

**ORIGINAL**

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

**SEPTEMBER 9, 1996**

**MEMBERS PRESENT:**

Jeff Thomas, Mayor  
Councilman Sosebee  
Councilman Carter  
Councilman Thomas  
Councilwoman Kelloes

**OTHERS PRESENT:**

Doug Dickens  
Jason Dickens  
Matt Dickens  
Karen Dietz

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

**OLD BUSINESS:**

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

**NEW BUSINESS:**

**ITEM #1 HICKORY LAKE/DICKENS**

An informative discussion was held with the Dickens group and the Mayor and Council concerning the final plat for Hickory Lake Sub-division. The division was shown for phase one and phase two. Each council member had a option for discussion and after much discussion concerning Phase I of the project, Councilman Carter made a motion which was seconded by Councilwoman Kelloes to approve the final plat as presented with the covenants, contingent on the Mayor's approval of all requirements.

**ITEMS DISCUSSED DURING THE MEETING:**

1. Mayor Thomas reported that the 1995 Audit should be complete and was expecting the Auditors at the meeting tonight to present

copies of the Audit. Undoubtedly there must have been a problem so the Auditor could not make it and it is hopeful he will bring the completed audit report to the October meeting.

2. Mayor Thomas reported that the Radar detection that the town had applied for now seems to be in the hands of the big government. It seems that the state has changed the procedure. It now requires the town to have its own police department in order to request the radar, therefore the sheriff has agreed to make the request for the county. Mayor Thomas noted that he would speak with Representative Frank Stancil concerning this matter.

3. Mayor Thomas reported that the council had approved the final plat for Hickory Ridge Subdivision contingent on the Mayors approval after all the requirements had been met. Mayor Thomas also wanted the council to be aware that the Preliminary Plat had been approved on May 8, 1996 and the Town has not been asked for an extension at this time. Mayor Thomas also noted that the Sim's Group had already started paving the roads.

Mayor Thomas will contact our attorney as to what steps need to be taken at this time.

4. Mayor Thomas asked if there was any additional thoughts from the Council at this time. Councilwoman Kelloes - no, Councilman Thomas - no, Councilman Sosebee - no, Councilwoman Dawe - absent, and Councilman Carter - yes.

The Mayor took a 5 minute recess at this time and came back to Councilman Carter and also Resident Karen Dietz.

5. Councilman Carter reported that he is working on the Grant Proposal for the Park planned adjacent to the Fire Station. Many suggestions were made for what was needed for the Park, such as a swing set, slide, and cushioning under both. Also Mayor Thomas stated that he did not want any type of buildings on the property which could provide easy access for people to congregate for the wrong reasons. Along with the previous stated ideas there were many more ideas shared.

6. Resident, Karen Dietz expressed her concerns over the new sight for the Fire Station. Ms. Dietz felt that the residents of the town should have had an opportunity to share in the decision making of the sight of the Fire Station, also possibly have had a public hearing. Ms. Dietz also felt as if the building of the New Fire Station would decrease her property value. Ms. Dietz also stated that she would hold the Town liable for any decrease in value of her property.

Mayor Thomas stated that he did not see where there would be any decrease in property value. Mayor Thomas went on to state several other issues that was considered prior to the purchase of any property. Mayor Thomas apologized to Ms. Dietz for any potential problems, but assured Ms. Dietz that the issue of the New Fire Station had been discussed and studied for over one year at the monthly meetings.

7. Ms. Dietz asked again about the cable. Mayor Thomas stated that she was asked directly if she wanted cable at a previous meeting, and she stated that she didn't know but that she wanted the option of saying yes or no. Ms. Dietz did not recall this statement but that she indeed did want cable and had asked on several occasions.

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

Respectfully Submitted;

*Sherry Bales*  
Sherry Bales  
City Clerk

**ORIGINAL**

ORDINANCE  
OF  
THE MAYOR AND COUNCIL OF THE  
CITY OF NORTH HIGH SHOALS

BE IT ORDAINED, by the Mayor and Council of the City of North High Shoals, Georgia, that the Zoning Regulations of the City of North High Shoals, Georgia be amended in the following particulars:

1. Section 1703 of the Zoning Regulations of the City of North High Shoals, Georgia pertaining to the Conduct of Hearing, be deleted, in its entirety; and the following Section 1703 be, and is hereby, enacted and adopted, as follows:

SECTION 1703. Conduct of Public Hearing:

- (A) The public hearing may be conducted by either the Oconee County Planning Commission or the Mayor and Council of the City of North High Shoals.
- (B) The presiding officer shall allow the Planning Commission Representative, if applicable, as the first speaker to present the Commission's review and recommendations concerning the applicant's designee to present the applicant's case as the second speaker; and shall also afford the applicant an opportunity prior to a vote, to answer questions and respond to objections of others in attendance.
- (C) Others desiring to speak or make a statement shall be given reasonable opportunity to do so.
- (D) Groups, affiliations and associations shall designate a spokesperson who shall speak for the group.
- (E) Both proponents and opponents of the matter under consideration shall be given comparable time and opportunity by the presiding officer to speak. A minimum of ten minutes shall be allowed for each side for presentation of data, evidence and opinion.
- (F) Persons speaking at such a hearing shall rise, state their name, and shall address the Planning Commission or Mayor and Council of the City of North High Shoals, who may be holding the hearing.
- (G) Questions shall be directed only to the presiding officer who shall respond or shall designate a person for the response.
- (H) The Mayor and Council, Planning Commission, or presiding officer may limit or terminate the discussion, statements

or comments because of time, repetitiousness, or irrelevancy, subject to the minimum time provisions of (E) above.

- (I) When the public hearing is conducted by the Mayor and Council at a regular or called meeting, action may be taken approving or rejecting the proposal at the same meeting or the question may be tabled for consideration at the next regular meeting or a published called meeting.
  - (J) The Planning Commission, within five (5) working days of a public hearing shall prepare and file minutes of the public hearing with the office of the County Building Inspector and the office of the Mayor and Council.
  - (K) A copy of these procedures for Conduct of Public Hearing shall be made available for distribution at or before any applicable hearing, or upon reasonable request.
2. Except as amended hereby, said Zoning Regulations shall remain of full force and effect; and all provisions thereof in conflict with the foregoing Amendment are hereby repealed.

Adopted and ordained by the Mayor and Council of the City of North High Shoals, Georgia, at its regular meeting on the 11th day of November, 1996, after a first reading thereof at its regular meeting on the 14th day of October, 1996, and after having received Approval from the Oconee County Planning Commission.

MAYOR AND COUNCIL OF THE  
CITY OF NORTH HIGH SHOALS

Jeff D. Thomas  
MAYOR

John W. Luper, Jr.  
COUNCILMEMBER

Ed Cobb  
COUNCILMEMBER

Cathy Kellner  
COUNCILMEMBER

David H. Dawe  
COUNCILMEMBER

Wade N. Thomas  
COUNCILMEMBER

Attest:

Sherry Bales  
CLERK