

OCONEE COUNTY PLANNING COMMISSION

August 21, 2023

Regular Meeting

7:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Gavin Jordan

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Kyle Stephens – Planner, Ethan Perry – 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: July 17. Motion to approve by Mike Floyd to adopt minutes; Second by Matt Elder. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P23-0138; Hale's Holdings, LLC.; Rezoning from B-1 to B-2; 2.05 acres; 2000 Atlanta Hwy; Vacant Property.

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.

Trey Hale, the owner of Hale's Heating and Cooling, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

Brian Kimsey, from 1030 Townside Lake Ct, Bishop, GA, spoke in favor of the development. Brian Kimsey, the agent for Trey Hale, spoke in agreement of the conditions proposed by the Planning Department.

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 with staff recommendations by Stephen Goad; Second by Nathan Byrd. Motion was approved unanimously.

Planning Commission recommended approval of the Rezone #P23-0138 with the 5 staff conditions.

Item #2.

Special Use #P23-0139; Andersen-Wells II, LLC; Rezoning from R-1 (Bogart) and AG (Oconee County) to IND (Bogart) and OBP (Oconee County); 29.44 acres; 1291 Aiken Rd & University Pkwy; Residential, agriculture.

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.

Mark Campbell, representing the applicant, Carter Engineering Consultants, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Jim Thompson, from 1031 Saint Andrews Court, Watkinsville, GA, spoke in opposition. His concerns were regarding his tenants as an owner of a duplex on a surrounding property as well as a potential privacy buffer.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Mark Campbell received questions from the Planning Commission.

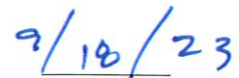
Motion to approve with staff recommendations by Matt Elder; Second by Stephen Goad. Motion was approved with a vote of 6 to 1.

Planning Commission recommended approval of the Special Use #P23-0139 with the 5 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:22pm. Motion made by Christopher Herring; Second by Nick Hobbs.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE



OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE

