

OCONEE COUNTY PLANNING COMMISSION

March 21, 2022

Regular Meeting

7:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Gavin Jordan, Mike Floyd, Stephen Goad

STAFF PRESENT: Guy Herring, Director – Planning & Code Enforcement; Grace Tuschak – Senior 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: February 2022. 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.

Rezone P21-0264; O.S. Properties, Inc. C/O Milton Garland Sr.; OIP (Office Institutional Professional District) to B-2 (Highway Business District); ±1.85 acres; 1050 and 1060 Talus Street; Undeveloped.

Guy Herring presented the staff report with staff recommending approval subject to 7 conditions.

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

Milton Garland, owner, spoke in favor of the proposal and discussed condition #6, stating that the pet grooming and boarding business would like to have outdoor kennels for the animals, and condition #7, stating that the architectural requirements would be cost prohibitive.

Chairman Tucker called for those for or against the proposal.

Mike Power, 1821 Crystal Hills Drive, spoke in favor of the request and stated that it was a good use for the property.

Lawton and Beth Jones, 1021 Talus St., spoke against the proposal and stated concerns about the proximity of commercial development to existing residential and stated that the existing OIP zoning would provide a buffer between residential and B-2 use.

Milton Garland, owner, spoke again and stated that they would provide a buffer and fence as required by Oconee County.

Chairman Tucker closed the public comment period.

Planning Commission discussed questions/concerns regarding: location of the proposed outdoor dog runs, possibility of special use allowance for the facility, proposed architecture, type of enclosure for the outdoor runs, hours of operation and noise concerns.

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 amending condition #6 to add "with the exception of an outdoor run with a masonry wall matching the exterior materials of the building," and striking the roof pitch requirement from condition #7. Second by Scott Green. Voting in favor: Chuck Hunt, Matt Elder, Scott Green, Chris Herring, Penny Mills. Voting against: Nathan Byrd. Motion passed 5-1.

Item #2

Rezone P22-0011; Victoria M. Duckworth; AG (Agricultural District) to AR (Agricultural Residential District); ±5.16 acres; 2331 Snows Mill Road; Residential.

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.

Justin Crighton, agent for the owner, spoke in favor of the proposal and stated that the proposed access would replace the existing approved access point on Rogers Road and the rezone is requested in order to provide this access to phase 5 of Lane Creek Subdivision.

Chairman Tucker called for those for or against the proposal.

Mike Power, owner of Lane Creek Subdivision, spoke in favor of the rezone and stated that the proposed access is far superior to the original layout of Lane Creek Phase 5.

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 Nathan Byrd. Voting in Favor: Chuck Hunt, Scott Green, Chris Herring, Penny Mills, Matt Elder, Nathan Byrd. Opposition: None. Motion passed unanimously.

PLANNING COMMISSION TRAINING

Staff presented the first training video: Roles and Responsibilities and discussed answers to the provided discussion questions.

On motion by Chuck Hunt and second by Scott Green meeting adjourned at 8:05pm.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

4/18/22
DATE



OCONEE COUNTY PLANING COMMISSION SECRETARY

4/18/22
DATE