conditional Use Permit No. 5111, with conditions, for day care center. ***See Documentation in Ordinances and Resolutions Book No. 16.***

***Board of Tax Assessors:*** On motion by Commissioner Luke and second by Commissioner Horton, the Board unanimously appointed Ed Lord to the Oconee County Board of Tax Assessors to fill an unexpired term expiring March 31, 2012.

***Clean and Beautiful Commission:*** On motion by Commissioner Horton and second by Commissioner Hale, the Board unanimously appointed Helene Hendon to the Oconee County Clean and Beautiful Commission to fill an unexpired term expiring June 30, 2007.

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

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County Clerk

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Chairman

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Date