

Cedar Creek

CIVIC ASSOCIATION

ATHENS, GEORGIA

August 2, 2026

ABOUT CCCA

PAST NEWSLETTERS

Join the Cedar Creek Next Door and Facebook neighborhood groups to keep abreast of happenings in Cedar Creek.

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WWW.CEDARCREEKATHENS.ORG

CCCA Board, Past Presidents, Honor Plaque

Previous Q & A

2026 Calendar



- August 4 - Tuesday - ACC Mayor & Commissioners Meeting
- August 5 - Wednesday - First Day of School
- August 7 - Friday - Final day to apply for a position on a county board, authority or commission.
- August 8 - Saturday - Open House (family event) 10AM-Noon Sandy Creek Nature Center – www.sandycreeknaturecenterinc.org
- August 10 - Monday - Meeting on 450/460 Gaines School Rd, 5:30–7:00 PM in the Community Room at Fire Station #7 (see article below) 5:30PM to 7PM
- August 13 - Wednesday - UGA classes begin
- August 22 - Saturday - Pollinator Census 10AM Sandy Creek Nature Center - www.sandycreeknaturecenterinc.org (see Cathy Payne's article below)
- August 29 - Saturday - Creek Walk, 10AM Sandy Creek Nature Center - www.sandycreeknaturecenterinc.org
- September 5 - Saturday - Home UGA Football vs Tennessee State, 3PM
- September 7 - Monday - Labor Day
- September 12 - Saturday - Home UGA Football vs Western Kentucky, 12:45PM
- September 17 - Thursday - CCCA Board Meeting (Tentative)
- September 19 - Saturday - Away UGA Football vs Arkansas
- September 20 - Sunday - Cedar Creek Pool Last Day
- September 26 - Saturday - Home UGA Football vs Oklahoma
- October 3 - Saturday - Autumn Native Plant Sale hosted in Cedar Creek Subdivision. Details forthcoming and tentative. 8:00 AM to Noon. Plants from two nurseries and Information from businesses that design and plant native gardens. SAVE THE DATE!
- October 3 - Saturday - Home UGA Football vs Vanderbilt

In this Newsletter

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CCCA is looking for community leaders

It's that time of year again when the current CCCA Board begins identifying members who are willing to help lead our community beginning in February 2027. If you've never served on the Board, we encourage you to consider volunteering for one of our open positions. Fresh perspectives, new ideas, and shared leadership are essential to keeping our community vibrant, responsive, and strong. By serving on the Board, you'll have the opportunity to help shape the future of the CCCA while giving back to a community that benefits us all. We hope you'll consider stepping forward and making a difference.



Of course, if you want to have greater impact with your community volunteering, consider applying for one of the openings on various boards, authorities, and commissions (BACs) in the county. Available openings can be found at <https://www.athensclarkecounty.com/bacs>. Applications are due on August 7.

President's Letter

Dear Neighbors,

It's been a busy summer for your CCCA Board. We've been focused on the ADU/secondary dwelling ordinance changes before the Mayor and Commission for several weeks now. At least three Board members joined the public feedback at the July 21 Agenda Setting session, and other members of CCCA attended as well. As of this writing it looks as if the primary change is going back to Planning, but we are keeping a careful eye on this.



We are also watching for any zoning changes or developments that will affect the community, and we will keep the membership updated via these newsletters and emails.

We're looking forward to the fall season. Even those of us who aren't football fans can appreciate the arrival of cooler temperatures! The Board is pulling together plans for some community activities (see elsewhere in this newsletter) and even starting to think about the holidays.

The Board won't be meeting in August, but we aren't taking the month off. We will still be at work looking out for the best interests of Cedar Creek and the Eastside.

Best wishes to all for the rest of the summer!

-Jack Dominey

Happy Birthday - 250 years of the USA - Part 2



The US Bill of Rights

It seems that not a day goes by that we don't read about someone referring to their "Rights" under the constitution. Since it has probably been years since you actually read what rights are ours as spelled out in the US Constitution, we have listed the first 10 of them here as part of our ongoing celebration of our nation's 250th anniversary. The first 10 amendments to the US Constitution are referred to as our "Bill of Rights", and it takes only about 2 minutes to read them. There are 17 additional amendments for a total of 27 amendments, all ratified by a two-thirds of the states and by the House of Representatives and the US Senate. We will discuss some of the remaining 17 next month, but if you can't wait, you can read all of them at <https://www.ushistory.org/documents/amendments.htm>

Amendment 1 - Freedoms, Petitions, Assembly: Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press, or the right of the people peaceably to assemble, and to petition the Government for a redress of grievances.

Amendment 2 - The Right to Bear Arms: A well regulated Militia, being necessary to the security of a free State, the right of the people to keep and bear Arms, shall not be infringed.

Amendment 3 - The Housing of Soldiers: No Soldier shall, in time of peace be quartered in any house, without the consent of the Owner, nor in time of war, but in a manner to be prescribed by law.

Amendment 4 - Protection from Unreasonable Searches and Seizures: The right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated, and no Warrants shall issue, but upon probable cause, supported by Oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized.

Amendment 5 - Protection of Rights to Life, Liberty, and Property: No person shall be held to answer for a capital, or otherwise infamous crime, unless on a presentment or indictment of a Grand Jury, except in cases arising in the land or naval forces, or in the Militia, when in actual service in time of War or public danger; nor shall any person be subject for the same offence to be twice put in jeopardy of life or limb, nor shall be compelled in any criminal case to be a witness against himself, nor be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation.

Amendment 6 - Rights of Accused Persons in Criminal Cases: In all criminal prosecutions, the accused shall enjoy the right to a speedy and public trial, by an impartial jury of the State and district wherein the crime shall have been committed; which district shall have been previously ascertained by law, and to be informed of the nature and cause of the accusation; to be confronted with the witnesses

against him; to have compulsory process for obtaining witnesses in his favor, and to have the assistance of counsel for his defense.

Amendment 7 - Rights in Civil Cases: In Suits at common law, where the value in controversy shall exceed twenty dollars, the right of trial by jury shall be preserved, and no fact tried by a jury shall be otherwise re-examined in any Court of the United States, than according to the rules of the common law.

Amendment 8 - Excessive Bail, Fines, and Punishments Forbidden: Excessive bail shall not be required, nor excessive fines imposed, nor cruel and unusual punishments inflicted.

Amendment 9 - Other Rights Kept by the People: The enumeration in the Constitution of certain rights shall not be construed to deny or disparage others retained by the people.

Amendment 10 - Undelegated Powers Kept by the States and the People: The powers not delegated to the United States by the Constitution, nor prohibited by it to the States, are reserved to the States respectively, or to the people.

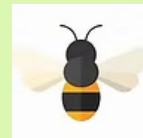
Of course, the words above have been worked over by lawyers and legal scholars for the last 250 years. If you are interested in learning about how the few words above have been legally interpreted, check out this site at Cornell Law School's Legal Information Institute -

<https://www.law.cornell.edu/constitution/billofrights>. Fasinating, but you may wish you never asked!

CC Volunteer Landscape Crew Activities Report

The volunteer Cedar Creek Landscape Crew, after taking a hot weather break in July and August, will jump back into action in September. We'll be planting two native pollinator Bee and Butterfly Sanctuary Gardens, side-by-side, in Cedar Creek Court, which is just down the street from the swimming pool. Date and time details will be emailed in September.

This follows the very successful June planting of the first Sanctuary Garden at Mockingbird Circle. Stop by to check it out - the deer have left it alone and the native plants have quadrupled in size. Cedar Creek's three Sanctuary Gardens are part of a growing movement to plant 50 such gardens this year. To join the Landscape Crew email Rob Gorman: rdfgorman@gmail.com



Going Wild for Native Plants: #2 August, 2026

by Cathy R. Payne

Novelty and Biodiversity: Qualities of Native Plants



When I began developing my wildlife garden around 2019, I began by making room. With the help of garden workers, I started the process of removing non-native plants and invasive plants. It did not

happen overnight. I wanted to have blooms each month from early March to late October—about eight months out of the year, and have now met that goal.

If you are considering changing your yard to one that is more native, Dr. Douglas Tallamy (<https://homegrownnationalpark.org/doug-tallamy/>) suggests focusing on keystone species. It's important to have locally native trees, particularly oak, cherry, and maple, as well as locally native asters, sunflowers, and ferns. These plants have four ecological goals in the landscape:

1. Supporting a diverse community of pollinators throughout the growing season.
2. Providing energy for the local food web (food for insects and other creatures).
3. Managing the watershed in which they lie by growing deep roots and absorbing water.
4. Removing carbon from the atmosphere to stop wreaking havoc on the earth's climate.

Unfortunately, urban lawns don't meet these goals. Less lawn will help.



The Great Southeastern Pollinator Census

Coming up in August! You and your children can become *Citizen Scientists* by counting pollinators in your own backyard or at a local event (see, for example, the August 22 event at Sandy Springs Nature Center). The count only takes fifteen minutes, and there are a lot of materials available on YouTube to help you be successful. The 2026 count takes place on August 21 and 22. Adults and children are welcome! To read more visit <https://gsepc.org/>. Supporting documents are available online - check out the following: **Insect Counting and Identification Guide** - <https://gsepc.org/wp-content/uploads/2024/11/GSePC-Counting-Guide.pdf> and the associated **Counting sheet** - <https://gsepc.org/wp-content/u...>

Feel free to contact Cathy with questions at 706-416-6611 or paynecr05@icloud.com

