OCONEE COUNTY PLANNING COMMISSION

February 17, 2025

Regular Meeting

6:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Chuck Hunt, Colby Baker, Jim Jenkins, Ann Evans, Lisa Ferguson, James Staples, Stephen LaPierre, Matt Elder, Christopher Herring, Mike Floyd

MEMBERS ABSENT: Nathan Byrd

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: December 9, 2024. Motion to approve by Ann Evans; Second by Mike Floyd. The vote was unanimous to adopt the minutes.

Meeting: January 21, 2025. Motion to approve by Chuck Hunt. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.
Rezone #P24-0036 Epps Bridge Centre II, LLC; Request to modify the conditions of a previous Rezone #6812; 2.494 acres; 6000 Parkway Blvd; Commercial.

Guy Herring presented the staff report with the staff recommending approval of P24-0036 subject to

5 conditions.

The 5 conditions of P24-0036 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 wastewater 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. Automotive Oil Change and Lubrication Shop and a Car Wash are added to the previous permitted uses of retail, banking and restaurants for the out-lot.
5. No outdoor storage or display is permitted including auto parts or tires.

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

Frank Bishop, the applicant, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Dan Magee, from 1120 Loch Lomond Circle, spoke in opposition. His concerns were regarding how well the proposed developments will age as well as tax concerns.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Frank Bishop received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone #P24-0217 with the 5 staff recommendations by Matt Elder. Second by Mike Floyd. Motion was approved with a vote of 5 to 4.

Planning Commission recommended approval of the Rezone #P24-0036.

Item #2.
Rezone #P24-0254 Rhino Mini-Storage, LLC.; Request to modify the conditions of a previous Rezone #P23-0157; 8.37 acres; 1052 Moreland Heights Rd; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P24-0254 subject to 6 conditions.

The 6 conditions of P24-0254 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 shall convey 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 structures shall be brick or stone on all sides.
5. The total building square footage shall not exceed 73,800 square feet.
6. A traffic impact statement that meets the requirements of the UDC as amended through February 3, 2025, shall be submitted with the Site Development Plan application for review as the proposed average daily trips (ADT) is increasing from previous approvals from 515 to 800 ADT.

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

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

Chairman Hunt called for those for or against the proposal.

No one spoke

Lindsay Chambers, from 1061 Moreland Heights Road, spoke against the proposal. She mentioned being saddened at the proposed change in use and asked questions to help her further understand the proposal.

Justin Greer addressed Lindsay Chambers' comments.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Justin Greer received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P24-0254 with the 6 staff recommendations with an additional Condition #7 by Matt Elder. The addition was as follows:

7. The developer shall install a 4' opaque fence along Moreland Heights Road.

Motion Second by Lisa Ferguson. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Rezone # P24-0254 with the 6 staff conditions and one addition.

Item #3.
Rezone #P24-0257 Severn LLC; Rezoning from AG to B-2; 3.14 acres; 1901 Epps Bridge Parkway; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P24-0257 subject to

5 conditions.

The 5 conditions of P24-0257 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 shall convey 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. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.

5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.

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

Mark Campbell, representing 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.

Mark Campbell received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P24-0257 with the 5 staff recommendations by Jim Jenkins. Second by Colby Baker. Motion was approved with a vote of 8 to 1.

Planning Commission recommended approval of the Rezone # P24-0257 with the 5 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 6:51pm. Motion made by Chris Herring; Second by Lisa Ferguson.

Chris Hunt 3/17/2025

OCONEE COUNTY PLANNING COMMISSION CHAIRMAN DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY DATE