

**TOWN OF NORTH HIGH SHOALS
P.O. BOX 157
HIGH SHOALS, GEORGIA
30645
(706) 769-4289**

MAY 13, 1996

MEMBERS PRESENT:

Mayor Thomas
Councilwoman Kelloes
Councilwoman Dawe
Councilman Sosebee
Councilman Carter
Councilman Thomas

OTHERS PRESENT:

Vinnie Williams

The meeting was called to order at 7:30pm by Mayor Thomas.

OLD BUSINESS:

1. Approval of the April Financial Statement.
2. Approval of the April Minutes with corrections.

NEW BUSINESS:

ITEM #1 PEACHY CLEAN WEEK

The Mayor and Council proclaimed the week of May 13-19, 1996 Peachy Clean Week. This will keep in line with Georgia's first statewide litter cleanup, organized by the Departments of Community Affairs, Transportation, Natural Resources and Public Safety, the Georgia Environmental Facilities Authority and local Keep America Beautiful affiliates.

A motion was made by Councilman Carter and was seconded by Councilman Thomas to proclaim the week of May 13-19, Peachy Clean Week, all approved.

ITEM #2 ADS FOR GRADS

The Mayor and Council was approached about purchasing an ad in the special graduation section of the Oconee Enterprise. The ad would be published on June 13, 1996 and the cost would be \$40.00.

A motion was made by Councilman Carter and was seconded by Councilman Sosebee to purchase the ad. Councilman Thomas voted yes and Councilwoman Dawe voted no. Councilwoman Kelloes had not yet arrived.

ITEM #3 AMENDMENT TO ZONING

The Mayor and Council, after much discussion concerning the possibility of a "hardship" in all zoning areas voted unanimously to allow for consideration a variance concerning "hardship" in any zoning district classification as an amendment to the zoning regulations.

The motion was made by Councilman Carter and was seconded by Councilwoman Dawe to amend the zoning regulations as stated above, all approved.

ITEM #4 FAYE ROBERTS "HARDSHIP"

The Mayor reported that Ms. Faye Roberts had submitted a request for a trailer to be placed on her mothers property, 136 Hopping Road as a "hardship". The Mayor went on to explain that Ms. Roberts mother, Mrs. Holmes has taken ill and Ms. Roberts needed help to take care of her mother. Ms. Roberts asked for the trailer, so that her daughter and 4 year old granddaughter could live in the trailer and would then be available to help take care of her grandmother.

Mayor Thomas then asked the Council to consider the possible variances that would have to be considered. All considerations would be based on Section 106.4 Variances.

- 1) Square footage of the mobile home versus the square footage required in the city limits. This consideration would be based on the definition of a hardship as found in the mobile home regulations.
- 2) The amount of land on the recorded plat, approximately 1.19 acres is smaller than what is required by the Town of North High Shoals. The R-2 district requiring two (2) acres. This consideration (as in #1) would be based on the definition of a hardship as found in the mobile home regulations of Oconee County.
- 3) The zoning regulations for the Town of North High Shoals, at this time specifically deny access or the placing of a mobile home in R1, R2, and/or R3 districts.

The decision will be based upon the determination of this council, knowing of the physical handicap and the necessity involved in placing this hardship, if they wish to override their own ordinances and grant a "hardship". It would be specifically for this one individual case.

The Mayor went on to state another possible way is to have a rezone which requires advertising and other appropriate paperwork. The variances, #1 and #2 would still be required.

The Mayor added that there is not a problem with the well. The Oconee County health department has approved the connection from the trailer to the existing well.

After questions from all of the Council members to the Mayor and/or to Ms. Roberts, the legality of this was an issue. The current zoning ordinance did not allow for this "hardship".

At this point the Mayor and Council voted to amend the ordinance. See Item #3.

Mayor Thomas discussed with Ms. Roberts stipulations that would be involved if the "hardship" was approved. They are;

- 1) The trailer would have to be removed from the property when there was no longer a "hardship".
- 2) The trailer could not be used as rental property.
- 3) The trailer would have to remain a single family residence.
- 4) The trailer would have to have all of the regulation tie downs or anything else that is required for a trailer.

After much discussion, and after the amendment was made to the zoning ordinance, a motion was made to approve the "hardship" and therefore allow a trailer to be moved onto said property. A motion was made by Councilman Carter and was seconded by Councilwoman Dawe. There was then a unanimous yes vote from the other Council members.

OTHER ITEMS DISCUSSED DURING THE MEETING:

1. Mayor Thomas reported that he had spoken with the Election Board representative and that in the future the voters cards will show a High Shoals address if voting in High Shoals.

