

OCONEE COUNTY PLANNING COMMISSION

November 15, 2021

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Brad Tucker, Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Chris Herring, Mike Floyd, Penny Mills

MEMBERS ABSENT: Gavin Jordan

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

PRESS PRESENT:

OTHERS PRESENT: Lee Becker

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

APPROVAL OF MINUTES: meeting: October 2021. Motion by Nathan Byrd to adopt the minutes; Second by Steven Strickland. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1. Recommendations of the Nominating Committee for Planning Commission Officers.

Steven Strickland made a motion to adopt the recommendations of the nominating committee: Brad Tucker for Chairman and Chuck Hunt for Vice Chairman. Second by Matt Elder. Voting in favor: Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Chris Herring, Mike Floyd, Penny Mills. Voting against: None. Motion passed unanimously.

Item #2

Rezone P21-0188; Resurgence Park, LLC; B-2 (Highway Business District) to B-2 (Highways Business District) with modifications to rezone case #6358; ±4.80 acres; 1460 Resurgence Drive; Vacant.

Guy Herring presented the staff report with staff recommending approval subject to 3 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.

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 comments and concerns including the following: timing of installation of the entrance/traffic signal on Oconee Connector.

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 Mike Floyd. Voting in favor of the motion: Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Chris Herring, Mike Floyd, Penny Mills. Motion passed unanimously.

Item #3

Rezone P21-0190; The Fairways at 316, LLC; AG (Agricultural District) and OIP (Office Institutional Professional District) to OIP (Office Institutional Professional District) with modifications to rezone case #6560; ±30.823 acres; Langford Drive/Langford Estates Place; Vacant.

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.

Ken Beall, agent for the owner, spoke in favor of the proposal and discussed the history of the property, the current design of the assisted living project, stated no opposition to the conditions recommended by staff, but requested to add to condition 4: "or as otherwise approved by the Planning Director".

Hal Grayson, 2620 Forest Way, developer, spoke in favor of the project, discussed other assisted living projects in other locations, the buffer adjacent to Jennings Mill.

Chairman Tucker called for those for or against the proposal.

Dianne Wright, 1271 St. Andrews Drive, spoke in opposition to the request.

Ken Beall discussed the buffer/distance of the building from Ms. Wright's property and proffered a condition to add additional evergreen trees to the buffer.

Chairman Tucker closed the Public Comment period.

Planning Commission discussed its comments/concerns including but not limited to: whether other buildings in the area exceed the 30' maximum building height, the proposed addition to condition #4, and adding another condition to enhance buffering.

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 with amendment to condition #4 "or as otherwise approved by the Planning Director" and an addition condition (#8): "An enhanced buffer along the northern property line adjacent to Jennings Mill subdivision shall be constructed as approved by the Planning Director." Second by Scott Green. Voting in favor of the motion: Chuck Hunt, Nathan Byrd, Steven Strickland, Scott Green, Matt Elder, Chris Herring, Mike Floyd, Penny Mills. Voting against: None. Motion passed unanimously.

On motion by Scott Green and second by Matt Elder, the meeting adjourned at 7:32pm.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

12/17/21
DATE



OCONEE COUNTY PLANING COMMISSION SECRETARY

12/22/21
DATE