



260 HILLSBORO ROAD  
PO BOX 129  
HIGH SHOALS, GA 30645

WWW.NORTHHIGHSHOALS.ORG

MAYOR: STEPHEN GOAD  
POST1: ERIC CARLSON  
POST 2: FRED JOHNSON  
POST 3: ERIC WRIGHT  
POST 4: HILDA KURTZ  
POST 5: MEAGAN CUNDIFF

**December 15, 2025  
7:00 PM  
Public Hearing**

**Call to Order: The Public Hearing was called to order by Mayor Goad at 7:00 PM.**

**Declaration of Quorum: A quorum was present.**

**Members Present: Mayor Goad, Council members Carlson, Johnson, Kurtz, and Wright in person. Council member Cundiff arrived late.**

**Members Absent: None**

**Guests present: Theresa Bangert, Scott and Stephanie Chambers Ann Evans, Steve Hall, Kirby Kilgore, and Pat Sibley**

**Pledge of Allegiance:**

**Hearing regarding the rezone of 2351 Elder Rd. Ext. Time was allotted for opponent and proponents of the rezone to state their positions. There were no negative comments.**

**Rescind the rezoning vote held in error at November meeting regarding 2351 Elder Rd. Ext.**

**Open the floor for public comments in favor or opposed to the rezone to R1.**

**Close the public comments.**

**Motion and Vote on the rezone request.**

**A motion was made by Council member Kurtz to rescind the vote of 11/17/25.**

**Seconded by Council member Carlson.**

**Vote: 5 - 0. Unanimous. The November 17, 2025, vote was rescinded.**

**Motion and vote to close the public hearing,**

**A motion was made by Council member Carlson to adjourn the Public Hearing.**

**Seconded by Council member Kurtz.**

**Vote: 5 - 0. Unanimous.**

**The Public Hearing was adjourned by Mayor Goad at 7:24 PM**



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**Regular Council  
December 15, 2025  
Immediately following the Public Hearing**

**Call to Order: The Town Council meeting was called to order by Mayor Goad at 7:25 PM**

**Declaration of Quorum: A quorum was present.**

**Members Present: Mayor Goad, Council members Carlson, Cundiff, Johnson, Kurtz, and Wright in person.**

**Members Absent: None**

**Guests present: Theresa Bangert, Scott and Stephanie Chambers, Ann Evans, Steve Hall, Kirby Kilgore, and Patricia (Pat) Sibley**

**Agenda Setting:**

**A motion was made by Council member Cundiff to accept the Agenda as presented.**

**Seconded by Council member Carlson.**

**During discussion, a change request was presented by Council member Wright to allow the Bangert's presentation to precede Mr. Chambers.**

**Mr. Chambers agreed.**

**Council member Cundiff agreed to accept the change.**

**Council member Carlson seconded.**

**Vote: 5 – 0. Unanimous.**

**The Bangert's presentation was moved to the first item under New Business.**

**Planning Commission Report:**

**Ann Evans, North High Shoals representative with the Oconee County Planning Commission presented information regarding decisions made by the County Planning Commission at their recent meeting.**

**Presentation of DRAFT Minutes for the Council meeting of November 17, 2025.**

**A motion was made by Council member Wright to accept the Minutes for November 17, 2025.**

**Seconded by Council member Kurtz.**

**Vote: 5 – 0. Unanimous.**

**Presentation of Financial Statement for November 2025.**

**A motion was made by Council member Wright to accept the Financial Statement for November 2025.**

**Seconded by Council member Kurtz.**

**Vote: 5 – 0. Unanimous.**

**Citizen Comments on Non-Agenda Item(s): None.**

**Unfinished Business**

**Updates by Pat Sibley.**

**The Little Free Library appears to be having good response.**

**The Town Christmas Party was held on December 6<sup>th</sup>. Entertainment was by Kip Jones and *The Night Before Christmas* was read to the children by Council member Wright.**

**The Town will partner with the Town of Bishop in the Oconee County 250 Anniversary celebration of the founding of our country on June 20, 2026.**

**New Business**

**Craig and Theresa Bangert submitted a request for Plat approval for 246 Jefferson Rd and 148 Plantation Rd.**

**Documents include:**

**1950's plat**

**Survey of 246 Jefferson**

**Recombination Plat of 246 Jefferson and 148 Plantation.**

**A motion was made by Council member Cundiff to accept the changes to the properties.**

**Seconded by Council member Carlson.**

**Vote: 4 – 0. The changes were approved. Council member Wright recused himself.**

**Scott Chambers presented the rezone request for 2351 Elder Rd Ext.**

**A motion was made by Council member Kurtz to approve the rezoning request to R-1.**

**Seconded by Council member Wright.**

**Vote: 5-0. Unanimous**

**A motion was made by Council member Kurtz to add the request to subdivide the property at 2351 Elder Rd extension to the agenda at this point in the meeting.**

