

OCONEE COUNTY PLANNING COMMISSION

May 15, 2023

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Chuck Hunt, Jeff Burks, Nathan Byrd, Matt Elder, Nick Hobbs, Steven Goad, Christopher Herring

MEMBERS ABSENT: Gavin Jordan, Mike Floyd

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Kyle Stephens – Planner

PRESS PRESENT: Oconee Enterprise

OTHERS PRESENT:

CALL TO ORDER: Chairman Hunt called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES: Meeting: April 17. Motion to approve by Stephen Goad to adopt minutes; Second by Matt Elder. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P22-0294, Lifemark Development, LLC; ±6 acres; located at Julian Drive.

Guy Herring presented the staff report with the staff recommending approval subject to 6 conditions.

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

Clayton Hunnicutt, representing the applicant, Carter Engineering, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Ian Taylor, from 1331 Daandra Drive, Watkinsville, GA 30677, was called forward and spoke against the proposal. His concerns were involving access to the warehouse.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Clayton Hunnicutt received questions from the Planning Commission.

Planning Commission recommended approval with the 6 staff conditions.

Motion to approve with staff recommendations by Matt Elder; Second by Stephen Goad. Motion was approved with a vote of 5-1.

Item #2.

Rezone #P23-0317, Chambers Family Partnership, LLLP; ±18.98 acres; located at 1030 Chambers Court.

Guy Herring presented the staff report with the staff recommending approval subject to 3 conditions.

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

Jeff Carter, from 3651 Mars Hill Rd, Watkinsville, GA 30677, representing the applicant, Carter Engineering, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

Sam Strickland, from 1030 Hollow Creek Way, Watkinsville, GA 30677, spoke in favor of the proposal.

Cynthia Cone, from Chambers Court, Watkinsville, GA 30677, spoke in favor of the proposal. She was originally signed up to speak in opposition, but misunderstood the proposal.

George Cone, from Chambers Court, Watkinsville, GA 30677, spoke in favor of the proposal. He was originally signed up to speak in opposition, but misunderstood the proposal.

Terry Toms, from Millstone Run, Watkinsville, GA 30677, had a question that was neither in favor nor in opposition of the proposal.

Christine Mahaffy, with Mahaffey and Associates Real Estate, spoke in favor of the proposal.

No one spoke in opposition.

Chairman Hunt closed the public comment period.

Jeff Carter addressed the questions from the public.

Chairman Hunt asked if Planning Commission had any questions.

There were no further questions.

Motion to approve with staff recommendations by Stephen Goad; Second by Christopher Herring. Motion was approved unanimously.

Item #3.

Rezone #P23-0046, Chambers Family Partnership, LLLP; ±6.35 acres; located at 1391 Jennings Mill Road.

Guy Herring presented the staff report with the staff recommending approval subject to 5 conditions.

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

Jeff Carter, from 3651 Mars Hill Rd, Watkinsville, GA 30677, representing the applicant, Carter Engineering, spoke in favor of the development. He mentioned that he and the client were in favor of 4 of the 5 conditions, but were against the condition involving pitched hip roofs.

Chairman Hunt called for those for or against the proposal.

Christine Mahaffy, with Mahaffey and Associates Real Estate, spoke in favor of the proposal.

Jay Sultan, 1181 Clotfelter Rd, Bogart, GA 30622 asked a question that was neither in favor of nor in opposition to the proposal. His question was involving the traffic impact of the project.

George Cone, 1091 Chambers Court, Watkinsville, GA 30677 spoke in opposition to the proposal. His concerns were involving the traffic impact of the project.

Christine Mahaffy, with Mahaffey and Associates Real Estate, asked a question that was neither in favor of nor in opposition to the proposal. Her question was involving the traffic impact of the project.

Chairman Hunt closed the public comment period.

Chairman Hunt called Jeff Carter to address the public comments regarding traffic.

Jeff Carter addressed the public's comments.

Chairman Hunt asked if Planning Commission had any questions.

Jeff Carter addressed the Planning Commission's questions.

Guy Herring addressed the Planning Commission's questions.

Motion to approve with staff recommendations by Chris Herring; Second by Stephen Goad. Motion was approved unanimously.

Item #4.

Rezone #P23-0073, Steven Lamar & David Hale; ±3.05 acres; located at 2521 Mars Hill Road.

Guy Herring presented the staff report with the staff recommending approval subject to 3 conditions.

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

Dakota Carruthers, representing Parker Poe and the applicant, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Sam Strickland, from 1030 Hollow Creek Way, Watkinsville, GA 30677, spoke in opposition to the proposal.

His concerns were involving traffic volumes.

Ian Taylor, from 1331 Daandra Drive, Watkinsville, GA 30677, spoke in opposition to the proposal. His concerns were involving changing part of the neighborhood when a nearby area was rezoned to accommodate a similar development recently.

Joe & Cathy Opie, from 1390 Hollow Creek Lane, Watkinsville, GA 30677, asked a question that was neither in favor nor in opposition. Their question was about a septic tank.

Susan Jungles, from 1380 Hollow Creek Lane, Watkinsville, GA 30677, spoke in opposition to the proposal. Her concerns were involving changing part of the neighborhood and setting a precedent.

Lisa Crabtree, from 1050 Fox Glen Drive, Watkinsville, GA 30677, spoke in opposition to the proposal. Her concerns were involving changing part of the neighborhood and setting a precedent.

Chairman Hunt closed the public comment period.

Dakota Carruthers addressed the public's concerns.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Motion to approve by Matt Elder; Second by Stephen Goad. Motion was opposed by Christopher Herring, Nathan Byrd, Nick Hobbs, and Jeff Burks. Motion denied.

Motion to deny by Christopher Herring; Second by Nathan Byrd. Christopher Herring, Nathan Byrd, Nick Hobbs, and Jeff Burks were in favor of the motion; Matt Elder and Stephen Goad were against the motion. Motion passed.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 8:16pm. Motion made by Matt Elder; Second by Christopher Herring.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE