

OCONEE COUNTY PLANNING COMMISSION

December 11, 2023

Regular Meeting

7:00 P.M. Oconee County Courthouse

NATHAN
JEFF
UNIMA.

MEMBERS PRESENT: Chuck Hunt, Mike Floyd, Nick Hobbs, Stephen Goad, Jeff Burks, Nathan Byrd, Gavin Jordan, Jim Jenkins

MEMBERS ABSENT: Matt Elder, Christopher Herring

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Kyle Stephens – Planner, Ethan Perry – Planner, David Webb – Senior 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: November 11. Motion to approve by Jim Jenkins to adopt minutes; Second by Mike Floyd. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P23-0219; Chip Patterson; Rezone from AG to AR; 4.013 acres; 1210 Burr Harris Road; Residential.

Guy Herring presented the staff report with the staff recommending approval of P23-0219 subject to 1 condition.

The 1 condition of P23-0219 was 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.

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

Eleanor Patterson, representing the applicant, Chip Patterson, 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 #P23-0219 with staff recommendations by Nathan Byrd; Second by Stephen Goad. Motion was approved with a vote of 7 to 0.

Planning Commission recommended approval of the Rezone #P23-0219 with the 1 staff condition.

Item #2.

Rezone #P23-0228; Armor Homes LLC.; Rezone from AG to AR; 6.09 acres; 1251 Sikes Road; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P23-0228 subject to 1 condition.

The 1 condition of P23-0228 was 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.

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

April Mashburn, representing the owner, Armor Homes LLC., spoke in favor of the development.

Brian Kimsey, 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.

Shane Cox, from 1271 Sikes Rd, Watkinsville, GA, spoke in opposition to the development. His concerns were regarding wetlands on the proposed lots, and the proximity of each lot and potential septic system to the well on his lot.

Michelle Cox, from 1271 Sikes Rd, Watkinsville, GA, spoke in opposition to the development. Her concerns echoed that of Shane Cox's.

Brian Kimsey from Carter Engineering responded to these concerns.

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 #P23-0228 as presented by Gavin Jordan; Second by Jeff Burks. Motion was approved with a vote of 6 to 1.

Planning Commission recommended approval of the Rezone #P23-0228.

Miscellaneous: Chairman Hunt reminded the Planning Commission meeting that the next Planning Commission meeting – the first Planning Commission meeting of 2024 – will be held on Tuesday, January 16th, 2024.

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



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE