

OCONEE COUNTY PLANNING COMMISSION

February 15, 2021

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Brad Tucker, Chuck Hunt, Karen Hilyard, Brian Fosen, Penny Mills, Nathan Byrd, Steven Strickland, Gavin Jordan, Scott Green

MEMBERS ABSENT: Mike Floyd

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Grace Tuschak – Senior Planner, Kyle Stephens – Planner, Monica Davis - Planner

PRESS PRESENT:

OTHERS PRESENT:

CALL TO ORDER: Chairman Tucker called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES: meeting: January 2021. Motion by Steven Strickland to adopt minutes as written; Second by Scott Green. The vote was unanimous to adopt the minutes.

OLD BUSINESS:

None.

NEW BUSINESS:

Item #1. Rezone #P20-0260; Oconee County Mercantile, LLC and Selah Farm, LLC; OBP (Office Business Professional District) and I (Industrial District) to B-2 (Highway Business District); ±23.14 acres; located on Macon Highway; Commercial.

Guy Herring presented the staff report with staff recommending approval subject to 8 conditions.

Chairman Tucker called for comments from the owner or agent for the owner.

Dave Mulkey, the owner/developer, spoke in favor of the request and described his previous development work, the history of the project and recent outreach to the adjacent property owners.

Scott Haines, 2081 Clotfelter Rd, agent for the owner, spoke in favor of the request and discussed the existing zoning and uses that would currently be allowed on the property and their differences from the current proposal, the proposed moving of the stone store, and the appropriateness of B-2 zoning.

Chairman Tucker called for those in favor or against the proposal to speak.

Bill Hale, 1140 Chaddwyck Drive, spoke in opposition to the request and stated concerns about the proximity of the proposed development to his property. Mr. Hale described the history of the subdivision, discussed the excess parking proposed, potential reconfiguration and reductions in

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Chairman Tucker called for those in favor or against the proposal to speak.

Bill Hale, 1140 Chaddwyck Drive, spoke in opposition to the request and stated concerns about the proximity of the proposed development to his property. Mr. Hale described the history of the subdivision, discussed the excess parking proposed, potential reconfiguration and reductions in

parking, concerns about light pollution from increased traffic, his opposition to the proposed 50' buffer along the rear property line and requested 3 additional conditions for the project.

Chairman Tucker closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: the county noise ordinance, the proposed elevation of the project and height of the retaining wall, whether the Oconee Mercantile project is contingent on rezone P20-0261 (stone store's new location), the potential for compromise on the width of the buffer, the restrictions of the noise ordinance, the potential for a drive-through restaurant, phasing and master planning for the project.

There being no further questions or comments from the commission, a motion was in order.

Motion to approve by Steven Strickland with conditions recommended by staff and 2 additional conditions requested by the Chaddwyck HOA (100-foot natural buffer and opaque screening), second by Scott Green. Motion to amend by Gavin Jordan to include a 75-foot natural buffer adjacent to homes (50 foot buffer elsewhere) with opaque screening planted inside the buffer, second by Chuck Hunt. Voting in favor of the amendment: Brian Fosen, Nathan Byrd, Scott Green, Chuck Hunt, Penny Mills, Karen Hilyard, Gavin Jordan. Voting against: Steven Strickland. Motion passes 7-1.

Voting in favor of the motion: Brian Fosen, Nathan Byrd, Scott Green, Chuck Hunt, Penny Mills, Karen Hilyard, Gavin Jordan. Voting against: Steven Strickland. Motion passes 7-1.

Item #2 and Item #3:

Rezone #P20-0261; Fred Gunter Property and Selah Farm, LLC; OIP (Office Institutional Professional District) and I (Industrial District) to B-2 (Highway Business District); ±5.80 acres; located on Macon Highway; Commercial

Special Use #P20-0262; Fred Gunter Property and Selah Farm, LLC; Outdoor Storage; ±5.80 acres; located on Macon Highway; Commercial

Guy Herring presented the staff reports for P20-0261 and P20-0262 with staff recommending approval of both items subject to 5 conditions.

Chairman Tucker called for comments from the owner or agent for the owner.

Scott Haines, agent for the owner, spoke in favor of the request and clarified which portion of the property is proposed for development, the history and current location/layout of the stone store, proposed layout, architecture, buffers/screening along the rear of the property adjacent to Chaddwyck Drive.

Dave Mulkey, owner/developer spoke in favor of the request and discussed the necessity of moving the stone store in order to provide adequate access to the Oconee Mercantile project, the buffer currently required for OIP versus the buffer proposed, and stated that the proposed location will be an improvement to the area.

Chairman Tucker called for those in favor or against the proposal to speak.

Layne McHugh, 1091 Chaddwyck Dr, spoke against the request and stated concerns about visual impacts, dust/mud, increased traffic and noise pollution, and dangerous conditions of the intersection at 441 and LaVista.

Lauren Manske, 1191 Chaddwyck Drive, spoke against the request and stated concerns about noise pollution.

Laurie Clarke, 1110 Gunter Circle, spoke against the request and stated that the tract was zoned agricultural when they purchased their home, stated support for the developer and for the Oconee Mercantile project but that the OIP-zoned property should not be included, stated concerns about noise and air pollution, increased traffic and danger of moving the access to the stone store away from the intersection, that the property should remain OIP-zoned with professional services/offices.

Camilla Lambert, 1030 Gunter Circle, spoke against the request and stated the mission of the Oconee County BOC and that the request does not conform to this mission.

Pamela Hall, 1050 Gunter Circle, spoke against the request and stated that there are other properties in the county that would accommodate the proposed use, that the request is inappropriate in this location next to a neighborhood.

Helen Haynes, 1170 Chaddwyck Drive, spoke against the request and stated that other OIP zoned property along 441 would be more likely to be rezoned to B-2 if the current request is approved.

Terry Dunnigan, 1261 Knob Creek Drive, spoke against the request and stated that the noise pollution will increase dramatically if the stone store is moved.

Dave Mulkey, owner/developer, responded to the opposition and stated that the business already exists nearby, that the manner of operation is not changing, discussed the likelihood of other available sites in the county, stated willingness to increase buffers and/or add measures to mitigate impacts to neighbors.

Chairman Tucker closed the Public Comment period.

The Planning Commission discussed their concerns/comments including but not limited to: what type of business may locate on the remainder of the parcel/changing the dynamics of the area, putting palletized materials inside a building, the site topography and potential for additional buffering measures (such as a 100' buffer along Chaddwyck Drive and a 6 foot high Symtec fence along the eastern property line), additional 9pm-8am restriction on truck activity, the siding of the storage building, ingress/egress to the site, the potential for a signalized intersection at LaVista and 441, property owner's responsibility to make sure conditions are met.

There being no further questions or comments from the commission, a motion was in order.

Motion to approve rezone P20-0261 by Gavin Jordan with conditions recommended by staff and amend staff condition 4) to restrict truck activity/dumpster service between the hours of 9pm to 8am and add additional conditions as follows: 6) 100 foot buffer to be maintained adjacent to Chaddwyck Drive, 7) an acoustic fence to be erected and vegetative screening installed along the eastern property line. Second by Nathan Byrd. Voting in favor of the motion: Nathan Byrd, Karen Hilyard, Steven Strickland,

Gavin Jordan. Voting Against: Brian Fosen, Scott Green, Chuck Hunt, Penny Mills, Brad Tucker. Motion fails.

Motion to deny by Brian Fosen. Second by Scott Green. Voting in favor of the motion: Brian Fosen, Scott Green, Chuck Hunt, Penny Mills, Brad Tucker. Voting against the motion: Nathan Byrd, Karen Hilyard, Steven Strickland, Gavin Jordan. Motion passes 5-4.

No vote required for P20-0262.

Item 4: Special Use #P20-0198; Hugh Campbell; Wireless telecommunications tower; ±13.48 acres; located at 1290 Jones Road; Residential.

Guy Herring presented the staff report with staff recommending approval subject to 5 conditions

Chairman Tucker called for comments from the owner or agent for the owner.

Leslie Carroll, agent for the owner, spoke in favor of the request and discussed the proposed tower, stated that the additional height would be included in order to accommodate additional carriers in the future.

Chairman Tucker called for those in favor or against the proposal to speak.

Raymond Chipley, 1310 Jones Road, spoke against the request and stated concerns about the tower's proximity to his property line, the proposed gravel driveway, the potential for leased space on the tower by other companies, number of cell tower leases and associated service trips, potential effects/safety of microwave and radiofrequency radiation, the ability of Jones Road to accommodate trucks and construction equipment, FAA approval and proximity to Epps airport, and decrease in property values.

Leslie Carroll responded and stated that the 12' easement is the current driveway, confirmed that they will lease out space on the tower, stated that there are no health risks associated with the tower, that they will mitigate any RF interference, that they do not object to staff's recommended conditions.

Chairman Tucker closed the Public Comment period.

The Planning Commission discussed the following concerns including but not limited to: the potential for 5G, fiber or microwave, the potential tenants on the tower, usage of the hut.

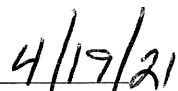
There being no further questions or comments from the commission, a motion was in order.

A motion to approve by Chuck Hunt with conditions recommended by staff, Second: Brian Fosen. Voting in favor: Brian Fosen, Nathan Byrd, Scott Green, Chuck Hunt, Penny Mills, Karen Hilyard, Steven Strickland, Gavin Jordan. Motion passes unanimously.

Adjourn. With no further business, on motion by Steven Strickland and second by Gavin Jordan, the Planning Commission adjourned at 10:09 p.m.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE



OCONEE COUNTY PLANING COMMISSION SECRETARY

4/19/21
DATE