

OCONEE COUNTY PLANNING COMMISSION

March 17, 2025

Regular Meeting

6:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Nathan Byrd, Lisa Ferguson

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: February 17, 2025. Motion to approve by Mike Floyd; Second by Chris Herring. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P24-0240 Green Oaks Farm Enterprises, LP & William B. Jones; Rezoning from AG to B-2 & request to modify the conditions of an existing rezone #7702; 0.902 acres; Monroe Hwy; Agricultural.

Guy Herring presented the staff report with the staff recommending approval of P24-0240 subject to 6 conditions.

The 6 conditions of P24-0240 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. A revised Traffic Impact Analysis shall be submitted that shows conclusively that a Level of Service "C" or better is met at all intersections and access points. Site Development Plans must incorporate improvements needed to meet Level of Service "C" or better at all intersections and access points prior to approval by Public Works and Planning and Code Enforcement.
5. With the conditions of UDC Section 810 being met for the unnecessary buffer waiver along the subject property, the buffer waiver is approved.
6. All conditions of approval for the concurrent application for rezoning # P24-0248, if approved, shall apply.

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

Jeremy Crosby, the applicant, spoke in favor of the proposal.

Fred Hand IV, 3350 Riverwood Pkwy, Atlanta, GA 30339, representing the applicant, spoke in favor of the proposal.

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.

Fred Hand IV received questions from the Planning Commission.

Motion to approve Rezone #P24-0240 with the 6 staff recommendations by Stephen LaPierre. Second by James Staples. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone #P24-0240.

Item #2.

Rezone #P24-0248 Green Oaks Farm Enterprises, LP & William B. Jones; Request to modify the conditions of an existing rezone #7702; 32.08 acres; Monroe Hwy; Commercial.

Guy Herring presented the staff report with the staff recommending approval of P24-0248 subject to 10 conditions.

The 10 conditions of P24-0248 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. A revised Traffic Impact Analysis shall be submitted that shows conclusively that a Level of Service "C" or better is met at all intersections and access points. Site Development Plans must incorporate improvements needed to meet Level of Service "C" or better at all intersections and access points prior to approval by Public Works and Planning and Code Enforcement.
5. Any freestanding signs allowed shall only be permitted as ground (monument) signs and shall not exceed twenty feet in height.
6. Architectural standards as shown on elevations dated 2/26/2025 and submitted 3/10/2025 with 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 where visible from internal drives or external roadways. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
7. All vegetative screening, landscaping, and buffers shall meet the design standards as set forth in Article 8 of the Unified Development Code, except that all required landscape strips shall contain one tree per 25 lineal feet of landscape strip. Said trees shall be a mixture of evergreen and deciduous trees, and of species that will attain a normal height at maturity of more than 40 feet.

8. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
9. With the conditions of UDC Section 810 being met for the unnecessary buffer waiver along the subject property, the buffer waiver is approved.
10. All conditions of approval for the concurrent application for rezoning # P24-0240, if approved, shall apply.

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

Jeremy Crosby, the applicant, spoke in favor of the development.

Chairman Hunt called for those for or against the proposal.

Patrick Thompson, from 4241 Mars Hill Road, spoke against the proposal. His concerns were about the hotel, as the proposed location is close to his property.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Jeremy Crosby received questions from the Planning Commission.

Motion to approve Rezone # P24-0248 with the 10 staff recommendations with an additional Condition #11 by Stephen LaPierre. The addition was as follows:

11. Limit the proposed hotel to 2 stories with the same proposed square footage.

Motion Second by Ann Evans. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone # P24-0248 with the 10 staff conditions and one additional condition.

Item #3 & #4.

Rezone #P24-0256 Industrial Properties Management, LLC; Request to modify the conditions of an existing rezone #P24-0067; 45.6 acres; 1355 Aiken Rd; Vacant. & Rezone #P25-0016 Industrial Properties Management, LLC; Request to modify the conditions of an existing rezone approved January 8, 2001; 7.2 acres; 1355 Aiken Rd; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P24-0256 subject to 8 conditions and the staff report with the staff recommending approval of P25-0016 subject to 8 conditions.

The 8 conditions of P24-0256 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. In addition to vehicle use areas landscaping, buffers and Landscape Strips as required by Article 8, Landscaping and Buffers, the applicant shall install the following buffers:
 - Along the GA 316 ROW, install an enhanced buffer measuring 50' wide meeting the requirements of Sec. 808 to include a 10' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. The enhanced buffer with berm shall not disturb the areas of existing vegetation as indicated on the concept plan and no stormwater facilities or drainage easements shall be within the buffer area. The enhanced buffer shall be outside of any area required to be set aside by GDOT for future GA 316 ROW.
 - Along the west side of the proposed driveway facing Pete Dickens Rd. install a buffer meeting the requirements of Sec. 808 to include a 5' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. This berm shall be outside of and not conflict with any proposed utilities or utility easement and shall extend from Aiken Road to the connecting buffer along GA 316.
 - Along all property lines adjacent to existing residential uses or zoning, install an 80' wide buffer meeting the requirements of section 808 with a 10' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6'

evergreen trees on top of the berm.

- On the site development plan and landscape plan, the buffer or landscape strip widths shall be expanded to accommodate the berms as indicated.
 - All berms shall have a minimum slope of approximately 2:1.
 - No septic area or stormwater ponds and associated stormwater easements shall be allowed within buffer areas.
 - All indicated buffer areas shall have irrigation systems.
5. All required and enhanced buffers, landscaping and berms shall be installed prior to the first building Certificate of Occupancy.
 6. No structural buffers may be placed within required stream buffers or conservation corridors.
 7. The "Main Office" shall have 80% brick and stone facades, with up to 20% metal accent materials.
 8. The architectural standards for all other buildings shall meet or exceed the standards as indicated in the Oconee County Board of Commissioners zoning resolution P24-0067.

The 8 conditions of P25-0016 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. In addition to vehicle use areas landscaping, buffers and Landscape Strips as required by Article 8, Landscaping and Buffers, the applicant shall install the following buffers:

- Along the GA 316 ROW, install an enhanced buffer measuring 50' wide meeting the requirements of Sec. 808 to include a 10' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. The enhanced buffer with berm shall not disturb the areas of existing vegetation as indicated on the concept plan and no stormwater facilities or drainage easements shall be within the buffer area. The enhanced buffer shall be outside of any area required to be set aside by GDOT for future GA 316 ROW.
 - Along the west side of the proposed driveway facing Pete Dickens Rd. install a buffer meeting the requirements of Sec. 808 to include a 5' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm. This berm shall be outside of and not conflict with any proposed utilities or utility easement and shall extend from Aiken Road to the connecting buffer along GA 316.
 - Along all property lines adjacent to existing residential uses or zoning, install an 80' wide buffer meeting the requirements of section 808 with a 10' high berm, 6' Imitation Wood/ Vinyl fence on top of the berm, and staggered rows of 6' evergreen trees on top of the berm.
 - On the site development plan and landscape plan, the buffer or landscape strip widths shall be expanded to accommodate the berms as indicated.
 - All berms shall have a minimum slope of approximately 2:1.
 - No septic area or stormwater ponds and associated stormwater easements shall be allowed within buffer areas.
 - All indicated buffer areas shall have irrigation systems.
5. All required and enhanced buffers, landscaping and berms shall be installed prior to the first building Certificate of Occupancy.
 6. No structural buffers may be placed within required stream buffers or conservation corridors.
 7. The "Main Office" shall have 80% brick and stone facades, with up to 20% metal accent materials.
 8. The architectural standards for all other buildings shall meet or exceed the standards as indicated in the Oconee County Board of Commissioners zoning resolution P24-0067.

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

Jeremy Phillips, representing the applicant, spoke in favor of the development.

Brian Kimsey, 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.

Guy Herring received questions from the Planning Commission.

Brian Kimsey received questions from the Planning Commission.

Motion to approve Rezone # P24-0256 with the 8 staff recommendations by Jim Jenkins. Second by James Staples. Motion was approved with a vote of 6 to 2.

Planning Commission recommended approval of the Rezone # P24-0256 with the 8 staff conditions.

Motion to approve Rezone # P25-0016 with the 8 staff recommendations by Jim Jenkins. Second by James Staples. Motion was approved with a vote of 6 to 2.

Planning Commission recommended approval of the Rezone # P25-0016 with the 8 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 6:55pm. Motion made by Matt Elder; Second by Chris Herring.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE