

OCONEE COUNTY PLANNING COMMISSION

May 19, 2025

Regular Meeting

6:00 P.M. Oconee County Administrative Building

MEMBERS PRESENT: Chuck Hunt, Jim Jenkins, Nathan Byrd, Matt Elder, Colby Baker, Christopher Herring, Ann Evans, Stephen LaPierre, Lisa Ferguson

MEMBERS ABSENT: James Staples, Mike Floyd

STAFF PRESENT: Guy Herring – Planning Director, David Webb – Senior Planner, Kyle Stephens – 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: April 21, 2025. Motion to approve by Lisa Ferguson; Second by Matt Elder. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P25-0039 Robert Woelfl; Rezoning from AG to AR-3; 10 acres; 1488 Old Bishop Rd; Residential.

Guy Herring presented the staff report with the staff recommending approval of P25-0039 subject to 2 conditions.

The 2 conditions of P25-0039 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.

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

Robert Woelfl, 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.

There were no questions from the Planning Commission.

Motion to approve Rezone # P25-0039 with the 2 staff recommendations by Colby Baker. Second by Christopher Herring. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Rezone # P25-0039 with the 2 staff conditions.

The Planning Commission, with input from Guy Herring, held a brief informational discussion regarding Robert's Rules of Order and the breakdown of motions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 6:09pm. Motion made by Christopher Herring; Second by Nathan Byrd.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

6-16-25

DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE