

OCONEE COUNTY PLANNING COMMISSION

January 18, 2022

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Brad Tucker, Chuck Hunt, Nathan Byrd, Scott Green, Chris Herring, Mike Floyd, Stephen Goad

MEMBERS ABSENT: Gavin Jordan, Penny Mills, and Matt Elder

STAFF PRESENT: Grace Tuschak – Senior Planner and 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: December 2021. Motion by Scott Green to adopt minutes; Second by Chris Herring. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone P21-0214; Frazer Creek Investments, LLC; AG (Agricultural District) to AR (Agricultural Residential District); ±4.25 acres; 1040 Aycock 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.

Jeff Carter, agent for the owner, spoke in favor of the proposal and stated no opposition to the conditions recommended by staff.

Chairman Tucker called for those for or against the proposal.

Patrick Whitehead, 1493 Rays Church Road, spoke in opposition because he is not interested in a subdivision that would detract from the rural environment.

Joan N. Whitehead, 1493 Rays Church Road, spoke in opposition because she is not interested in a subdivision that would detract from the rural environment or increase taxes.

Matt Alexander, 1531 Aycock road, spoke in opposition because he has concerns regarding traffic, water supply, and mismanagement of rental properties.

Dwayne McCannon, 1511 Aycock Rd, spoke in opposition to the proposal because he is concerned that the development would landlock his neighbor Mr. Frazer and create more traffic.

Brandi Brown, 1471 Aycock Rd, spoke in opposition because she believes the proposal does not comply with the country estates character area.

Mandy Moiera, 1535 Daniels Bridge Rd, spoke in opposition because she believes that the subdivision would detract from the rural and quaint neighborhood.

Debra Brown, Aycock Rd, spoke in opposition because she believes that the proposal is inconsistent with the country estates character area and believes that the existing infrastructure would not support the development.

Jeff Carter gave a rebuttal and discussed the proposed development as an investment in the community.

Chairman Tucker called for those in favor of the proposal and there was no public comment.

Chairman Tucker closed the public comment period.

Planning Commission discussed questions/concerns regarding rental property maintenance, and property ownership restrictions in the comprehensive plan. The definitions of country estates, suburban neighborhood, and affordable housing were also explained.

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

Motion to approve by Chris Herring with conditions recommended by staff and with an added condition that the original sale be owner-occupied. After additional discussion, the motion was amended to change the condition to require that the property be continuously owner-occupied; no second. Motion failed.

Motion to approve by Chuck Hunt with condition recommended by staff; second by Mike Floyd. Voting in favor of the motion: Mike Floyd and Chuck Hunt. Voting in opposition: Nathan Byrd, Scott Green, Chris Herring, Stephen Goad. Motion failed 2-4.

Motion to deny by Nathan Byrd; second by Chris Herring. Voting in favor: Nathan Byrd, Scott Green, Chris Herring, Stephen Goad. Voting in opposition: Mike Floyd and Chuck Hunt. Motion passed 4-2.

Item #2

Rezone P21-0215; Townley Family Partnership, LLLP; AG (Agricultural District) to AR (Agricultural Residential District); ±12.53 acres; Aycock Road; Residential.

Grace Tuschak 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.

Jeff Carter, agent for the owner, spoke in favor of the proposal and stated that the rental property would not fall into disrepair.

Chairman Tucker called for those for or against the proposal.

Patrick Whitehead spoke in opposition.

Joan Whitehead spoke in opposition.

Matt Alexander spoke in opposition.

Dwayne McCannon spoke in opposition.

Brandy Brown spoke in opposition.

Mandy Moiera spoke in opposition.

Debra Brown spoke in opposition.

Andy Frazer spoke in opposition.

James Frazer spoke in opposition.

Chairman Tucker called for comments from the owner or agent and no comments were made.

Chairman Tucker closed the public comment period.

Planning Commission discussed questions/concerns regarding renters, traffic, school bus counts, and rezoning restrictions. The purposes of the UDC and Comprehensive Plan were also clarified.

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

Motion to deny by Chris Herring; second by Stephen Goad. Voting in favor: Nathan Byrd, Scott Green, Chris Herring, Stephen Goad. Voting in opposition: Mike Floyd and Chuck Hunt. Motion passed 4-2.

Item #3

Rezone P21-0241; Kyle Scott; AG (Agricultural District) to AR (Agricultural Residential District); ±5.00 acres; 1370 Ridgeway Road; Residential.

Grace Tuschak 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.

Brett Thurmond, agent for the owner, spoke in favor of the proposal. He stated that changes were made to the proposal based on comments made by the adjacent neighbor.

Kyle Scott, owner, spoke in favor of the proposal and stated that he made all the improvements that his neighbor requested.

Chairman Tucker called for those for or against the proposal.

Chris Boswell, adjacent owner, spoke in opposition because he believed that there were still unresolved issues and was concerned that the proposed cul-de-sac would cause traffic issues.

Diane Grant, 2001 Moores Ford Rd, spoke in opposition because of traffic, cul-de-sac, and raw sewage maintenance issues.

Brett Thurmond, agent for the owner, discussed the neighbors' concerns regarding the pavement width of the driveway, taxes, and cul-de-sac safety.

Chairman Tucker closed the public comment period.

Planning Commission discussed questions/concerns regarding the cul-de-sac turnaround safety, school buses, and maintenance issues regarding raw sewage.

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

Motion to deny by Chuck Hunt; second by Scott Green. Motion passed unanimously.

Item #4 and Item #5

Rezone P21-0242; Mike Power & NIW Holdings, LLC; AG (Agricultural District and OBP (Office Business Park District) to OBP (Office Business Park District); ±6.04 acres; Dials Mill Extension; Mini-Warehouses; Self-Service Storage and Office-Warehouse.

Special Use P21-0243; Mike Power & Estate of Jerry R. Huff; ±6.04 acres; Dials Mill Extension; Mini-warehouses; self-service storage.

Grace Tuschak presented the staff reports for rezone P21-0242 and special use P21-0243 with staff recommending approval of both items 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 discussed the history of the property and stated no opposition to the conditions recommended 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.

Planning Commission discussed questions/concerns which included the GDOT Transportation Plan and UDC height requirements.

Frank Pittman stated that the proposal was within the UDC requirements and would not go higher than two stories.

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

Motion to approve rezone P21-0242 by Scott Green with conditions recommended by staff; second by Chris Herring. Motion passed unanimously.

Motion to approve special use P21-0243 by Scott Green with conditions recommended by staff; second by Stephen Goad. Motion passed unanimously.

On motion by Stephen Goad and second by Chuck Hunt, the meeting adjourned at 8:39pm.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

2/21/22
DATE



OCONEE COUNTY PLANING COMMISSION SECRETARY

2/23/22
DATE