

OCONEE COUNTY PLANNING COMMISSION

October 16, 2023

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Chuck Hunt, Nick Hobbs, Christopher Herring, Jeff Burks, Nathan Byrd, Stephen Goad, Jim Jenkins

MEMBERS ABSENT: Mike Floyd, Gavin Jordan, Matt Elder

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: September 18. Motion to approve by Nathan Byrd to adopt minutes; Second by Nick Hobbs. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P23-0164; William C. Ross; Change in Conditions for Rezone Case #1433; 3.04 acres; 1071 Chestnut Glen; Residential.

Guy Herring presented the staff report with the staff recommending approval subject to 1 condition.

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

William Ross, 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.

No questions were presented by 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 #P23-0164 with the 1 staff condition.

Item #2.

Rezone #P23-0181; Bessie Turnbull; Rezone from AG to AR; 10.37 acres; 1160 Maxey Road; Residential.

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.

Michael Ash, the applicant, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Jay Sultan, from 1181 Clotfelter Rd, Bogart, GA 30622, spoke neither in favor nor in opposition. He asked about the priority of land use character area descriptions.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Michael Ash received questions from the Planning Commission.

Motion to approve Rezone #P23-0181 with staff recommendations by Stephen Goad; Second by Nathan Byrd. Motion was approved with a vote of 5 to 1.

Planning Commission recommended approval of the Rezone #P23-0181 with the 3 staff conditions.

Item #3.

BISHOP Rezone #P23-0185; Ted Christensen; Rezone from B-1 to B-1; 2.492 acres; 4851 Macon Hwy & 4853 Macon Hwy; Residential.

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.

Ted Christensen, the applicant, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

Ed Lane, a representative of the applicant, from 1171 Keeneland Dr, Bogart, GA 30622, spoke in favor of the proposal. He asked a question about a condition recommended by the Planning Department.

Donna MacPherson, 1261 Old Bishop Road, Bishop, GA 30621, spoke in favor of the proposal.

Maria Ramos, 1100 Railroad Street, Bishop, GA 30621 spoke in favor of the proposal.

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.

Ed Lane received questions from the Planning Commission.

Motion to approve with staff recommendations by Jeff Burks; Second by Nick Hobbs. Motion was approved unanimously.

Planning Commission recommended approval of the Rezone #P23-0185 with the 3 staff conditions.

Item #4.

Rezone #P23-0186; Marsha D. Rogers and Melissa L. Finerty; Change in Conditions for Rezone Case #2841; 2.0603 acres; Hog Mountain Road; Vacant.

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.

Justin Greer, representing the applicant, Pittman & Greer Engineering, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Jay Sultan, from 1181 Clotfelter Rd, Bogart, GA 30622, spoke in opposition. He asked about what could be done to lessen the impact of the potential commercial development.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Justin Greer received questions from the Planning Commission.

Motion to approve with staff recommendations by Christopher Herring; Second by Jim Jenkins.

Motion was approved unanimously.

Planning Commission recommended approval of the Rezone #P23-0186 with the 6 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:40pm. Motion made by Nathan Byrd; Second by Christopher Herring.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

11/13/23

DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE