

Town of North High Shoals

Jeff D. Thomas
Mayor

Office of the Mayor

108 Jefferson Road
P.O. Box 129
High Shoals, Georgia 30645
706-769-4289
Fax 706-769-5944

Minutes June 12, 2000

Members Present:

Mayor Pro-Tem Violet Dawe
Councilman Wade Thomas
Councilman David MacIntosh
Councilman Eddie Cape

Donald Hansford - Town Attorney

Sherry Bales - Town Clerk

Others Present:

Heike Mueller	Resident
Karen Dietz	Resident
Fred Johnson	Resident
Chris McGauhey	Oconee Enterprise

Monthly Business:

1. Approval of the *May* Financial Statement. Motion to approve by Councilman MacIntosh. A second to the motion by Councilman Cape. All other Council Members present approved the motion.
2. Approval of Draft Copy of the *May* minutes. Motion to approve with corrections by Councilman Cape. A second to the motion by Councilman Thomas. All other council members present approved the motion.
3. Approval of the Draft Copy of the *Public Hearing* minutes. Motion to approve with corrections by Councilman Thomas. A second to the motion by Councilman MacIntosh. All other council members present approved the motion.

Old Business:

1. Mayor Pro-Tem Violet Dawe called for a motion to approve the amendment to Section 604 of the zoning ordinance. This amendment would change the minimum floor area requirements to 1,400 square feet for all one-family dwellings and structures in all zoning districts within the town. A motion was made by Councilman Cape and was seconded by Councilman MacIntosh to approve the amendment. All other council members present approved the motion.
2. Mayor Pro-Tem Dawe called for a motion to approve the amendment to Section 604-B of the zoning ordinance. This amendment would change the minimum floor area requirements to 2,800 square feet for all two-family dwellings and structures in all zoning districts within the town. A motion was made by Councilman Cape and was seconded by Councilman Thomas to approve the amendment. All other council members present approved the motion.
3. Mayor Pro-Tem Dawe called for a motion to approve the amendment to the zoning ordinance to include Section 708 which is named Junk and Junk Vehicles. This ordinance will define and describe what can and cannot be placed on ones property according to the definition of junk that is already described under the definitions of the ordinances. A motion was made by Councilman Cape and seconded by Councilman MacIntosh to approve the amendment. All other council members present approved the motion.
4. Mayor Pro-Tem Dawe called for a motion to approve the 2000-2001 Budget. A motion was made by Councilman Cape and was seconded by Councilman Thomas to approve the budget. All other council members present approved the motion.
5. Mayor Pro-Tem Dawe distributed to the Council updated daily streamflow reports of the Apalachee River and also a newspaper article from the Oconee Enterprise concerning the Walton County Reservoir Project. Mayor Pro-Tem Dawe continued to express her concern for the project and wanted the town to stay on top of the situation.

New Business:

1. Mayor Pro-Tem Dawe distributed information concerning Erosion and Sediment control. Ms. Dawe noted that Danny Rice with the EPD would be the person to contact with concerns or potential problems within the town with erosion control.
Councilman Cape expressed his concerns about where the water lines had been run. Councilman Cape felt like there was more repair that should be done to the sides of the road with at least the spreading of more hay and more grass seed. Councilman Cape also noted that explosives had to be used in some spots.
2. Mayor Pro-Tem Dawe reported that the Historical Society had a community get together on May 20, 2000. Mayor Pro-Tem Dawe also reported that the registration form for the national register has been filled out and they are hoping to get a nomination by the end of the year.
3. Mayor Pro-Tem Dawe reported that there had been an accident on the corner of Shadyfield Lane and Gober road. Mayor Pro-Tem Dawe reported that due to the drop off on the side of the road, a truck which had gotten too close to the side of the road had turned over. (Pictures attached)
After some discussion, Mayor Pro-Tem Dawe asked Councilman Cape if he would look into a possible solution to the road problem and what the cost would be to the town.
4. It was reported that the town was on the county schedule for any road work that needed to be done, such as pulling of ditches and clearing.

