

OCONEE COUNTY PLANNING COMMISSION

December 9, 2024

Regular Meeting

6:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Chuck Hunt, Colby Baker, Nathan Byrd, Jim Jenkins, Ann Evans, Lisa Ferguson, James Staples, Stephen LaPierre

MEMBERS ABSENT: Matt Elder, Christopher Herring, Mike Floyd

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Ethan Perry – Planner, Kyle Stephens – Planner, David Webb – Senior Planner

PRESS PRESENT: Oconee Enterprise

OTHERS PRESENT:

CALL TO ORDER: Chairman Hunt called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES: Meeting: November 18, 2024. Motion to approve by Lisa Ferguson; Second by Nathan Byrd. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P24-0217 Townley Family Partnership; Rezone from AG to AR; 299.94 acres; Hog Mountain Road, Hodges Mill Road, & Rocky Branch Road; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P24-0217 subject to 7 conditions.

The 7 conditions of P24-0217 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 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. All conditions of approval shall apply to Parcels B 03 029D (1355 Malcom Bridge Road) and B 03 031B (1161 Hodges Mill Rd) as indicated on the concept plan.
5. No Final Plat shall be granted for a period of ten (10) years from the date of Board of Commissioners approval.
6. All areas along exterior boundaries and rights of way abutting GA 53, Rocky Branch Road, and Hodges Mill Road shall indicate an open space area 15 feet wide. The design of the open space areas to be approved by the Director of Planning and Code Enforcement at the time of Preliminary Plat submission. Within the open space area, a buffer that contains a 10-foot wide and 4-foot-tall berm shall be installed with evergreen landscaping that is 6' high at the time of planting prior to granting Final Plat approval.
7. An eight (8) foot wide concrete multi-use path shall be installed within the public right of way for the road(s) that connect Rocky Branch Road, and Hodges Mill Road. The multi-use path shall also be installed along Hodges Mill Road south to the intersection with GA 53 (Hog Mountain Road). The multi-use path shall be installed prior to granting Final Plat approval.

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

Jeff Carter, representing the applicant, spoke in favor of the proposal. He presented an additional slideshow, which showcased a requested amendment to condition #7. The amendment would make the condition read as follows:

1. An eight (8) foot wide concrete multi-use path shall be installed within the public right of way for the road(s) that connect Rocky Branch Road, and Hodges Mill Road. In the event there is no connecting road, the eight (8) foot wide concrete multi-use path shall not be required. The multi-use path shall also be installed along Hodges Mill Road south to the intersection with GA 53 (Hog Mountain Road). The multi-use path shall be installed prior to granting Final Plat approval.

Russell Wills, representing the applicant, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Carolyn Elster, from 1130 Richwood Trail, spoke in opposition. Her concerns were regarding property taxes, as well as growth outstripping infrastructure.

Richard Elster, from 1130 Richwood Trail, spoke in opposition. His concerns were regarding the view surrounding his property.

Julie Gentry, from 1180 Overlook Ridge Rd, spoke in opposition. Her concerns were regarding not wanting to have "another Gwinnett County here in Oconee County" in terms of impact on traffic and school capacity.

Bobby Crousen, from 1201 Deer Trail, spoke in opposition. His concerns were regarding growth outstripping infrastructure, and dangers presented by traffic in relation to schools.

Stein Jacobsen, from 1121 Creek Farm Run, spoke in opposition. His concerns were regarding the infrastructure of Rocky Branch Rd as well as proposed septic systems.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Russell Wills received questions from the Planning Commission.

Motion to approve Rezone #P24-0217 with the 7 staff recommendations along with the applicant's requested amendment to Condition #7 by Jim Jenkins. Second by Stephen LaPierre. Motion failed with a vote of 3 to 4.

Motion to deny Rezone #P24-0217 by Colby Baker. Second by Ann Evans. Motion was approved with a vote of 4 to 3.

Planning Commission recommended denial of the Rezone #P24-0217.

Item #2.

Special Use #P24-0210 Dixon Family Trust of 2012; Recreational (Overnight) Camps - Rental Cabins; 356.05 acres; 6011 Hog Mountain Road & 1170 Lane Creek Road; Residential/Agricultural.

Guy Herring presented the staff report with the staff recommending approval of P24-0210 subject to 6 conditions.

The 6 conditions of P24-0210 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 preliminary and site development plan shall indicate a 50' buffer along all property lines adjacent to existing residential uses adjacent for areas that propose a commercial use in accordance with Table 8.1.
5. There shall be no outdoor amplified music after 9:00 PM.
6. All existing and proposed commercial drives on the property shall be constructed to meet Fire Codes, capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

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

Mick Kittle, representing the applicant, spoke in favor of the development. He presented an additional slideshow.

Tracie Hedges, representing the applicant, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

Allison Black dittoed Mick Kittle and Tracie Hedges' comments.

Ron Cox dittoed Mick Kittle and Tracie Hedges' comments.

Kyle Setzer, from 6141 Hog Mountain Rd, spoke in opposition. His concerns were regarding a fence separating his property from the subject property, strangers coming to the subject property, and the location of the fire pit.

Mick Kittle responded to public comments.

Tracie Hedges responded to public comments.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Tracie Hedges received questions from the Planning Commission.

Motion to approve Rezone #P24-0210 with the 6 staff recommendations with a modification to Condition #4 and an additional Condition #7 by Colby Baker. The modification and addition were as follows:

4. The preliminary and site development plan shall indicate a 75' natural buffer along all property lines adjacent to existing residential uses adjacent for areas that propose a commercial use in accordance with Table 8.1.
7. The fire pit shall be located in a central point of the project.

Motion Second by James Staples. Motion was approved with a vote of 5 to 1.

Planning Commission recommended approval of the Rezone #P24-0210 with the 6 staff conditions, one modification, and one addition.

Item #3.

Special Use #P24-0216 Prince Avenue Baptist Church; Expansion of a Church and School Campus; 74.41 acres; 2201 Ruth Jackson Road; Church and School Campus.

Guy Herring presented the staff report with the staff recommending approval of P24-0216 subject to 4 conditions.

The 4 conditions of P24-0216 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. A Traffic Impact Study shall be conducted and submitted for review according to UDC standards prior to submission of the Preliminary or Site Development Plan.

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

Jeff Carter, representing the applicant, spoke in favor of the development. He presented an additional slideshow, which showcased a requested amendment to condition #4. The amendment would make the condition read as follows:

4. A Traffic Impact Study shall be conducted and submitted for review according to UDC standards prior to submission of the Preliminary or Site Development Plan for the proposed building.

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.

Jeff Carter received questions from the Planning Commission.

Motion to approve Rezone #P24-0216 with the 4 staff recommendations with the requested modification to Condition #4 by Nathan Byrd. The modification was as follows:

4. A Traffic Impact Study shall be conducted and submitted for review according to UDC standards prior to submission of the Preliminary or Site Development Plan for the proposed building.

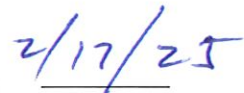
Motion Second by James Staples. Motion was approved with a vote of 6 to 0.

Planning Commission recommended approval of the Rezone #P24-0216 with the 4 staff conditions with the requested modification to Condition #4.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:30pm. Motion made by Nathan Byrd; Second by Stephen LaPierre.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE

