



260 HILLSBORO ROAD
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HIGH SHOALS, GA 30645

WWW.NORTHHIGHSHOALS.ORG

MAYOR TOBY P. BRADBERRY

POST 1: ERIC CARLSON

POST 2: JASON PRESLEY

POST 3: ANN EVANS

POST 4: HILDA KURTZ

POST 5: VIOLET DAWE

APPROVED MINUTES

TOWN OF NORTH HIGH SHOALS, GEORGIA

REGULAR COUNCIL MEETING*

April 19, 2021

Council Members Present: Toby Bradberry, Ann Evans, Violet Dawe, Jason Presley, Hilda Kurtz

Council Members Absent: Eric Carlson

Visitors: Brenda Walsh, Lisa Jackson, Tom Little, Wayne Anderson, Frank Pittman, Rhiannon Eades, Margo Candelario, and Trae Candelario

Call to Order

Greetings and Declaration of Quorum

- Mayor Bradberry called the meeting to order at approximately 7:39pm.

Agenda Setting

- Council Member Evans made a motion to accept the agenda as presented. Council Member Kurtz seconded the motion and it passed unanimously.

Presentation of Draft Minutes

- Council Member Evans noted typos on page one under the financial statement and on page two under item three.
- Council Member Evans made a motion to accept the minutes from the Regular Council Meeting on March 15, 2021 with the stated changes. Council Member Dawe seconded the motion and it passed with no objections.

Presentation of Financial Statement

- Clerk Wilson stated the franchise fee check from Georgia Power in the amount of \$25,000 has gotten lost in the mail. The Town is waiting to receive the reissued check.
- Council Member Kurtz asked about rental income for 108 Jefferson and Clerk replied the amount in red is what is owed the Town for the rest of the fiscal year.
- Council Member Dawe inquired about when the first installment of the 2021 SPLOST would arrive and Clerk Wilson stated November 2021. The Town is expected to receive about \$800,000.
- Council Member Evans made a motion to accept the March-April financial statement as presented. Council Member Kurtz seconded the motion and it passed with no objections.

*Due to COVID-19 restrictions the meeting was held virtually using GoToMeeting.

Citizen Comments on Non-agenda Items

1. Margo and Trae Candelario requested financial support from the Town of North High Shoals for a grant her business is going to receive from the Northeast Georgia Council on Aging to help seniors in our community get access to fresh vegetables. It is a pilot program
 - A possible donation could come in the form of waiving the business license fee
 - Discussion followed—how to identify people in need, how much to donate, has the Town ever done anything like this before?
 - Mayor Bradberry asked Clerk Wilson to verify with the attorney that the Town could donate to the project
 - The project is supported by the Mayor and Town Council and will be on the May agenda for an official vote
2. Speeding on Gober Road
 - As it is only 35mph in town, is there a possibility of adding speedbumps?
 - Discussion followed—why now, what will happen when the bridge over Hwy 186 closes, more deputy patrols?
 - As Gober is a county/town road, will have to work with the county to find a solution
 - Mayor Bradberry suggested inviting the new Oconee County sheriff to a meeting to get his input

UNFINISHED BUSINESS

Item 1—Outdoor Lighting Upgrade in Hickory Ridge

Hickory Ridge HOA President Wayne Anderson addressed the Town Council regarding the proposed streetlight upgrade in the Hickory Ridge subdivision. The current streetlights are sodium vapor lights from the time the subdivision was built (approximately 20 years ago). The lights are not very bright and frequently do not work. As there are no sidewalks in the neighborhood, there are lots of kids and people walking in the roadway. The current proposal is to replace the existing lights (nine) with LEDs and add six additional lights in the neighborhood.

Mayor Bradberry explained the Town would be willing to pay \$350 towards the cost of each new light as that is how much it would cost to install a traditional wooden pole streetlight in Town. The new lights in Hickory Ridge cost approximate \$482 each meaning the Hickory Ridge HOA would provide approximately \$800 towards the full cost of the project. Council Member Dawe asked how much the new lights would cost the Town per month and if anyone in the neighborhood was upset about the brightness of the new lights. Anderson replied the new lights would be dark sky compliant so the stars would still be visible. Clerk Wilson replied it would cost the Town an extra \$3 per light, per month. Council Member Evans asked where the funding would come from and Mayor Bradberry replied the general fund, not SPLOST.

Council Member Evans made a motion to accept the Hickory Ridge Outdoor Lighting Upgrade proposal. Council Member Kurtz seconded the motion and it passed with no objections.

Item 2—Speedbumps on Jefferson Road

Mayor Bradberry began the discussion by reading a email from a concerned citizen who lives at 297 Jefferson Road, who is in favor of adding more speedbumps or other traffic calming measures. Tom Little, who also lives on Jefferson Road, sees people who are speeding through the neighborhood. He made the following comments:

- 11 children live within 3 houses on Jefferson—worried someone is going to get killed
- Due to the extreme speeding, you cannot walk on Jefferson

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- Most speeders are out of county people
- Could place the speedbump in front of his house

Rhiannon Eades also spoke in favor of speedbumps

- She lives on Plantation but her son gets off the bus on Jefferson and was almost hit by a car

Discussion followed:

- A speedbump will be installed on Thursday (4/22) at the top of the hill on Jefferson Road; it will go just north of where Dickens Lane comes into Town
- What else can be done to slow traffic down on Jefferson? Rework the intersection? Add a roundabout? Make Jefferson a dead end? Add a three-way stop at Dickens Lane?
- Changing traffic on Jefferson will increase traffic on Hillsboro which could accept more traffic volume than Jefferson Road
- Many people using Jefferson as a cut-through live in Lane Creek and disrespect rural communities (Citizen comment from Margo Candelario)
- Add a third speedbump and then get the sheriff involved—if this works, look at adding a speedbump on Gober Road

Council Member Evans made a motion to add a speedbump on Jefferson road near Tom Little's house. Council Member Presley seconded the motion and it passed unanimously.

NEW BUSINESS

Item 3—Streiter Property Division New High Shoals Rd

Frank Pittman made a presentation to Council regarding an administrative division of Mark Streiter's property on New High Shoals Road. Streiter would like to have it divided according to its current zoning classification which is a minimum of 5-acre parcels. The proposed plat calls for the land to be divided into four parcels with three driveways. The two rear parcels would share a driveway.

- Council Member Kurtz asked about a road—Pittman explained the back to properties would share a driveway so a road would not be needed
 - Tracts one and two would have their own driveways
 - Mayor Bradberry confirmed that with Capomaccia's easement on New High Shoals Road there could be a potential of 4 driveways in that area of New High Shoals Road
 - Oconee County requires 50 feet between each driveway and these driveways meet this requirement
- Mayor Bradberry asked about access for the Capomaccia properties—Pittman stated their access easement runs along the north eastern section of the property and is not affected by this division
 - There is also secondary access to this property
- Council Member Dawe inquired about access for emergency vehicles and school buses for the back two lots—Pittman reiterated that the shared driveway was a driveway and not a road, so a turnaround was not needed
 - Buses would be dropping kids off on New High Shoals Road
- Council Member Dawe brought up a concern about unpaved driveway from previous situations that Council had to navigate
 - Pittman said the driveways would be established by whoever purchased the lot and built the house

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- Council Member Dawe recommended adding to the plat that the Town is not responsible for private driveways
- Council Member Dawe is concerned about traffic with those driveways

At approximately 8:45pm Council Member Dawe recused herself from Council to address the Council as a private citizen.

- Council Member Dawe owns property along Tract four and is concerned about erosion
- Mayor Bradberry stated that would be an issue to discuss with the person who purchased Tract four
- Mayor Bradberry also asked about if there were any requirements for a retention pond and Pittman replied no
- Council Member Kurtz asked about having Tract two share the driveway as well to eliminate one of the driveways on New High Shoals Road
 - Pittman replied if three properties share a driveway, it adds several new requirements to the driveway regarding paving and width. Additionally, in his experience, the more people who share the driveway, the harder it is to maintain

Pittman will add the line about the Town not being responsible for driveway maintenance to the plat and get copies for the Mayor to sign.

Council Member Dawe rejoined the meeting at approximately 8:50pm.

Item 4—Variance for 2180 Elder Road to allow for a second residence

Property owner Sam Bennett spoke to Council to request a variance to build a second residence on his property—discussion followed:

- He would like to build about a 900sq ft house for his in-laws located close to his house, near the parking area
- Waiting on the perk test which will be done May 5th; knows he will need a second septic system
- He owns 20 acres
- Planning for a small kitchen, not looking to get it addressed, will be on county water
- What are the long-term consequences? Consult Joe?
- If connected by a breezeway would it be considered an addition?

No action taken—Bennett will return next month with permits and plans.

Item 5—Variance for an RV/trailer at 255 Jefferson Road

Property owner Lisa Jackson is requesting a variance at 255 Jefferson Road to allow Tim Jackson to live in an RV on her property. Discussion followed:

- She owns a 2 acre lot
- Located on a lot where a mobile was previously located so it is hooked into the septic system for the previous trailer; has its own power as well
- The 30ft camper sits perpendicular to the road so only partially visible from the road
- Mayor Bradberry inquired about a timeframe—Jackson replied it is unknown as Mr. Jackson is not currently working
- Council Member Dawe commented the RV should be inspected for permanent living

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- Council Member Evans asked Jackson if she knew how the neighbors felt about the situation and she replied no one has contacted her directly about it
- Council Member Kurtz stated Council needs to make sure this doesn't have any implications for Air BnBs or short-term rentals
- This would be considered a hardship variance; Mayor Bradberry stated the variance would be conditional on Oconee County approving the septic hookup and Building Inspector Morgan Wheeler approving the space for life/safety

Provisional approval for a hardship variance to allow this particular individual (Tim Jackson) to live in a secondary residence located at 255 Jefferson Road pending approval from Oconee County Health and Building Inspector Morgan Wheeler for life/safety concerns; once said person has moved out of the unit the variance is no longer valid and all utilities must be disconnected—motion made by Council Member Kurtz as stated by Clerk Wilson. Council Member Evans seconded the motion and it passed with no objections.

Item 6—Epic View Construction Business License

Mayor Bradberry introduced the business license for Epic View Construction by stating it was a business relocating to North High Shoals. Clerk Wilson clarified that the physical address of the business is slightly outside of Town on Gober Road but the mailing address of the business is a PO Box in North High Shoals.

Council Member Evans made a motion to accept the Epic View Construction business license application. Council Member Kurtz seconded the motion and it passed with Council Member Dawe abstaining.

Item 7-130 Plantation Road Electrical Permit

Mayor Bradberry explained the permit is for a whole house generator that runs on natural gas or propane. Building Inspector Morgan Wheeler has spoken with the homeowner and found no problems.

Council Member Kurtz made a motion to accept the electrical permit for 130 Plantation Road. Council Member Dawe seconded the motion and it passed with no objections.

Item 8—Building Permit for a Swimming pool at 2541 Rays Church Road

Mayor Bradberry introduced the building permit by reminding Council that this is the same property that last month was approved for a shed/cover for an RV. Clerk Wilson explained that the owners have not broken ground on the pool yet. Additionally, the owners are aware of the fence requirements. They are also planning on building a deck as part of the fence.

Council Member Evans made a motion to accept the pool permit for 2541 Rays Church Road. Council Member Presley seconded the motion and it passed with Council Member Dawe abstaining.

Item 9—Electrical Permit

Mayor Bradberry introduced the electrical permit to complete the work on the cell tower. Clerk Wilson explained this permit is to add power to the addition on the cell tower. Building Inspector Morgan Wheeler has approved the work and given permission to contact Georgia Power to establish power. Council Member Dawe asked if the cell tower would provide 5G coverage.

Council Member Kurtz made a motion to approve the electrical permit for the cell tower. Council Member Evans seconded the motion and it passed with no objections.

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Item 10—Speeding on Gober Road

This item was tabled until the May meeting.

Item 11-New Equipment for the Baseball Field

Mayor Bradberry reminded Council the baseball field just got new infield dirt and that it was installed for free. The Town only paid for the dirt. Now the team renting and working on the field (supervised by Bentley Mills) is asking for netting from first base to third base, a pitching screen, a portable pitching mound, a shed to store equipment in, and to fix the existing sprinkler system. Discussion followed:

- Council Member Dawe asked why they needed a storage shed—Clerk Wilson replied to store equipment like the movable pitching mound and the L screen.
 - Where would the shed be located?
- Council Member Evans asked if the people working on the field lived in High Shoals. Clerk Wilson replied she did not know, but it is Bentley Mills who is working on the field.
 - Could they share the current storage shed? Mayor Bradberry replied the current shed is fairly full and it would make more sense just to have dedicated shed.
- Clerk Wilson reminded Council the purchases would be paid for by SPLOST
- Council Member Kurtz wanted Council to think of regular ongoing regular expenses that would not be covered by SPLOST such as the water bill for the sprinkler system.
 - Clerk Wilson explained to Council the field (infield dirt) would only be watered when the field was being used—not being used everyday.
- Council Member Evans is concerned about investing too much money into the field before solving the erosion problems.
 - Mayor Bradberry stated he thought the water issue was about water flowing from the park to the adjacent property (not water coming off the ballfield).
 - Will good maintenance of the field prevent the erosion? Do we ultimately need to put in a swale?

Council Member Dawe made a motion to purchase the netting, the protective screen, and the moveable pitching mound and to get more information on the storage shed and irrigation system. Council Member Kurtz seconded the motion and it passed with no objections.

Item 12—Introduction of the FY 2022 Budget

Mayor Bradberry introduced the budget for next year by explaining why the Town went over in specific categories in the current fiscal year—maintenance for the former Town Hall, public safety, and street maintenance. Discussion followed about what to plan for in next year's budget including radar signs and parking lot lighting. Mayor Bradberry will have recommendations for the FY 2022 budget at the May meeting.

MAYOR'S UPDATE

- The kitchen countertop is coming along well.
- Consider what type of lighting you want for the parking lot—style, number?
- Mayor Bradberry will send the salary notice out to everyone that other towns have put in newspapers when they raise/implement salary's for council members.

Council Member Kurtz made motion to adjourn the meeting. Council Member Presley seconded the motion and it passed without objection. The meeting ended at approximately 9:52pm.

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Respectfully Submitted, Laura Wilson
Clerk, North High Shoals

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