

OCONEE COUNTY PLANNING COMMISSION

September 18, 2023

Regular Meeting

7:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Mike Floyd, Stephen Goad

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: August 21. Motion to approve by Christopher Herring to adopt minutes; Second by Jeff Burks. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P23-0153; UAL Holdings, LLC.; 2.71 acres; 1911 Hog Mountain Road; Residential.

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.

Frank Pittman, representing the applicant, Pittman and Greer Engineering, 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 with staff recommendations by Matt Elder; Second by Nick Hobbs. Motion was approved unanimously.

Planning Commission recommended approval of the Rezone #P23-0153 with the 5 staff conditions.

Item #2.

Rezone #P23-0170 & Special Use #P23-0154; UAL Holdings, LLC.; 1.70 acres; 1911 Hog Mountain Road; Residential.

Guy Herring presented the staff report with the staff recommending approval of P23-0170 subject to 5 conditions and P23-0154 subject to 7 conditions.

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

Frank Pittman, representing the applicant, Pittman and Greer Engineering, 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 Rezone #P23-0170 with staff recommendations by Gavin Jordan; Second by Nathan Byrd. Motion was approved unanimously.

Planning Commission recommended approval of the Rezone #P23-0170 with the 5 staff conditions.

Motion to approve Special Use #P23-0154 with staff recommendations by Matt Elder; Second by Jeff Burks. Motion was approved unanimously.

Planning Commission recommended approval of the Special Use #P23-0154 with the 7 staff conditions.

Item #3.

Rezone #P23-0157; Rhino Mini-Storage, LLC.; 8.37 acres; 1052 Moreland Heights Road; Undeveloped.

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.

Frank Pittman, representing the applicant, Pittman and Greer Engineering, 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 with staff recommendations by Nathan Byrd; Second by Nick Hobbs. Motion was approved unanimously.

Planning Commission recommended approval of the Rezone #P23-0157 with the 6 staff conditions.

Item #4.

Rezone #P23-0160; O.S. Properties, Inc.; 2.08 acres; 1041 Talus Street & 1061 Talus Street; 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.

Jeff Carter, 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.

Beth Jones and Lawton Jones, from 1021 Talus Street, Bogart, GA, spoke in opposition. Their concerns were regarding privacy and lighting due to the types of trees detailed in the plans.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Jeff Carter received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve with staff recommendations by Matt Elder; Second by Jeff Burks. Motion was approved unanimously.

Planning Commission recommended approval of the Rezone #P23-0160 with the 5 staff conditions.

Item #5.

Special Use #P23-0161; Johnny L. Baker, Jr.; 1.47 acres; 1051 Baker Drive; Vacant property.

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.

Jeff Carter, 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.

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 Gavin Jordan; Second by Jeff Burks. Motion was approved unanimously.

Planning Commission recommended approval of the Special Use #P23-0161 with the 4 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:41pm. Motion made by Nick Hobbs; Second by Matt Elder.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE



OCONEE COUNTY PLANNING COMMISSION SECRETARY



DATE