

OCONEE COUNTY PLANNING COMMISSION

April 18, 2022

Regular Meeting

7:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Gavin Jordan, Chris Herring, Matt Elder

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, 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: March 2022. Motion by Scott Green to adopt the minutes; Second by Nathan Byrd. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone P22-0030; James Mark Childers; AG (Agricultural District) to AR (Agricultural Residential District); ±4.62 acres; 1211 & 1191 Dove Creek 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.

Chris Cagle, 1243 Dove Creek Road, agent for the owner, spoke in favor of the proposal and stated that they would like to build one additional home on the property similar to their own.

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 Mike Floyd.
Voting in favor: Chuck Hunt, Scott Green, Mike Floyd, Stephen Goad, Nathan Byrd, Penny Mills.
Voting in opposition: All. Motion passed unanimously.

Item #2

Special Use P22-0033; 1973 Hog Mountain Road, LLC & Hog Mountain Investments, LLC; self-storage units; ±2.60 acres; 1971 and 1975 Hog Mountain Road; Commercial

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 owner is trying to develop the property in a way that suits the surrounding area, is acceptable to nearby property owners, and stated that traffic and noise impacts would be minimal.

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: the hours of operation of the facility, potential impacts on the adjacent residential subdivision behind the subject property, whether a special use is always required for self-storage in B-2, maximum building height in B-2, whether the building could be reduced in size if the companion variance is denied, the scale of the proposed building compared with surrounding properties.

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. Second by: Stephen Goad.
Voting for: Chuck Hunt, Scott Green, Mike Floyd, Stephen Goad, Nathan Byrd. Voting against: Penny Mills.

Item #3

Rezone P22-0035; Pan-Pacific Fairway V, LLC; R-3 MPD (Multi-Family Residential-Master Planned Development) to R-3 MPD with modifications to rezone no. 6730; ±202.66 acres; Georgia Club Drive; Undeveloped.

Guy Herring presented the staff report with staff recommending approval subject to 12 conditions.

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

Bob Smith, agent for the owner, spoke in favor of the proposal and stated that the previously approved plan needs to be revised in order to respond to market conditions and to improve the plan overall, specifically by increasing open space and providing a greater range of housing types. Mr. Smith stated that the residential density would remain the same, the new plans would retain the same high design and construction standards, and explained the differences between the old and the new plans.

Chairman Tucker called for those for or against the proposal.

Rommel Montayre, 1191 Barber Creek Road and 1061 Boyd Road, spoke in opposition to the request and stated concerns about the effect of the proposed development on their existing well water, current erosion issues on his property, and the stormwater and wastewater management in the development.

Donn Wolf, 1371 Barber Creek Road, spoke in opposition to the request and stated concerns about stormwater management and effects on his property, impact of chemicals used in the golf course on neighbors' well water, and soil erosion.

Bob Smith, agent for the owner, spoke again and stated that stormwater is required to be controlled via detention ponds and that the stormwater is flowing away from the concerned neighbors' property; that water is provided by Oconee and Barrow County, sewer treatment is provided by Barrow county, no septic is proposed, and that the proposed increase in open space would decrease stormwater impacts.

Chairman Tucker closed the public comment period.

Planning Commission discussed questions/concerns regarding: the direction of stormwater flow.

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

Motion to approve by Mike Floyd with conditions recommended by staff; second by Nathan Byrd.
Voting in favor: Chuck Hunt, Scott Green, Mike Floyd, Stephen Goad, Nathan Byrd, Penny Mills.
Voting in opposition: none. Motion passed unanimously.

PLANNING COMMISSION TRAINING:

Staff presented the training videos for session 2, Comprehensive Plans and Zoning & Ordinances, and discussed the discussion questions.

On motion by Mike Floyd and second by Scott Green, the meeting adjourned at 8:11pm.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

5/16/22
DATE



OCONEE COUNTY PLANNING COMMISSION SECRETARY

5/16/22
DATE