5. It was reported that due to the Tax Payers Bill of Rights, that the millage rated would need to be lowered this year or a justification would have to be made, by having three public hearings, as to why the town could not lower the millage rate. It was also reported that Mayor Thomas would be looking into the financial impact the lowering of the millage rate will have on the town and will report back to the council at the next meeting.

6. Mayor Pro-Tem asked about the progress of the "Park Sign".

7. Mayor Pro-Tem questioned why the gas line had not been run down Shadyfield Lane. There was also a question about the gas line being run down Ray's Church Road. Mayor Pro-Tem Dawe asked that the gas company be called and asked about this.

8. Mayor Pro-Tem Dawe asked that no one do any burning within the town due to the severe drought conditions. Mayor Pro-Tem Dawe would again like a burn ordinance to be considered for the town.

9. Resident, Heike Mueller, expressed her concern over the trees that were cut down during the laying of the water lines. After some discussion, Ms. Mueller stated that she would like to see a tree ordinance for the town.

Having no further business to discuss, Councilman MacIntosh made a motion to adjourn. Councilman Thomas made a second to the motion. The motion was approved by all members of the Council.

Respectfully;



Sherry Bales
Town Clerk

Town of North High Shoals


Jeff D. Thomas
Mayor

Office of the Mayor

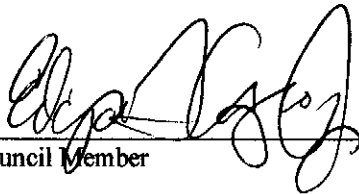
108 Jefferson Road
P.O. Box 129
High Shoals, Georgia 30645
706-769-4289
Fax 706-769-5944

The draft copy minutes of May 8, 2000 regularly scheduled meeting of the Mayor and Council of the Town of North High Shoals are hereby officially approved as of June 12, 2000.


Signed:



Mayor

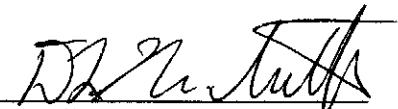


Council Member



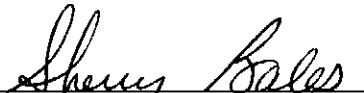
Council Member

Council Member



Council Member

Council Member



Council Secretary

Town of North High Shoals

Jeff D. Thomas
Mayor

OFFICE OF THE MAYOR

108 Jefferson Road
P.O. Box 129
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Agenda

June 12, 2000

Monthly Business:

1. Presentation of *Financial Statement* for month of *May*.
2. Presentation of *Draft Minutes* for the month of *May*.
3. Presentation of *Draft Public Hearing Minutes* for the month of *May*.

Old Business:

1. Adopt Zoning Ordinance Amendments
2. Adopt 2000-2001 Budget
3. Walton County Reservoir Project
4. Erosion Control
5. Historical Society

New Business:

1. Shadyfield Lane/Gober Road
2. Roads
3. Tax Payer's Bill of Rights

Mayor's Update:

Town of North High Shoals

Jeff D. Thomas
Mayor

Office of the Mayor

108 Jefferson Road
P.O. Box 129
High Shoals, Georgia 30645
706-769-4289
Fax 706-769-5944

May 24, 2000

The Oconee Enterprise
P.O. Box 535
26 Barnett Shoals Road
Watkinsville, Ga. 30677

RE: Legal Ad for paper

Dear Maridee:

Please run the following ad in your paper on June 1, 2000 and June 8, 2000.

The Town of North High Shoals will hold a Public Hearing, prior to the regularly scheduled meeting, on Monday, June 12, 2000. The meeting will be held for a second reading for the express purpose of amending various zoning changes for the town. The meeting will begin at 7:00pm.

If you have any questions, please call (706) 769-4289. Office hours are Monday and Wednesday from 10:00am to 4:00pm. Feel free to call at anytime and leave a message. Someone will get back to you as soon as possible.

Thank you for your assistance in this matter.

Sincerely;

Sherry Bales
Town Clerk

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Jeff D. Thomas
Mayor

Office of the Mayor

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May 24, 2000

The Oconee Enterprise
P.O. Box 535
26 Barnett Shoals Road
Watkinsville, Ga. 30677

RE: Legal Ad for paper

Dear Maridee:

Please run the following ad in your paper on June 1, 2000 and June 8, 2000.