**Seconded by Council member Wright.**

**Vote: 5-0. Unanimous. The request to subdivide the property at 2351 Elder Rd Ext was inserted here.**

**Following some discussion, a motion was made by Council member Cundiff to grant the request to subdivide the property at 2351 Elder Rd Ext with the stipulation that all requirements stipulated by the Oconee County Planning Department as documented on November 17, 2025 be included.**

**A copy of the Planning Department Staff Report follows.**

**Seconded by Council member Kurtz.**

**Vote: 5 – 0. Unanimous.**



**Planning Department  
Oconee County, Georgia  
STAFF REPORT**

**REZONE CASE (NORTH HIGH SHOALS): # P25-0210**

**DATE:** November 7, 2025

**STAFF REPORT BY:** David Webb, AICP, Planning  
Manager

**APPLICANT NAMES:** Barry D. Lord

**PROPERTY OWNER(S):** Scott Allen Chambers

**LOCATION:** 2351 Elder Ext  
Parcel number: A-06-011C

**PARCEL SIZE(s):** ±7.534 acres

**EXISTING ZONING:** A-1 (Agricultural)

**EXISTING LAND USES:** Single Family Residence

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Rural Places

**ACTION REQUESTED:** Rezone the ±7.534-acre property from A-1 (Agricultural District) & B-1 (General Business District) to R-1 (Single Family Residential District)

**STAFF RECOMMENDATION:** Staff recommends denial of this request.

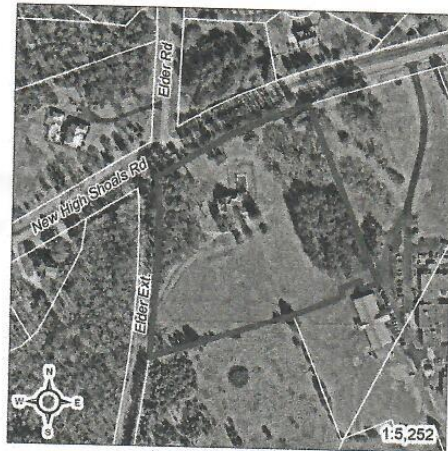
**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** November 17, 2025

**TOWN OF NORTH HIGH SHOALS MAYOR AND COUNCIL MEETING:** December 15, 2025,  
at 7:00 PM.

**ATTACHMENTS:**

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Architectural Renderings



## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The parcel is split zoned A-1 and B-1 according to the 2013 North High Shoals zoning map.
- The subject property (7.534 acres) was created by a plan approved and filed September 30, 2014, in Plat Book 38, Page 95.
- According to Property Appraisal records, the parcel contains a single-family residence constructed in 1902 along with pool.

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Residential and vacant	A-1 (Agricultural District) and R-1 (Single Family Residential District)
<b>SOUTH</b>	Agricultural and Nursing Home	A-1 (Agricultural District) and B-1 (General Business District)
<b>EAST</b>	Nursing Home	B-1 (General Business District)
<b>WEST</b>	Vacant Wooded	A-1 (Agricultural District)

### **PROPOSED DEVELOPMENT**

- The request is a proposed rezoning to R-1 (Single Family Residential District) for three (3) residential lots that exceed 2 acres.
- The minimum lot size in the North High Shoals R-1 district is 2 acres.

### **PROPOSED TRAFFIC PROJECTIONS**

- The narrative indicates that “Traffic impacts would be very limited by the limited increase in homes with this proposal. No commercial or other ventures are intended for any residence, so there would be no further impacts than normal residential traffic.”

### **PUBLIC FACILITIES**

#### **Water:**

- The applicant proposes water supply via Oconee County Water Resources

#### **Sewer:**

- The applicant proposes an individual on-site septic system.

#### **Roads:**

- The project proposes accessing the existing New High Shoals Road and Elder Road Extension.

#### **Environmental:**

- The Concept Plan indicates there are no state waters, 100-year flood plain areas or wetlands on the site.

## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

### **OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- Reviewed with no comments on October 27, 2025

### **OCONEE COUNTY WATER RESOURCES DEPARTMENT**

- Reviewed with no comments on October 27, 2025

### **OCONEE COUNTY FIRE CHIEF**

- Reviewed with no comments on October 27, 2025

## OCONEE BOARD OF EDUCATION

- Comments received on October 29, 2025:  
We have reviewed the Bany D. Lord P25-0205 rezone request. This will impact our Oconee County High School Attendance Zone by 2 students. Specifically, Oconee County Primary School, Oconee County Middle School, and Oconee County High School. We appreciate you continuing to send these items to us to review.

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## STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS GOVERNING EXERCISE OF ZONING POWER” AS SET FORTH IN SECTION 1705 OF THE *ZONING ORDINANCE OF THE TOWN OF NORTH HIGH SHOALS*

THE MAYOR AND COUNCIL SHALL CONSIDER FACTORS RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS, OR GENERAL WELFARE AGAINST THE RIGHT OF THE INDIVIDUAL TO THE UNRESTRICTED USE OF PROPERTY AND SHALL SPECIFICALLY CONSIDER THE FOLLOWING:

- A. Existing uses and zoning of nearby property.**  
The proposed zoning is consistent with the adjacent institutional uses (nursing home), low density residential, agricultural uses.
- B. The extent to which property values are diminished by the particular zoning restrictions of the current zoning.**  
Staff analysis indicates that the rezoning to allow three two-acre lots will not impact the property values of properties in the area.
- C. The extent to which the destruction of property values of the individual property owner promotes the health, safety, morals or general welfare of the public with consideration to:**
- (1) Population density and effect on community facilities such as streets, schools, water and sewer;**  
The stated impact to schools will be 2 students. There are no proposed new streets and there would be two new driveways connecting to public roads. Water Resources has indicate public water is available. There is no public sewer proposed or available.
- (2) Environmental impact;**  
The Concept Plan indicates there are no state waters, 100-year flood plain areas or wetlands on the site.
- (3) Effect on adjoining property values.**  
Staff analysis indicates that the rezoning to allow three two-acre lots will not impact the property values of properties in the area.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**  
There does not appear to be any gain to the public to add two residential houses.
- E. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**  
The property is not vacant and has a single-family home.
- F. Conformity with or divergence from any land use plan or established land use patterns.**  
The subject property lies within the Rural Places Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “The Rural Places Character Area balances natural environment and human uses with very low-density residential, farms, forests, outdoor recreation, and other open space activities.” “Subdivision densities within this Character Area, when allowed, range from a minimum of 2 acres (in Bishop) per dwelling unit (DU) to five acres or more (in North High Shoals and the unincorporated area). Appropriate zoning districts are: In North High Shoals, A-1 (Agricultural). The proposed rezoning to R-1 **does not comply** with the adopted Joint Comprehensive Plan.

- G. **The availability of adequate sites for the proposed use in districts that permit such use.**  
There appear to be available parcels for residential use in the area.
- H. **The suitability of the site for the proposed use relative to the requirements set forth in the Zoning Ordinance such as off-street parking, setbacks, buffer zones, and open space.**  
The concept plan indicates that it is possible to meet all required ordinances for a single family dwelling.

### **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

Based on TOWN OF NORTH HIGH SHOALS policies, decision-making criteria, and standards outlined in the ZONING ORDINANCE, staff recommends denial of the request to rezone ±7.534 acres to R-1 (Single Family Residential District) as it is not in compliance with the Joint Comprehensive Plan.

Should the Mayor and Council choose to approve the rezoning to R-1, staff recommends the following conditions:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Zoning or Subdivision Code.
2. The owner at their own expense shall construct the improvements required by the County for public water services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County and Town's review of Owner's development plans pursuant to both the County and Town's ordinances and regulations regarding access to public roads. All such improvements shall be shown on the preliminary site plan and site development plans for the project, and no development permit shall be issued until Owner has agreed to such improvements and dedication.

**Council member Johnson made a motion to reconsider the sidewalk proposal again.  
Seconded by Council member Cundiff.  
Vote: 5 – 0. Unanimous.**

**The Mayor enlisted Council member Johnson to begin the footwork necessary to go forward with requesting bids.**

**Mayor's Update**

**The Mayor discussed work to be done on crosswalks on Elder Rd and in front of the Town Park, as well as work needing to be done on asphalt repair to Hillsboro Rd.**

**The SPLOST 2027 IGA will be presented at the January meeting for a vote.**

**With no further business to consider a motion was made by Council member Kurtz to adjourn the meeting.**

**Seconded by Council member Cundiff.**

**Vote: 5-0. Unanimous.**

**The meeting was adjourned by Mayor Goad at 8:36 PM.**

**Respectfully submitted,**

**Sue Bishop  
Town Clerk**