2. Mayor Thomas reported that he had run in the Oconee Enterprise the changes that had been made in the zoning regulations concerning the change in the size of the lots in R1, R2, and R3 for the benefit of those not aware of the change.

Mayor Thomas also stated that he would like run in the paper the section of the zoning regulations Article XV, Section 1501. There again this would be for information purposes only.

3. Mayor Thomas reported that the Budget would have to be approved at the next meeting and that each member of Council should take home a copy of the 95/96 budget along with the actual figures that have been used up until this time and be prepared to make changes and adopt the 1996/1997 budget at the June meeting.

4. Mayor Thomas reported that he would most likely not be at the June meeting and that Councilwoman Dawe who is the Mayor Pro-Tem would be residing over the June meeting.

5. Mayor Thomas referred the Council to the copies of the County Sign Ordinance that each had been given. The Mayor went on to state that since the County sign ordinance is more specific and

more in depth, he would like to see the Town adopt the County Sign Ordinance at the July meeting.

There was some question as to whether we would need to advertise prior to adopting the ordinance and the Mayor assured the Council that it would not be necessary to advertise per the Town's attorney.

6. Mayor Thomas questioned Councilwoman Dawe concerning the information that had been obtained concerning the Historical Classification for the Town. The Mayor asked Councilwoman Dawe if she would try to have all the information gathered within the next three to four months.

7. Mayor Thomas stated that the GMA convention would be held this year between June 30 and July 2 and that he planned to go this year. Councilman Carter also expressed an interest to go.

8. Mayor Thomas asked Councilman Carter if he would possibly be able to attend the Community Development Block Grant Meeting being held in Macon on June 4 and 5. Councilman Carter stated that he would like to attend and would make every effort to try to attend.

9. Mayor Thomas reported that it was time again to approve the Comprehensive Land Use Plan for the next five years. The Mayor asked the Clerk to get copies made of this in order to be able to study the plan and then vote on it in the near future.

Mayor Thomas went on to report that in 1992 the cost for the Town was \$900.00 and the cost that is being ask of the Town is \$1500.00. The Mayor feels that the cost, considering the size of the town is too much and states that he will be speaking with Mr. Provost or Mr. Dawson concerning this matter.

10. Mayor Thomas reported that Mr. Bill Rosser had sold 15 acres of land to a Mr. Keith Weekly.

11. Councilman Carter reported that he was still working on getting Grants for the Town and that he would have more information at a later meeting.

12. Councilwoman Dawe asked about the status of FEMA. She went on to explain that a list of communities that had been removed from the FEMA list was out and North High Shoals was on that list.

Mayor Thomas asked Councilwoman Dawe if she would please follow up on this problem and see if she could get it straightened out.

13. Councilwoman Dawe reported that Logan Paving Company personnel had dumped asphalt in the ditch on Highway 186. She went on to explain that the EPD had sighted them for this but the problem had still not been taken care of at this point.

Mayor Thomas asked the clerk to speak with Judge David Anglin and see at what point that the company can begin to be fined for this problem.

14. The question was asked about future developments for the Town. It was questioned as to whether the town could do something about a developer jumping from one project to another.

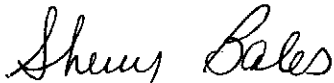
Councilwoman Dawe would like to see a percentage of completion on one project before the beginning of another unless a bond has been issued protecting the town.

Councilman Carter feels that it might be wise to check with the town attorney to see if stipulations such as the above can be placed on the developer.

It was also felt that if the town could possibly strengthen or tighten up on the zoning ordinance in that area by possibly adding to the ordinance to be able to cite the developer and charge a fee for not following the guidelines of the ordinance. Possibly having some type of restoration bond.

A motion was made by Councilman Carter and was seconded by Councilwoman Kelloes to adjourn the May meeting, all approved.

Respectfully Submitted;



Sherry Bales
City Clerk

PROCLAMATION

"Lets Keep Georgia Peachy Clean"

WHEREAS, NORTH HIGH SHOALS is rich in beauty and natural resources; and

WHEREAS, every citizen can contribute to the protection and preservation of the beauty of NORTH HIGH SHOALS by participating in a litter cleanup campaign;

NOW THEREFORE, I do hereby proclaim May 13-19 as the official cleanup week in NORTH HIGH SHOALS. Our project will be identified as NORTH HIGH SHOALS Lets Keep Georgia Peachy Clean. I invite all citizens to join in actions which will further enhance the beauty of NORTH HIGH SHOALS and encourage all citizens to work together to sustain these efforts throughout the year.



NAME



TITLE

5-13-96

DATE



ATTEST