The Town of North High Shoals will hold a Public Hearing, prior to the regularly scheduled meeting, on Monday, June 12, 2000. The meeting will be held for the express purpose of discussing the proposed budget for the upcoming year. The meeting will begin at 7:20pm.

If you have any questions, please call (706) 769-4289. Office hours are Monday and Wednesday from 10:00am to 4:00pm. Feel free to call at anytime and leave a message. Someone will get back to you as soon as possible.

Thank you for your assistance in this matter.

Sincerely;

Sherry Bales
Town Clerk

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Jeff D. Thomas
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May 24, 2000

The Oconee Enterprise
P.O. Box 535
26 Barnett Shoals Road
Watkinsville, Ga. 30677

RE: 2000-2001 Budget

Dear Maridee:

Please run the following budget in your paper on June 8, 2000.

Thank you for your assistance in this matter.

Sincerely,

Sherry Bales
Town Clerk



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May 8, 2000

An Amendment to:

The Zoning Regulations of The City Of North High Shoals

Section 708. Junk and Junk Vehicles

To promote public health, safety, and general welfare, and to protect property against blight and depreciation: no building, structure or land shall hereafter be used or altered to allow for the placement of Junk or Junk Vehicles except in accordance with the Zoning Ordinances and Conditional Uses of The Zoning Regulations Of The City Of North High Shoals.

1. **Junk (Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, junked, dismantled, or wrecked automobiles, or parts thereof; or iron, steel, and old scrap ferrous or nonferrous material {except for farm equipment}) shall not be allowed to accumulate in any front yard, side yard, or rear yard of any Lot (see definition number 58) to the extent that such accumulation becomes a potential safety or health hazard to other members of the community.**
2. **Junk Vehicles (A motor vehicle trailer, automobile, contrivance, or part thereof (except farm equipment) which is either wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded) shall not be permitted in any front yard, side yard, or rear yard in excess of two vehicles. Said "junk vehicle(s)" are not to remain in any front yard, side yard or rear yard for a period exceeding twelve months unless a suitable buffer strip of a minimum height of six feet is erected.**
3. **Junk allowed to accumulate in a quantity in excess of that normally fitting within the confines of a 1.5 ton flatbed utility truck and considered as a potential safety or health hazard by a four-fifths majority of the City**

Council (after personal inspection and documentation by four-fifths of the City Council)) shall be removed at the owners' expense.

Legal Status Provision

All Resolutions or Regulations and parts of sections of Resolutions, Regulations or Ordinances in conflict with this Regulation are hereby repealed.

Should any sentence, section, subsection, or provision of this regulation, or application of a provision of this regulation be unconstitutional or invalid, such declaration shall not affect or impair the validity of the remainder of said Regulation or the Regulations as a whole or any part thereof, other than the part of application so declared to be unconstitutional or invalid, and the Town declares that it would have adopted the remainder of said Regulations despite such invalid provision.

Whenever the provisions of this Regulation and those of other Regulations or structures apply to the same subject matter, that ordinance requiring the highest or strictest standard shall govern.

This amendment has been approved as to its legal form and sufficiency by the legal counsel of the Town of North High Shoals, Georgia prior to its adoption.

This Regulation will take effect and be in force immediately, the public welfare demanding it.

BE IT ORDAINED by the Mayor and Council that the foregoing Zoning Regulation amendment be ordained, adopted, and enacted for the incorporated areas of the Town of North High Shoals, Georgia, pursuant to the authority granted under the Laws and Constitution of Georgia.

Approved this 12 day of June 2000.

