

OCONEE COUNTY PLANNING COMMISSION

August 16, 2021

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Brad Tucker, Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Gavin Jordan

MEMBERS ABSENT: Mike Floyd, Karen Hilyard, Penny Mills

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

PRESS PRESENT: Michael Prochaska

OTHERS PRESENT:

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

APPROVAL OF MINUTES: meeting: July 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 #P21-0076; Ellington Farms Development, LLC; for a continuing care retirement community (CCRC); ±62.32 acres; located at US Highway 78; Residential.

Item #2

Rezone #P21-0077; Ellington Farms Development, LLC; B-2 (Highway Business District) and R-3 (Multi-Family Residential District) to R-3 (Multi-Family Residential District); ±62.32 acres; located at US Highway 78; Residential.

Item #3

Rezone #P21-0078; Ellington Farms Development, LLC; B-2 (Highway Business District) to B-2 (Highway Business District); ±27.47 acres; located at 1011 Pete Dickens Road; Commercial.

Guy Herring presented the staff report for rezone P21-0077 and special use P21-0076 with staff recommending approval subject to 5 conditions. Guy Herring presented the staff report for rezone P21-0078 with staff recommending approval subject to 6 conditions.

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

Bob Smith, agent for the owner, spoke in favor of the proposal and described the previously approved rezone and the proposed changes to the existing concept plan.

Chairman Tucker called for those for or against the proposal.

Jason Marchant, 1011 Solitaire Ct, spoke against the request and stated opposition to a roundabout on Talus St. and concerns about Belfair subdivision being used as a cut through. Requested that the entrance to Belfair on Talus Street be closed.

Lawton Jones, 1021 Talus Street, spoke against the request and stated concerns about noise and loitering related to the proposed shopping center.

Joel Adair, 1011 Topaz Street, spoke against the request and stated concerns about traffic; supported closing the entrance to Belfair subdivision on Talus Street; stated concerns about long-term success of the CCRC, water & sewer usage, stormwater management.

Bob Smith, agent for the owner, responded to the public comment and stated that they are improving the plan that was approved in 2009 by reducing traffic and removing access to Ruby Way, improving the chances of long-term success by reducing commercial development and increasing residential development; stated that the stormwater would be routed through stormwater facilities and downstream.

Jason Marchant, 1011 Solitaire Court, spoke against the request and stated that there are already many CCRCs in the County and questioned whether enough demand exists for an additional facility.

Katrina Cook, 1044 Sapphire Trail, spoke in opposition to the request and questioned where delivery trucks would enter the shopping center and how late they would be delivering; stated concerns about existing and additional traffic.

Bob Smith, agent for the owner, responded to the public comment and stated that buffers are required between the Market and Belfair subdivision in addition to existing natural areas; stated that they can add delivery time limitations to the narrative.

Chairman Tucker closed the Public Comment period.

Planning Commission discussed its comments/concerns including but not limited to: whether closing Talus Street would be an option, the size of the roundabout, what would happen if the CCRC were to fail/what other uses would be allowed, the county's noise ordinance, restriction of delivery trucks/garbage pickup, routes for commercial truck traffic, how commercial trucks could be limited.

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

Motion to approve P21-0076 by Chuck Hunt with conditions recommendations by staff and modification to condition #4 as follows: "roundabout or equivalent within the existing right of way", second by Scott Green. Voting in favor of the motion: Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Gavin Jordan. Voting against the motion: None. Motion passed unanimously.

Motion to approve P21-0077 by Steven Strickland with conditions recommendations by staff and modification to condition #4: "roundabout or equivalent within the existing right of way", second by Matt Elder. Voting in favor of the motion: Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Gavin Jordan. Voting against the motion: None. Motion passed unanimously.

Motion to approve P21-0078: by Scott Green with conditions recommendations by staff and modification to condition #4: "roundabout or equivalent within the existing right of way," second by Steven Strickland. Voting in favor of the motion: Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Gavin Jordan. Voting against the motion: None. Motion passed unanimously.

Item #3. Special Use #P21-0127; Rhonda Hayes; special use modification to conditional use permit #2892; ±22.23 acres; located at 1271 Old Watson Road; Residential.

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.

Rhonda Hayes, 1572 Norton Road, owner, spoke in favor of the proposal and requested that the conditions be removed so that the property can be subdivided one time.

Chairman Tucker called for those for or against the proposal.

Clay Adams spoke in favor of the request and stated that he would like to move back into the county and purchase the proposed lot from his aunt, the property owner.

David Hayes, 1900 Jerusalem Road, spoke in favor of the request.

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 Steven Strickland with conditions recommended by staff, second by Scott Green. Voting in favor of the motion: Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Gavin Jordan. Voting against the motion: None. Motion passed unanimously.

Item #5. Rezone #P21-0136; Kyle Scott; AG (Agricultural District) to AR (Agricultural Residential District); ±5.00 acres; located at 1370 Ridgeway Road; Residential.

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.

Connor Smith, agent for the owner, spoke in favor of the proposal and stated that nearby properties are already zoned AR, minimal additional traffic is anticipated, and no objection to staff recommendations.

Chairman Tucker called for those for or against the proposal.

Chris Boswell, 1372 Ridgeway Road, spoke against the proposal and stated that he is currently paying for maintenance of the private access drive, that the subject property is used as a rental; stated concerns about traffic and asked for clarification on the required improvements to the private access drive.

Adam Kilpatrick, 1360 Ridgeway Road, spoke against the proposal, and stated concerns about widening the easement, about activities taking place on the property, local infrastructure capacity i.e. internet, phone, etc.

Connor Smith respond to the public input and stated that the driveway and not the easement would be widened to 16' wide and a teardrop cul de sac entirely on the subject property.

The Planning Commission discussed its concerns/comments including but not limited to: location of the easement and turnaround.

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

Motion to deny by Steven Strickland, second by Chuck Hunt. Voting in favor of the motion: Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Gavin Jordan. Voting against the motion: None. Motion passed.

On motion by Nathan Byrd and second by Scott Green, the meeting adjourned at 8:00pm.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

10/18/21
DATE



OCONEE COUNTY PLANING COMMISSION SECRETARY

10/18/21
DATE