

OCONEE COUNTY PLANNING COMMISSION

July 18, 2022

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Brad Tucker, Chuck Hunt, Chris Herring, Penny Mills, Matt Elder, Stephen Goad, Gavin Jordan, Nathan Byrd

MEMBERS ABSENT: Mike Floyd, Scott Green

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Grace Tuschak – Senior Planner, Kyle Stephens – 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: April 2022 and May 2022. Motion by Penny Mills to adopt minutes; Second by Stephen Goad. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P22-0061; Donald Hammett; B-1 (General Business District) to B-1 (General Business District) and B-2 (Highway Business District); ±43.76 acres; located at Hog Mountain Road and US Highway 78; Commercial.

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.

Jeff Carter, agent for the owner, spoke in favor of the development and discussed the previously approved rezone from 1990, the changes proposed with the current rezone, and the differences between B-1 and B-2 zoning.

Chairman Tucker called for those for or against the proposal.

Stanton Porter, 2925 Fern Hill Road, agent for the Oconee Crossing HOA, spoke against the request and stated that adjacent homeowners object to the 4 drive-throughs and large-scale grocery store and to the proposed B-2 zoning, and were concerned about noise and light pollution, night deliveries, lack of transition between B-2 and residential; traffic, crime, and odors.

Rick Caffery, 1430 Oconee Crossing Circle, spoke against the request and stated that the proposed development would be destructive to the neighborhood, stated that B-1 zoning would allow a viable commercial development, and stated concerns about additional traffic, availability of existing properties that would allow a grocery store, and the effects of drive throughs.

Jeff Carter, agent for the owner, spoke again and stated that the applicant does not believe that the development would be a draw for people in neighboring counties and cities, but would serve the immediate area and provide relief for congestion at Butler's Crossing. Mr. Carter stated that the traffic study shows a need for a traffic light at the median break on 78, that the traffic light on 53 would not be warranted at this time, that there is no intention to have restaurants open late at night, and that this could be limited by the real estate agreement.

Chairman Tucker closed the public comment period.

Planning Commission discussed questions/concerns regarding: the difference between a pedestrian path and a multi-use path, whether the concept plan is binding, the county noise ordinance, possibility of earthen berms within the buffer, limit of grocery store size in B-1, why building 12 is proposed to be B-2 rather than B-1, location of the proposed carwash, elevation of the adjacent homes compared to the elevation of the proposed development, difference between B-1 and B-2, compliance with comprehensive plan, footcandle lighting, size of Publix at Butler's Crossing.

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, replacing condition number 5 with the following: An earthen berm shall be constructed within the buffer and shall be planted with evergreen vegetation to be 6' tall at time of planting. A 6' tall imitation wood vinyl fence shall also be installed where appropriate. Second by: Gavin Jordan. Voting in favor: Gavin, Penny, Stephen, Chris, Matt, Chuck. Voting against: Nathan Byrd. Motion passed 5-1.

Item #2

Rezone #P22-0077; Taylor and Amanda Jenkins; AG (Agricultural District) to AR (Agricultural Residential District); ±4.00 acres; located at 1351 Colham Ferry 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.

Taylor and Amanda Jenkins, owners, spoke in favor of the proposal and stated that they would like their family members to be able to live on the proposed lots.

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: Stephen D. Goad with the condition recommended by staff; second by Nathan Byrd. Voting in Favor: All. Opposition: None. Motion passes unanimously.

Item #3

Rezone #P22-0085; DGDF Holdings, LLC; AR (Agricultural Residential) and AG (Agricultural District) to AR (Agricultural Residential District); ±4.47 acres; located at 1101 Cliff Dawson Road; Residential

Guy Herring 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.

Frank Pittman, agent for the owner, spoke in favor of the proposal and stated that the request is to remove the split zoning on the property and allow lot sizes similar to surrounding area.

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 Penny Mills with conditions recommended by staff; second by Chris Herring. Voting in Favor: All. Opposition: None. Motion passes unanimously.

Item #4

Rezone #P22-0089; The New Magnolia of Oconee, LLC; R-3 MPD (Multi-Family Residential Master Planned Development) and AG (Agricultural District) to OIP (Office Institutional Professional District); ±24.07 acres; located at 1541 and 1641 Virgil Langford Road; Assisted Living Community.

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 property contains an existing assisted living facility and the owner would like to update the approved design including changing the approved quadplexes to single family cottages.

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: definition of a landscape strip, type of ownership, eligibility for sewer service.

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

Motion to approve by Stephen Goad with conditions recommended by staff; second by Nathan Byrd. Voting in Favor: All. Opposition: None. Motion passes unanimously.

Item #5

Rezone #P22-0091; Alexander and Sadie Ginn; AG (Agricultural District) to AR (Agricultural Residential District); ± 8.1 acres; located at 1971 Flat Rock Road; Residential.

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.

Alex Ginn, owner, 1971 Flat Rock Rd, spoke in favor of the proposal and stated that they would like to build a larger house on one of the new lots for their growing family and a third lot is requested for other family members in the future.

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: Gavin Jordan with conditions recommended by staff; second by Penny Mills.
Voting in Favor: All. Opposition: None. Motion passes unanimously.

Item #6

Rezone #P22-0131; Jeremy Ziadie; AG (Agricultural District) to AR-3 (Agricultural Residential Three Acre District); ±9.9 acres; 1591 Snows Mill 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.

Jeremy Ziadie, owner, spoke in favor of the proposal and stated that they would like to subdivide the property in order for other family members to live there in the future.

Chairman Tucker called for those for or against the proposal.

Kenneth Thompson, 1581 Snows Mill Road, spoke in opposition of the request and stated that the surrounding area contains mostly 5 acres lots and stated concerns about future maintenance of the dam.

Jeremy Ziadie, owner, spoke again and clarified that the dam would be equally maintained by all property owners and that the rezone is required in order to build another house since it cannot be subdivided as currently zoned.

Chairman Tucker closed the public comment period.

Planning Commission discussed questions/concerns including: responsibility for maintenance of the dam, and a potential property owners agreement.

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

Motion to approve by: Stephen Goad with conditions recommended by staff; second by Chuck Hunt.
Voting in Favor: All. Opposition: None. Motion passes unanimously.

PLANNING COMMISSION TRAINING

Staff presented two training videos: Ethics in Decision Making and Equity in Planning and discussed answers to the provided discussion questions.

On motion to adjourn by Matt Elder and second by Nathan Byrd, meeting adjourned at 8:41pm.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

8/15/22

DATE



OCONEE COUNTY PLANING COMMISSION SECRETARY

8/15/22

DATE