Follow-up on ongoing issues

450 Gaines School Road - On Monday, August 10, the Cedar Creek Civic Association will host a community meeting with SPG Planners + Engineers of Watkinsville to discuss SPG's preliminary concepts for the development of 450/460 Gaines School Road—the approximately 7.9-acre parcel directly across from the Ponderosa Drive entrance to Cedar Creek. The meeting will be held from 5:30–7:00 PM in the Community Room at Fire Station #7 (Barnett Shoals Road, near the UGA Veterinary Teaching Hospital). The goal of this meeting is to establish a dialog between the designers of the development and the parcel's neighbors and to discuss some potential design concepts and things the neighbors do not want to see in plans for this parcel. Subsequent to this meeting, the designers at SPG will draw up more concrete plans that incorporate those acceptable design elements in a couple of optional ways. In a second future meeting, the neighbors will have an opportunity to comment on these optional



plans, hopefully providing more concrete suggestions for improvements. The final plans will be presented at a third meeting and before anything is presented to the county Planning Committee for review.

Because the meeting room accommodates only about 40 people and we have to accommodate other parcel neighbors, we have sent email invitations to those Cedar Creek residents who have been actively involved in neighborhood issues over the past two years. We will keep Cedar Creek residents posted on what was discussed at the meeting. If you have not received the invite email but really want to attend this meeting, send an email to kenneth.portier@gmail.com.

What we are keeping an eye on...



Major Zoning Changes Proposed for Single Family Residential Neighborhoods - At the July 21 meeting of the ACC Mayor and Commissioners, a total of 27 county residents stood up to speak to the proposed zoning changes to amend the ACC Code of Ordinances to allow “by right” construction of secondary dwelling units (also called auxiliary dwelling units or ADUs). Two speakers supported the proposed changes with 25 other speakers objecting. During the commissioner’s comments on the proposed municipal code changes, it was suggested that the text proposing the change was inadequate in a number of places and they recommended that the Mayor refer the document back to the Planning Department to make changes that addressed residents’ concerns. Since this was an agenda setting meeting, no vote on the document was taken.

At the upcoming August 4 Mayor and Commissioner voting meeting, Agenda Item 25 is a request to remand the draft text back to the Planning Commission with directions to modify the earlier draft to:

- Allow Secondary Dwelling Units in new subdivisions
- Allow Secondary Dwelling Units in existing RM & RS zones on homesteaded properties only, and that if properties transfer to a non-homesteaded owner in RS zones, require that definition of family is met on the parcel
- Limit Secondary Dwelling Units to no more than one bedroom in existing neighborhoods
- Create a staff assessment ensuring parking is available in existing neighborhoods, and if on-street parking is restricted, require an on-site space
- Include annual reporting of secondary dwelling permits and occupancy rates and a 2-year review of the ordinance

It is expected that Commissioners will vote positive on this request but also will add additional areas where the draft text needs to be modified. Many county residents plan to attend this meeting to continue to voice their concerns. Some Cedar Creek residents have already written to county commissioners pointing out areas in the proposed text that are problematic for Cedar Creek and which should also be modified by the Planning Commission.

There was little comment on the proposed change to the allowable **minimum residential unit sizes** - Agenda Item 26. The text reads “The minimum habitable floor area requirement for all residential dwellings shall meet the requirements of the adopted edition of the International Property Maintenance Code, as published by the International Code Council and referenced in Sec 7-1-1 – Codes adopted.” It was explained that county staff currently use this maintenance code when they inspect existing and

planned residences. The proposed change just brings minimum residential unit size in line with other inspection codes. A positive vote on Item 26 is expected at the August 4 meeting.

Q and A: Ask the CCCA Board a question and we will try to find an answer.

Q: The discussion around auxillary dwelling units or supplemental dwelling units talks about a Backyard Cottage, a Guest House, and a Secondary Suite. What is the difference?



A **Backyard Cottage** is a detached residential unit, typically designed to provide independent living accommodations for a separate household, and must comply with local zoning, building, and safety codes. The structure is always smaller and placed behind or aside the single-family principal home.

A **Guest House** is also a detached residential unit, but designed to accommodate guests rather than serve as a separate, permanent residence. If rented, it is called an "Airbnb" or service apartment. Instead of a full kitchen, a guest house may only have a kitchenette.

A **Secondary Suite** is a self-contained residential unit located within or attached to but on the same property as the primary house, and designed to provide independent living accommodations for a separate household. Secondary suites typically accommodate one or two individuals. If rented, contracts could be either short-term or long-term.

Backyard cottages and secondary suites are often used to provide accommodations for family members, caregivers, or long-term renters.

All three of these Auxiliary Dwelling Unit types typically include the following:

- A private (or shared) entrance
- A kitchen (or kitchenette)
- A bathroom
- One or more bedrooms (could be a loft)
- Living space (often quite small)
- Its own utilities or shared utility connections with the primary home

The CCCA newsletter is printed locally in Athens by Jack Jones of Duplicating Systems Inc. Thanks.