

OCONEE COUNTY PLANNING COMMISSION

February 21, 2022

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Brad Tucker, Chuck Hunt, Scott Green, Chris Herring, Mike Floyd, Stephen Goad, Gavin Jordan, Penny Mills, and Matt Elder

MEMBERS ABSENT: Nathan Byrd

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: January 2022. Motion by Scott Green to adopt the minutes; Second by Mike Floyd. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone P21-0244; John E. Martin Jr. and Angela Smith Martin; AR (Agricultural Residential District) to AR (Agricultural Residential District) with modifications to rezone #6645; ±4.46 acres; 1820 Wild Azalea Lane; 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.

Angela Martin, owner, spoke in favor of the proposal and stated that they would like to use a different architectural style than what was approved under the previous rezone.

John Martin, 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.

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

Motion to approve by Matt Elder with conditions recommended by staff; second by Penny Mills. Voting in favor: All. Voting in opposition: None. Motion passed unanimously.

Item #2

Rezone P21-0262; William Kyle & Shannon Setzer; AG (Agricultural District) to R-1 (Single-Family Residential District); ±1.5 acres; 6141 Hog Mountain Road; Undeveloped.

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.

Kyle Setzer, owner, spoke in favor of the proposal and stated that they had no objection to the 2 acre minimum lot size 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 including: minimum acreage size and position of proposed lot lines.

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

Motion to approve by Mike Floyd with staff conditions #1 and #2 and striking staff condition #3; second by Chuck Hunt. Voting in Favor: Mike Floyd, Scott Green, Stephen Goad, Matt Elder, Chuck Hunt. Voting in opposition: Penny Mills, Chris Herring, Gavin Jordan. Motion passed 5-3.

Item #3 & #4

Rezone P21-0266; Buffa Ericksen, LLC; B-1 (General Business District) to B-1 (General Business District) with modifications to rezone #4432; ±2.7 acres; the northwest intersection of Hog Mountain Road and Mars Hill Road; Undeveloped.

Special Use P21-0267; Buffa Ericksen, LLC; Car Wash; ±2.7 acres; the intersection of Hog Mountain Road and Mars Hill Road; Undeveloped.

Guy Herring presented the staff report for both items with staff recommending approval of both the rezone and the special use 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 and stated that the carwash makes more sense given the changes that have occurred in the Butler's Crossing area since the previous rezone.

Chairman Tucker called for those for or against the proposal.

Richard Maxon, 1544 Edgewater Drive (developer), spoke in favor of the request.

Pastor Willie Bodrick of the Shady Grove Baptist Church, noted that there are graves adjacent to the property line that will need to be protected and asked whether there will be a buffer installed adjacent to their property line.

Frank Pittman spoke and stated that the applicant is aware of the graves along the property line, that they will be protected, and that there will be a 10-foot buffer required along the property line.

Chairman Tucker closed the public comment period.

Planning Commission discussed questions/concerns regarding: access to the rear portion of the property, the existing deceleration lane, water recycling on site, vegetation that is required for the buffer area.

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

Motion to approve rezone P21-0266 by Stephen Goad with conditions recommended by staff and one additional condition: additional evergreen plantings along the 10 foot buffer will be installed and maintained as an opaque year round screen; second by Scott Green. Voting in favor: All. Voting in opposition: None. Motion passed unanimously.

Motion to approve special use P21-0277 by Scott Green with conditions recommended by staff and one additional condition: additional evergreen plantings along the 10 foot buffer will be installed and maintained as an opaque year round screen; Second by Mike Floyd. Voting in favor: All. Voting in opposition: None. Motion passed unanimously.

Item #5.

Amendments to the Oconee County Unified Development Code Articles 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, and Appendix A

Guy Herring presented the proposed text amendments.

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: personal care homes/definition of major subdivision, inspections of short-term rentals, special use for recreational vehicle storage in B-1, 8 foot privacy fence exemption for mini-warehouse developments, changes to minor subdivision regulations.

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

Motion to approve by Chris Herring with text amendment #6 modified to remove special use for boat/RV storage in B-1; second by Stephen Goad. For: All against: none. Motion passed unanimously.

On motion by Mike Floyd and second by Stephen Goad, the meeting adjourned at 8:03pm.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

3/21/22
DATE



OCONEE COUNTY PLANING COMMISSION SECRETARY

3/21/22
DATE