Town of North High Shoals

By: _____
Mayor

Thelma H. Dawe
Mayor Pro-Tem

Member of Council

Wade THOMAS

Member of Council

[Signature]

Member of Council

[Signature]

Member of Council

Attest:

Sherry Baker

City Clerk

City Seal

Member of Council

Public Hearings 5/8/00 + 6/12/00

Adoption Date 6/12/00

AN ORDINANCE

AN ORDINANCE pursuant to Section 1700 of the Zoning Regulations of The City of North High Shoals, Georgia, dated March 12, 1990 to amend Section 604 Minimum Floor Area Requirements to provide a new subsection governing minimum square footage requirements for all one-family dwellings and structure; to increase such minimum square footage;

Section 1. Section 604 Minimum Floor Area Requirements is hereby amended to add Section 604A Minimum Floor Area Requirements, One-Family Dwellings and Structures to provide that all one-family residential dwellings and structures in all zoning districts of the City of North High Shoals shall have a minimum floor area of 1,400 square feet.

Section 2. All regulations and parts of regulations in conflict with this Amendment are hereby repealed.

Section 3. A Public Hearing having been held at least fifteen (15) days but no more than forty-five (45) days prior to the adoption of this Ordinance, the same is hereby offered as proper for adoption.

Section 4. EFFECTIVE DATE: This Ordinance shall become effective on 6-12, 2000.

APPROVED AND ADOPTED under the authority granted by the Constitution and Laws of the State of Georgia by the Mayor and City Council of The Town of North High Shoals the day and year set forth below.

APPROVED:

By: Jeff D. Thomas
Jeff D. Thomas, Mayor - Pro tem

6-12-00
Adoption Date

Wade Thomas
Member of Council

5/8/00 + 6/12/00
Date of Public Hearing

[Signature]
Member of Council

[Signature]
Member of Council

Member of Council

Member of Council

ATTEST:

[Signature]
Town Clerk

AN ORDINANCE

AN ORDINANCE pursuant to Section 1700 of the Zoning Regulations of The City of North High Shoals, Georgia, dated March 12, 1990 to amend Section 604 Minimum Floor Area Requirements to provide for a new subsection governing minimum square footage requirements for all two-family dwellings and structure;

Section 1. Section 604 Minimum Floor Area Requirements is hereby amended to add Section 604B Minimum Floor ~~Area~~ Requirements, Two-Family Dwellings and Structures to provide that all two-family residential dwellings and structures in all zoning districts of the City of North High Shoals shall have a minimum floor area of 1,400 square feet per family unit and a minimum floor area of 2,800 square feet for entire dwelling or structure.

Section 2. All regulations and parts of regulations in conflict with this Amendment are hereby repealed.

Section 3. A Public Hearing having been held at least fifteen (15) days but no more than forty-five (45) days prior to the adoption of this Ordinance, the same is hereby offered as proper for adoption.

Section 4. EFFECTIVE DATE: This Ordinance shall become effective on 6-12-, 2000.

APPROVED AND ADOPTED under the authority granted by the Constitution and Laws of the State of Georgia by the Mayor and City Council of The Town of North High Shoals the day and year set forth below.

APPROVED:

By: Jeff D. Thomas
Jeff D. Thomas, Mayor *Pro Tem*

Wade Thomas
Member of Council

[Signature]
Member of Council

[Signature]
Member of Council

Member of Council

Member of Council

ATTEST:

Sherry Bales
Town Clerk

6-12-00
Adoption Date

5/8/00 + 6/12/00
Date of Public Hearing

Town of North High Shoals

Jeff D. Thomas
Mayor

Office of the Mayor

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June 12, 2000

The Mayor and Council of the Town of North High Shoals welcome you to the regularly scheduled meeting of the City Council. Please sign your name in the space provided. If you wish to address the Mayor and Council concerning a specific issue on the agenda, please indicate this in the space provided. In accordance with the standard practices of this governing body, we desire to give every individual an opportunity to speak; however, in the interest of effective government, we ask that individual speakers avoid repetition of comments. The Mayor reserves the right to establish time limits as needed.

Name and Address	Agenda Item to Address (if any)
1. Karin Dietz 354 Rays Church Rd Bishop, Ga. 30621	—
2. Fred Johnson 1191 Falcon Ridge High Shoals, 30645	—
3.	
4. Heike Mueller 1150 Falcon Ridge Bishop GA 30621	Park Committee
5. Chris McLaughley Oconee Enterprise	—
6.	
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