

OCONEE COUNTY PLANNING COMMISSION

June 19, 2023

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Chuck Hunt, Nathan Byrd, Nick Hobbs, Steven Goad, Christopher Herring, Mike Floyd

MEMBERS ABSENT: Gavin Jordan, Jeff Burks, Matt Elder

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: May 15. Motion to approve by Nathan Byrd to adopt minutes; Second by Stephen Goad. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P23-0090 & Special Use #P23-0089, Kelly Barwick/Ken Hill & Jacobs Properties, LLLP; ±6.285 acres; located at 7760 Macon Hwy & Veterans Memorial Parkway.

Guy Herring presented the staff report with the staff recommending approval subject to 4 conditions.

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

Eric Eberhardt, representing the applicant, Eberhardt & Hale, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor. Ben Quells was signed up to speak in favor, but did not speak.

Julie Mauck, from Summit Grove, Watkinsville, GA 30677, was called forward and spoke against the proposal. Her concerns were involving the amount of projects that have been recently approved in the area around the proposed project, and the desirability of the proposed development in the civic center area.

Lori Settlemyer seconded Julie Mauck's concerns.

Rob Caskey, from 1180 Summit Drive, Watkinsville, GA 30677, spoke against the development. His concerns were involving the wording of the application, and the longevity of the usefulness of the proposed development.

Marilyn Kepicaphy, from 1190 Summit Circle, Watkinsville, GA 30677, spoke against the development. Her concerns were about the rezoning from AR to B2, and about the development causing decreases in surrounding property value.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Eric Eberhardt received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Planning Commission recommended approval of the Rezone #P23-0090 with the 4 staff conditions.

Motion to approve with staff recommendations by Mike Floyd; Second by Nathan Byrd. Motion was approved with a vote of 4-1.

Planning Commission recommended approval of the Special Use #P23-0089 with the 4 staff conditions.

Motion to approve with staff recommendations by Stephen Goad; Second by Mike Floyd. Motion was approved with a vote of 4-1.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:43pm. Motion made by Christopher Herring; Second by Nathan Byrd.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

7/17/2023
DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE