

Minutes

Regular Session: Monday, April 14, 2025

Meeting Location: *Historical Agricultural Building*

Attending Officials:

David Kilpatrick, Jon Payne, Greg Maddox, John Larkin and Janet Jones

Mayor Janet Jones called the meeting to order at **7:00pm**

Invocation: *Janet Jones*

The Pledge of Allegiance

Rules of Decorum Read

First Order of Business:

After the council reviewed the minutes from the meetings held on March 10th, March 17th, and April 7th, John Larkin moved to approve the minutes as presented. Greg Maddox seconded the motion. Vote was unanimous.

Agenda Approval / Amendments:

No amendments to the Agenda.

Committee Updates:

CAD REPORT: David read the CAD report for the Month of March.

- 1 - ROADWAYS - John Larkin contacted Carter and Sloope regarding the possibility of widening the road in select areas along Osceola Avenue and installing a sensory light at the intersection of Elder and Osceola.
- 2 - SIDEWALK/STORMWATER - John Larkin has been in contact with Carter and Sloope, who indicated that the bid for the stormwater infrastructure project at the intersection of Jefferson Avenue, Bernice Drive, and North Burson Avenue will not be issued until September.
- 3 - CITY DESIGN, VENUE IMPROVEMENTS, & EVENTS -
Jon Payne stated that plans for the train depot platform would be available sometime in the coming week.
Janet reported that planning meetings for the Fall Festival have begun, and preparations for the Cinco de Mayo Street Dance, scheduled for Saturday, May 3, 2025, are nearly complete.

Agenda Items:

- 1 - **Updating the Cabinets in the Event Venues** - Greg Maddox initiated the discussion in support of Creative Concepts, noting that their proposal was the most cost-effective relative to the work provided. John Larkin made a motion to accept the bids from Creative Concepts for the Bogart Historical Agricultural Building and the Bogart Community Center in the amount of \$8,584.00. Greg Maddox seconded the motion, and it passed unanimously.
- 2 - **IMI Corporate Campus Revised Rezone Application** - Janet introduced IMI's application, which effectively requests a revision to the previously approved conceptual plan, proposing that all buildings be relocated to one side of the available land.

The public comment period was opened.

Jeremy Phillips, IMI Representative, spoke in favor of the proposed change.

Brian Kimsey, representative of Carter Engineering, spoke in favor of the proposed change, noting that the business footprint would be reduced and that the revised conditions eliminate buffers in areas where they are not needed, as the County had previously approved in their meeting on March 17th.

There was no one to speak in opposition of the proposed revision of the Concept Plan for IMI.

The public comment period was closed.

The Eight (8) Conditions were recommend from planning staff, they are as follows:

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 Unified Development Code.

2) The owner at their own expense shall construct the improvements required by the County for public water 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's review of Owner's development plans pursuant to the County's ordinances and regulations. 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.

4) In addition to vehicle use areas landscaping, buffers and Landscape Strips as required by Article 8, Landscaping and Buffers, the applicant shall install the following buffers:

a) Along the GA 316 ROW, install an enhanced buffer measuring 50' wide meeting the requirements of Sec. 808 to include a 10' high berm, 6' Imitation Wood Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. The enhanced buffer with berm shall not disturb the areas of existing vegetation as indicated on the concept plan and no stormwater facilities or drainage easements shall be within the buffer area. The enhanced buffer shall be outside of any area required to be set aside by GDOT for future GA 316 ROW.

b) Along the west side of the proposed driveway facing Pete Dickens Rd. install a buffer meeting the requirements of Sec. 808 to include a 5' high berm, 6' Imitation Wood Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm or an 11' high berm and staggered rows of 6' evergreen trees on top of the berm. This berm shall be outside of and not conflict with any proposed utilities or utility easement and shall extend from Aiken Road to the connecting buffer along GA 316.

c) Along the eastern property lines adjacent to existing residential uses or zoning, install an 80' wide buffer meeting the requirements of section 808 with a 10' high berm, 6' Imitation Wood Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. Along the western property lines adjacent to existing residential uses or zoning, install a 100' wide buffer planted throughout as proposed on the rezone concept plan.

d) On the site development plan and landscape plan, the buffer or landscape strip widths shall be expanded to accommodate the berms as indicated.

e) All berms shall have a minimum slope of approximately 2:1.

f) No septic area or stormwater ponds and associated stormwater easements shall be allowed within buffer areas.

g) All indicated buffer areas shall have irrigation systems.

5) All required and enhanced buffers, landscaping and berms shall be installed prior to the first building Certificate of Occupancy.

6) No structural buffers may be placed within required stream buffers or conservation corridors.

7) The "Main Office" shall have 80% brick and stone facades, with up to 20% metal accent materials.

8) The architectural standards for all other buildings shall meet or exceed the standards as indicated in the Oconee County Board of Commissioners zoning resolution P24-0067.

Motion: Greg Maddox made a motion to grant conditional approval of IMI's rezoning application, Rezone #P25-0016, including all eight conditions recommended by the Planning Department staff. David Kilpatrick seconded the motion, and it passed unanimously.

3 - Whispering Oaks Preliminary Plat Approval - Janet introduced the Preliminary Plat for Whispering Oaks which had been submitted in May of 2024.

The public comment period was opened.

Adam Kirk, a representative for the Plat, spoke in favor of the preliminary plat.

There was no one to speak in opposition of the preliminary plat.

The public comment period was closed.

Motion: David Kilpatrick motioned to approve the plat as provided. Jon Payne seconded the motion. Vote was unanimous.

Meeting adjourned at **7:26 pm**