

OCONEE COUNTY PLANNING COMMISSION

April 19, 2021

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Brad Tucker, Chuck Hunt, Penny Mills, Nathan Byrd, Steven Strickland, Mike Floyd, Gavin Jordan, Scott Green, Matt Elder, Karen Hilyard

MEMBERS ABSENT:

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

PRESS PRESENT: Michael Prochaska

OTHERS PRESENT: Lee Becker

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

APPROVAL OF MINUTES: meeting: March 2020. Motion by Steven Strickland to adopt the minutes; Second by Nathan Byrd. The vote was unanimous to adopt the minutes.

OLD BUSINESS:

Item #1: Rezone P20-0210; Deferred Tax, LLC; R-1 (Single Family Residential District), B-1 PUD (General Business Planned Unit Development), and B-2 (Highway Business District) to B-2 (Highway Business District); ±46.87 acres; located at Mars Hill Road, Oconee Connector, Georgia Highway 316, and Virgil Langford Road; Commercial.

Guy Herring presented the staff report with staff recommending approval subject to 20 conditions.

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

Ken Beall, agent for the owner, spoke in favor of the proposal and described the history of the project and property, potential value of the project at completion, architecture, buffers and grading, zoning history, the modified concept plan, proposed access, water quality/green infrastructure.

Chairman Tucker called for comments from those for or against the proposal.

Jennifer Walker, 1201 DaAndra Drive, representing community group Mars Hill for Responsible Development spoke against the proposal and discussed the neighborhood's concerns about safety, traffic, the traffic signal on Oconee Connector, 5 proposed entrances on Mars Hill Road.

Chris Herring, 1291 DaAndra Drive, spoke against the request and stated objections to the B-2 zoning requested to the entrance at DaAndra Drive and stated that B-1 is the appropriate zoning for a potential grocery store and that the R-1 parcel should remain R-1.

Christopher Blanchard, 1111 Paul Ridge Road, spoke against the request and stated that the project would adversely affect the quality of life for nearby residents because of traffic impacts, aesthetic impacts, and light pollution.

Greg Jungles, 1380 Hollow Creek Lane, spoke against the request and stated concerns about traffic, noise, and light.

Victoria Souttar, Castle Drive, spoke against the request and discussed the NEGRC report and EPD permits.

Ken Beall discussed the entrance alignment with DaAndra drive, the 13-acre R-1 component and prior property donation to the County, lighting requirements in the Mars Hill overlay, the memorandum of agreement with the County, and the NEGRC report.

Chairman Tucker closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: whether the memorandum of agreement is still legally binding, the stream and pond on the property, applicant's opposition to staff conditions #3, 12, 13, 14, 16, the newly submitted site plan, GDOT's approval of the median break and alignment of DaAndra Drive entrance, the Publix located at Butler's Crossing, the appropriateness of the current zoning and intensity of proposed site plan.

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

Motion to deny by Scott Green, second by Nathan Byrd. Voting in favor of the motion: Scott Green, Mike Floyd, Nathan Byrd, Penny Mills, Karen Hilyard, Gavin Jordan. Voting against the motion: Matt Elder, Chuck Hunt, Steven Strickland. Motion passed (6-3).

NEW BUSINESS:

Item #1. Special Use #P21-0028; Westminster Christian Academy, LLC; Temporary Modular Building; ±40.74 acres; located at 1640 & 1590 New High Shoals Road; School.

Guy Herring presented the staff report with staff recommending approval subject to 2 conditions.

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

Joseph Bates, agent for the owner, spoke in favor of the proposal and stated that WCA is requesting an additional temporary classroom building while the expanded campus is being built out and that they agree to both conditions suggested by staff.

Chairman Tucker called for those for or against the proposal and there was no public comment.

Chairman Tucker closed the Public Comment period.

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

Motion to approve by Gavin Jordan with conditions recommended by staff, second by Steven Strickland. Voting in favor of the motion: Scott Green, Mike Floyd, Nathan Byrd, Matt Elder, Chuck Hunt, Penny Mills, Karen Hilyard, Steven Strickland, Gavin Jordan. Motion passed unanimously.

Item #3: Rezone #P21-0029; Waymon L. and Betty Sue Ash; AR (Agricultural Residential District) to AR (Agricultural Residential District) with modifications to rezone #295; ±5.00 acres; located at 1120 Berta Drive; Residential.

Guy Herring presented the staff report with staff recommending approval subject to 1 condition.

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

Mike Ash, 1140 Berta Drive, agent for the owner, spoke in favor of the proposal and stated that there is no change in use proposed.

Chairman Tucker called for those for or against the proposal and there was no public comment.

Chairman Tucker closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: whether additional lots would be allowed on the property.

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, second by Penny Mills. Voting in favor of the motion: Scott Green, Mike Floyd, Nathan Byrd, Matt Elder, Chuck Hunt, Penny Mills, Karen Hilyard, Steven Strickland, Gavin Jordan. Motion passed unanimously.

Chairman Tucker introduced Matt Elder as the new Planning Commissioner in post 5.

On motion by Scott Green and second by Gavin Jordan, the meeting adjourned at 8:32pm.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

5/17/21
DATE



OCONEE COUNTY PLANNING COMMISSION SECRETARY

5/26/21
DATE