

OCONEE COUNTY PLANNING COMMISSION

November 11, 2023

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Chuck Hunt, Matt Elder, Nick Hobbs, Christopher Herring, Gavin Jordan, Nathan Byrd, Stephen Goad, Mike Floyd, Jim Jenkins

MEMBERS ABSENT: Jeff Burks

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Kyle Stephens – Planner, Ethan Perry – Planner, David Webb – 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: October 16. Motion to approve by Jim Jenkins to adopt minutes; Second by Nathan Byrd. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P23-0204 & Special Use #P23-0203; Parkside Property Development, LLC.; Rezone from AG & R-2 MPD to B-2 & Special Use Approval for Self Storage; 24.592 acres & 5.795 acres; 3380 Hog Mountain Road & 1078 Stillwater Way; General Business.

Guy Herring presented the staff report with the staff recommending approval of P23-0204 subject to 7 conditions and P23-0203 subject to 7 conditions.

The 7 conditions of P23-0204 were as follows:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the

County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

4. The proposed Park Connector Road connecting Dooley Connector to Oconee Veterans Park shall be constructed prior to issuance of any building permits.
5. At the intersection of the proposed Park Connector Road and Dooley Connector Road, the developer shall install a traffic circle/roundabout or equivalent to service the project with the final design and location of such improvements subject to review and approval by the Public Works Director.
6. Any self-storage buildings shall be brick and/or stone veneer on all facades.
7. In addition to the proposed use exclusions in the narrative, the below general use categories listed in Tables 2.1 and 2.2 of the UDC are excluded:
 1. Transient Lodging
 2. Automotive Repair and Maintenance
 3. Other Repair and Maintenance Services
 4. Health Related Services
 5. Rental and Leasing Services
 6. Motor Vehicle and Parts Dealers
 7. General Merchandise and Department Stores
 8. Outdoor Display Areas
 9. Outdoor Storage Areas

The 7 conditions of P23-0203 were as follows:

1. Design of site development and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, the Owner shall make all right-of-way improvements and shall dedicate all rights of way which are required by the County after the County's review of the Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project, and no development permit shall be issued until the Owner has agreed to such improvements and dedication.
4. A 50-foot wide landscape buffer augmented with additional evergreen screening shall be provided between the proposed self-storage use and Oconee Veterans Park to provide opaque year round vegetative screening to limit the visual impact of structures on the park. Any required evergreen screening plants shall be 6' tall at the time of planting.
5. All self-storage building shall be brick and/or stone veneer on all facades.
6. The proposed Park Connector Road connecting Dooley Connector to Oconee Veterans Park shall be constructed prior to issuance of any building permits.
7. At the intersection of the proposed Park Connector Road and Dooley Connector Road, the developer shall install a traffic circle/roundabout or equivalent to service the project with the final design and location of such improvements subject to review and approval by the Public Works Director.

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

Abe Abouhamdan, representing the applicant, ABE Consulting, Inc., spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

Jay Sultan, from 1181 Clotfelter Rd, Bogart, GA, spoke in favor of the proposal. He supported the development of retail in this section of the county and spoke on the traffic impact of the development.

Carolyn Elster, from 1130 Richwood Tr, Bogart, GA, spoke in opposition to the proposal. Her concerns were regarding traffic concerns on Highway 53, honoring veterans in Veterans Memorial Park during the process of commercialization, and potentially needing a cleaning crew for Veterans Memorial Park in the future.

Pam Hendrix, from 1150 Thornwood Dr, Watkinsville, GA, spoke neither in favor nor in opposition. She asked about whether Dooley Blvd was intended to become the main entrance to Veterans Memorial Park, whether there will be a traffic signal at Dooley Blvd, whether the development will be on sewer, if the development had sewer capacity, and whether there would need to be a fence around the storage portion of the development.

Dan McGee, from 1120 Loch Lomond Cir, Watkinsville, GA, spoke in opposition to the development. His concerns were regarding the title of attractive self storage as well as traffic.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Abe Abouhamdan received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

The Planning Commission discussed potential additional conditions. The conditions they decided upon were the following:

1. Add 2 exclusions to Condition #7 – 10. No Fast Food Establishments with Drive Through Service, and 11. No Convenience Stores.
2. The retail buildings shall be built to UDC standards – however, with EIFS used only as an accent, and Hardie Board used only as an accent.

Motion to approve Rezone #P23-0204 with staff recommendations as well as the two proposed additional conditions by Gavin Jordan; Second by Jim Jenkins. Motion was approved with a vote of 5 to 3.

Planning Commission recommended approval of the Rezone #P23-0204 with the 7 staff conditions and the 2 proposed additional conditions.

Motion to approve Special Use #P23-0203 with staff recommendations by Matt Elder; Second by Gavin Jordan. Motion was approved with a vote of 5 to 3.

Planning Commission recommended approval of the Special Use #P23-0203 with the 7 staff conditions.

Item #2.

Rezone #P23-0242; Bogart City Council; Change in Conditions for Prior Rezone; 36.39 acres; Gateway East Parkway; Vacant.

Guy Herring presented the staff report with the staff recommending approval.

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

No owner or agent gave comments.

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 deny by Gavin Jordan. Motion failed for lack of a second.

Motion to approve Rezone #P23-0242 as presented by Stephen Goad; Second by Mike Floyd. Motion was approved with a vote of 7 to 1.

Planning Commission recommended approval of the Rezone #P23-0242.

Item #3.

Special Use #P23-0231; Mark H. Thomas; Change in Conditions for Special Use Case #6545; 3.04 acres; Cedar Road; Vacant.

Guy Herring presented the staff report with the staff recommending approval subject to 2 conditions.

The 2 conditions of P23-0231 were as follows:

1. Design of site development and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with

the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

2. The communication tower shall not be taller than 199 feet in height.

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

John Behnke, 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 Special Use #P23-0231 with staff recommendations by Gavin Jordan; Second by Stephen. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Special Use #P23-0231 with the 2 staff conditions.

Item #4.

Text Amendments to Unified Development Code Articles 3, 6, 7, and 10

Guy Herring presented the memo containing the proposed amendments.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Motion to approve the staff recommended Text Amendments to Unified Development Code Articles 3, 6, 7, and 10 by Christopher Herring; Second by Matt Elder. Motion was approved with a vote of 9 to 0.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 8:41pm. Motion made by Nick Hobbs; Second by Mike Floyd.

Cross Hunt

OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

12/11/2023

DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE