

## **Town of North High Shoals**

Jeff D. Thomas  
Mayor

Office of The Mayor

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### **Draft**

## **Minutes**

March 14, 2005

Present: Councilman Fred Johnson  
Councilwoman Violet Dawe  
Councilman Eddie Cape  
Councilman Wade Thomas

Gaynor Bracewell Jr. - resident

### **Public Hearing:**

The Mayor called the second public hearing on the Modular Home Ordinance to order after announcing that this hearing had been properly advertised in the Oconee Enterprise. The proposed Ordinance was discussed by sections, public input was solicited, the public portion of the meeting was closed.

Mayor Thomas announced one change he had made since last month – the addition of the words: “the individual homesteader but not for rental property” (page one). Final thoughts by Council were considered, including grammar and numbering, and the second Reading/Public Hearing of the proposed Modular Home Ordinance for the Town of North High Shoals was concluded.

Mayor Thomas noted that the Council should consider both sides of the issue before the next months meeting where the Council will either be asked to adopt, deny, further amend or post-pone the vote for no more than thirty (30) days.

### **Monthly Business:**

1. Approved the presentation of the financial statement for the month of January (Fred; Eddie.; all in favor)
2. Approved the presentation of the financial statement for the month of February (Fred; Eddie; all approved)
3. Approval of February Draft Minutes – with corrections (Fred, Eddie, all in favor).

## **Old Business:**

### **City Park**

1. Mayor Thomas reported that Joe Dele Torre's Oconee Creative Playscapes, has installed the new playground equipment at the park. The equipment includes towers, crawl spaces, slides and a swing set for the park (all commercial grade).
2. Mayor Thomas reported that the following signs have been installed at the City Park: 'Welcome' sign, 'Park Rule' sign, 'Play at own Risk' sign and "Ball field Use' sign. Total cost of all signs installed: \$1211.00. Councilman Johnson made the motion to purchase and Councilman Cape seconded. All were in favor.
3. Mayor Thomas recommended to the Council that wood fence panels be placed between the parking area and the track in order to limit access by vehicles. Councilman Johnson made a motion and Councilman Thomas seconded – all members were in favor of providing the funds for this project.
4. Councilman Cape again recommended that the city place a roof over both baseball dugouts. A motion to proceed with the installation made by Councilman Cape with a second by Councilman Johnson received a unanimous vote of approval by the council.
5. Mayor Thomas asked the Council to consider the erection of a 10'x20' pavilion later this year.

## **Audit Update:**

1. Mayor Thomas reported that Mr. Briscoe would not be at the meeting, that he had met with Mr. Briscoe, that Mr. Briscoe had an appointment with the state audit people, reported on the questions that the audit required (such as tax levy dates, maturity date for debts, capitalization schedule).

Councilman Cape reminded the Council that it was time to seek bids for the next fiscal audit, and Mayor Thomas recommended that the City begin seeking bids for the next fiscal audit.

## **Painting City Hall, etc.:**

Mayor Thomas recommended that bids for the painting of City Hall open until the May meeting. Council agreed.

Mayor Thomas further recommended that the tops of all the speed platforms should be painted.

**Variance Request:**

The Mayor and Council revisited the variance request of Mr. Gaynor Bracewell II, which was postponed from last months meeting at the applicants' request. Mr. Bracewell asked that the Council allow for a mobile home to be placed on a recently divided property located on Frazier Hill Road (property divided by a Council variance during the December 2004 meeting). Mr. Bracewell stated that the intended use of the residence would be for rental purposes. A forty-plus minute discussion ensued where various ideas and questions and concerns were unveiled.

Among the issues up for discussion and clarification: "pre-existing/grandfathering," "Homesteading" vs. "Rental," Variances "following-variances," "Residential" vs. "Agricultural," "County" vs. "City," "precedence-setting" and "septic tank approvals."

Mayor Thomas called for a motion from the Council either to approve or to deny the variance request by Mr. Bracewell. Councilwoman Dawe made a motion to deny the variance request. Councilman Cape seconded the motion. All members of the Council voted in favor of the motion to deny the variance request.

Mr. Bracewell asked the Council if a previously platted subdivision (from the 1960's), with less than the current required acreage would be allowed to proceed. Mayor Thomas informed Mr. Bracewell that the ordinances specifically stated that any new development would fall under the new regulations since no development had taken place within the past year. To this end, a new application would be required, etc. Mr. Bracewell jumping from his seat declared that he would see the Council in court.

**Law Enforcement:**

Mayor Thomas informed Council that Sgt. Frank Brooks continues his patrols on a monthly basis.

**New Business:****Solid Waste Management Resolution:**

Councilman Johnson made a motion to adopt the Solid Waste Management Resolution. Councilman Cape seconded the motion. All members were in favor.

**Council Concerns/Requests for Next Months Meeting:**

Councilman Cape asked if Speedway Lane could be scraped and gravel added.

Councilwoman Dawe presented a letter from Ga. Department of Natural Resources Historic Preservation Division. The expectation is that everything should be in place by the end of May.

Councilwoman Dawe stated that Hillsboro Road appears to be the recipient of increased traffic.

Mayor Thomas cited Section 702 of the Zoning Ordinances and Section 106.5 of the Subdivision Regulations for the Councils future reference.

**The meeting was adjourned: by a unanimous vote (Fred; Eddie; all in favor)**

Respectfully submitted,

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Jeff D. Thomas - Mayor