

OCONEE COUNTY PLANNING COMMISSION

April 17, 2023

Regular Meeting

7:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Gavin Jordan, Christopher Herring

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: March 20 2023. Motion to approve by Matt Elder to adopt minutes; Second by Nathan Byrd. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P22-0315, Moose Land-Mars Hill, LLC; ±1.38 acres; located at 1030 Cliff Dawson 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.

Rob Leverett from 111 Tusten Street, Elberton, GA 30635, representing the applicant, Brothers Company, LLC, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

Jason Fritz was called forward, but did not speak.

Greg Ashley from 4608 Dalmer Rd, Atlanta, GA 30342 spoke against the proposal. His concerns were involving potential infringements of his rights as owner of Manders Crossing Shopping Center.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Rob Leverett received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Rob Leverett addressed Greg Ashley's concerns.

Charles Mixon, co-owner of Brothers Company, LLC, addressed questions from the Planning Commission.

Planning Commission recommended approval with the 3 staff conditions, plus two new conditions. The conditions were:

1. Any and all retaining walls shall have a façade that matches the building façade.
2. Keystone brick windows shall be installed along the sides and rear of the building.

Motion to approve with 5 conditions by Stephen Goad; Second by Jeff Burks. Motion was approved unanimously.

Item #2.

Rezone #P23-0043, KBB, LLC; ±7.82 acres; located at Southeastern Corner of Highway 53 and Bishop Farms Parkway.

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.

Robert W. Bishop from 1130 Trailwood Dr, Watkinsville, GA 30677, the applicant, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

No one spoke in opposition.

Chairman Hunt closed the public comment period.

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 Mike Floyd. Motion was approved unanimously.

Item #3.

Rezone #P23-0051, Beall & Company, LLC; ±10.03 acres; located at 2371 Cole Springs 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.

Ken Beall from 1041 Lake Welbrook Dr, Athens, GA 30606, representing the applicant, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

Jay Sultan, 1181 Clotfelter Rd, Bogart, GA 30622 spoke neither in favor nor in opposition. He asked a question about rules about splitting up large lots.

Ken Beall addressed Jay Sultan's question.

Planning Commission addressed a question from the public.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Ken Beall received questions from the Planning Commission.

Motion to approve by Stephen Goad; Second by Nick Hobbs. Motion was approved unanimously.

Item #4.

Rezone #P23-0052, EA3 Investments, LLC; ±9.8 acres; located at Treadwell Bridge 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.

Benjamin Proulx, representing the applicant, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

No one spoke in opposition.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Benjamin Proulx received questions from the Planning Commission.

Motion to approve by Mike Floyd; Second by Jeff Burks. Motion was approved unanimously.

Item #5.

UDC Text Amendments; Articles 2, 3, and 10 of the Unified Development Code.

Guy Herring presented the memo containing the proposed amendments.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring answered questions from the Planning Commission.

Chairman Hunt called for those for or against the proposal.

Jay Sultan, 1181 Clotfelter Rd, Bogart, GA 30622 spoke neither in favor nor in opposition. He asked a question about the elimination of the acceleration lanes in smaller subdivisions.

Chairman Hunt closed the public comment period.

Motion to approve by Matt Elder; Second by Stephen Goad. Motion was approved unanimously.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 8:05pm. Motion made by Nathan Byrd; Second by Nick Hobbs.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE



OCONEE COUNTY PLANNING COMMISSION SECRETARY



DATE