

OCONEE COUNTY PLANNING COMMISSION

July 19, 2021

Regular Meeting

7:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Mike Floyd, Matt Elder, Gavin Jordan

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement; 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: June 2021. Motion by Scott Green to adopt minutes; Second by Penny Mills. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1. Special Use #P21-0101; Ernest Rivera; Barbershop Home Business; ±0.69 acres; located at 1021 Greenbriar Court; 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.

Mae Rivera, 1021 Greenbriar Court (owner), spoke in favor of the proposal and stated that she would like to move her small barber shop business to her home from its current location.

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

Teresa Byrd, 1011 Greenbriar Court, spoke favor the request and stated no reservations about the request.

Stephanie Bales, 1051 Timber Ridge Ct, 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 Chuck Hunt. Voting in favor of the motion: Chuck Hunt, Penny Mills, Nathan Byrd, Steven Strickland, Scott Green, Karen Hilyard. Voting against: None. Motion passed unanimously.

Item #2: Rezone #P21-0102; Mary L. Bishop and Sue P. Roach; AG (Agricultural District) to AR (Agricultural Residential District); ±2.024 acres; located at 2011 Elder Mill Road; 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.

Mary Bishop, 1741 Experiment Station Road, spoke in favor of the proposal and stated that the property has been in the family many years and they are attempting to divide the property to settle the family estate.

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 Scott Green with conditions recommended by staff, second by Steven Strickland. Voting in favor of the motion: Chuck Hunt, Penny Mills, Nathan Byrd, Steven Strickland, Scott Green, Karen Hilyard. Voting against: None. Motion passed unanimously.

Item #3. Rezone #P21-0108; Jennifer D. Cawley and Lori D. Wagner; AG (Agricultural District) to OBP (Office Business Park District); ±13.53 acres; located at the northeast intersection of Jimmy Daniel Road and Vend Drive; Residential.

Guy Herring 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 up to 9 lots would be developed with one story office buildings.

Kevin Price, 1260 W. Fitzgerald Lane, developer for the project, stated that they support high quality, four-side masonry development.

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 applicant is proposing metal siding on buildings or objects to condition #4, eliminating a driveway because of condition #6.

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

Motion to approve by Penny Mills with conditions recommended by staff, second by Nathan Byrd. Voting in favor of the motion: Chuck Hunt, Penny Mills, Nathan Byrd, Steven Strickland, Scott Green, Karen Hilyard. Voting against the motion: None. Motion passed unanimously

Item #4. Special Use #P21-0109; SRC Development, LLC; Amenity Area; ±3.09 acres; located at 1225 Stone Road; Undeveloped.

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.

Logan Waters, agent for the owner, spoke in favor of the proposal and stated that a pool, tennis court, pickle ball court, and cabana are proposed.

Chairman Tucker called for those for or against the proposal.

Mark Sanders, 1660 Union Church Road, spoke in favor of the request and expressed appreciation for the design and preservation of adjacent agricultural areas, and requested that the lot not be clear cut and conservation corridor be preserved.

Chairman Tucker closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: when the amenity area will be constructed, whether there will be land disturbance within the conservation corridor.

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 and one additional condition: the amenity area shall be constructed prior to beginning of construction of Stonewood Phase III, no second. Motion to approve by Karen Hilyard with conditions recommended by staff, second by Nathan Byrd. Voting in favor of the motion: Chuck Hunt, Penny Mills, Nathan Byrd, Steven Strickland, Karen Hilyard. Voting against the motion: None. Abstaining: Scott Green. Motion passed.

Item #5. Rezone #P21-0110; Michael Thornton; AR (Agricultural Residential District) to B-2 (Highway Business District); ±0.59 acres; located at 1060 Hog Mountain Road; Undeveloped.

Guy Herring presented the staff report with staff recommending approval subject to 4 conditions.

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

Mark Campbell, agent for the owner, spoke in favor of the proposal and stated that the surrounding area has changed and developed in recent years, that the site is currently vacant, and discussed the proposed layout of the drive through restaurant.

Chairman Tucker called for those for or against the proposal.

Steve Harben, 1841 Robinhood Road, spoke in favor of the request and asked what a stopbar is.

Chairman Tucker closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: what a stopbar is, traffic considerations/congestion at the entrance, which restaurant would be the tenant, whether the ADT is accurate for a primarily drive-through business.

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

Motion to deny by Chuck Hunt, second by Steven Strickland. Voting in favor of the motion: Chuck Hunt, Penny Mills, Nathan Byrd, Steven Strickland, Scott Green, Karen Hilyard. Voting against the motion: None. Motion passed.

Item #6. Rezone #P21-0112; Jeffrey B. Bell; AG (Agricultural District) to AR (Agricultural Residential District); ±13.19 acres; located at the intersection of Colham Ferry Road and Greene Ferry Road; Undeveloped.

Guy Herring presented the staff report with staff recommending approval subject to 4 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 the request is to rezone a portion of the property from AG to AR to create 5 residential lots, that there are multiple AR lots in the area, and the development would utilize public water and septic systems.

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: whose responsibility dam maintenance would be, size of the lots excluding lake 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 Scott Green. Voting in favor of the motion: Chuck Hunt, Penny Mills, Nathan Byrd, Steven Strickland, Scott Green, Karen Hilyard. 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

8/16/21

DATE



OCONEE COUNTY PLANNING COMMISSION SECRETARY

8/16/21

DATE