

OCONEE COUNTY PLANNING COMMISSION

May 17, 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: Grace Tuschak – Senior Planner, Kyle Stephens – Planner, Monica Davis– 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: April 2021. Motion by Nathan Byrd to adopt minutes; Second by Scott Green. The vote was unanimous to adopt the minutes.

OLD BUSINESS:

None.

NEW BUSINESS:

Item #1. Special Use #P21-0053; John and Brittany Wardlow; Septic Tank Cleaning Service; ±5.53 acres; located along Osborne Road; Residential.

Grace Tuschak 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.

John Wardlow, the owner, spoke in favor of the proposal and stated that he is opening a septic truck company and would like to store his equipment on the property.

Chairman Tucker called for those for or against the proposal.

Phillip Hancock, 1820 Hebron Church Road, spoke in favor the request.

Ned Michael, 1890 Hebron Church Road, spoke in favor of request.

Scott Mashburn, 1241 Sims Road, spoke in favor of the request

Chairman Tucker closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: How often the tanker will be serviced on the property and if the company will be inspected.

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

Motion to approve by Steven Strickland with the condition recommended by staff, second by Mike Floyd. 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 #2: Rezone #P21-0054; Rhino Mini-Storage, LLC; OBP (Office-Business Park District) to OIP (Office Institutional Professional District); ±8.38 acres; located on the north side of Moreland Heights Drive; Commercial.

Grace Tuschak presented the staff report with staff recommending approval subject to 6 conditions.

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

Frank Pittman, agent for the owner, spoke in favor of the proposal and stated that project meets the future land use of the county and agreed with all proposed conditions.

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 the office complex will be divided, parking, proposed tenants, appropriate ingress and egress from Moreland Heights, and GDOT approval.

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 Karen Hilyard. 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. Special Use #P21-0056; 1973 Hog Mountain Road; Modular Buildings; ±2.94 acres; located at 1973 and 1975 Hog Mountain Road; Commercial and Vacant.

Grace Tuschak presented the staff report with staff recommending denial.

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

Frank Pittman, agent for the owner, spoke in favor of the proposal and stated that COVID has changed the way people socialize.

Andy Barrs, the owner, spoke in favor of the proposal and stated that his proposal is a new way for people to go out and eat and socialize. The owner reminded the board that the uses are allowed and that the request is only for the proposed modular buildings. The owner stated that only the “shell” of the modular buildings would be used and will be architecturally pleasing.

Chairman Tucker called for those for or against the proposal.

Carol Bridges, 1980 Hog Mountain Road, spoke against the request and stated concerns about traffic, noise, and appearance, parking, and supervision of outdoor play activities.

Jeff Faulkner, 1030 Tennessee Court, had questions about the proposal and spoke in opposition to the request because of parking concerns.

Chairman Tucker closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: the proposed architecture of the modular buildings, noise, traffic, supervision of the project, walkability to the proposed location, incompatible use buffers, the geographical location of the proposed project, the variance request accompanied by this project, the owner's engagement of adjacent neighborhoods, parking, and whether the project could be constructed using brick and mortar buildings.

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

Motion to approve by Chuck Hunt with conditions recommended by staff, second by Matt Elder. Voting in favor of the motion: Scott Green, Mike Floyd, Matt Elder, Chuck Hunt, Penny Mills, Karen Hilyard, Steven Strickland. Voting against the motion: Nathan Byrd and Gavin Jordan, Motion passed (7-2).

On motion by Steven Strickland and second by Scott Green, the meeting adjourned at 8:28pm.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

7/19/21
DATE



OCONEE COUNTY PLANNING COMMISSION SECRETARY

7/19/21
DATE