OCONEE COUNTY PLANNING COMMISSION

June 16, 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, Stephen LaPierre, Lisa Ferguson, Mike Floyd

MEMBERS ABSENT: James Staples, Ann Evans

STAFF PRESENT: Guy Herring – Planning Director, 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: May 19, 2025. Motion to approve by Christopher Herring; Second by Lisa Ferguson. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.
Rezone #P25-0079 CK Capital LLC; Rezoning from AG to OIP, OBP, & B-2; 14.499 acres; Mars Hill Rd & Bell Rd; Undeveloped.

Guy Herring presented the staff report with the staff recommending approval of P25-0079 subject to 9 conditions.

The 9 conditions of P25-0079 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. The zoning for the proposed 9 lots shall be as follows:

Proposed Lot #	Zoning
1	OIP
2	OIP
3	OIP
4	OIP
5	OIP
6	OBP
7	OBP
8	OBP
9	OBP

5. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick, stone, brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
6. The total building square footage shall not exceed 114,035 square feet as shown on the concept plan dated February 3, 2025, and revised May 27, 2025.
7. A 1' no access easement along the ROW of Bell Road shall be indicated on the Final Plat.
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 principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
9. A revised traffic impact statement that meets the requirements of the UDC shall be submitted prior to the Site Development Plan application and indicate the required improvements to achieve a LOS-C for intersections and traffic movements in the study area as defined in the initial TIS, Table 6, dated April 18, 2025, by A&R Engineering, Inc. All road improvements shall be made at the expense of the Owner.

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

Frank Pittman, representing the applicant, Pittman & Greer Engineering, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Rosemary Digby, 1030 Bramblewood Way, spoke in opposition. Her concerns involved questioning why more office space was needed, who would be occupying the office space, and how the rezone would affect her property value.

Emma Milligan, 1061 Bell Rd, spoke in opposition. Her concerns involved worries about people moving away, safety, the sight and scent of potential trash, and noise from cars. She also read a note from her friend involving concerns about bike trails as well as concerns about the local wildlife and local fauna.

Katelynn Milligan, 1061 Bell Rd, spoke in opposition. Her concerns involved increased traffic burden, overall disruption, and overall health of the community.

Tracy Carroll, 1010 Greenbriar Ct, spoke in opposition. His concerns involved the neighborhood's desire for the request to not be approved, the local wildlife, and his children's wellbeing.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Frank Pittman received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P25-0079 with the 9 staff recommendations as well as an additional Condition #10 by Christopher Herring. Condition #10 was as follows:

10. The applicant shall maintain a 50' buffer and an 8' privacy fence along Bell Rd & the adjacent R-1 properties.

Motion Second by Stephen LaPierre. Motion was approved with a vote of 6 to 1, with 1 abstention.

Planning Commission recommended approval of the Rezone # P25-0079 with the 9 staff conditions and additional Condition #10.

Item #2.
Rezone #P25-0080 Manor Holdings LLC; Rezoning from AG and AR to OIP; 2.95 acres; Spartan Ln, 1011 Spartan Ln, & 1031 Spartan Ln; Undeveloped.

Guy Herring presented the staff report with the staff recommending approval of P25-0080 subject to 8 conditions.

The 8 conditions of P25-0080 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. The Owner shall submit and record a recombination plat that complies with the Concept Plan prior to submission of a Site Development Plan.
5. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick, stone, brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
6. The total building square footage shall not exceed 20,000 square feet as shown on the concept plan dated May 28, 2025.
7. A 1' no access easement along the ROW of US 441 (Macon Highway) shall be indicated on the recombination plat for the OIP zoned area.
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 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.

Frank Pittman, representing the applicant, Pittman & Greer Engineering, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

Sean Kirk, one of the owners, spoke in favor.

Brad Stephens, 1908 Spartan Estates Drive, spoke in favor.

George Young, 1100 Knob Creek Dr, spoke in opposition. His concerns involved traffic.

Joe Irving, 1117 Knob Creek Dr, spoke in opposition. His concerns involved traffic.

Corinne I. Kupris spoke in opposition. Her concerns involved traffic.

Corey Marcel, 1021 Knob Creek Dr, spoke in opposition. His concerns involved potential development of a strip mall considering the availability of lots in nearby areas.

Bruce Middendorf, 1141 Knob Creek Dr, spoke in opposition. His concerns involved stormwater, stormwater runoff, and traffic.

Steve Follin, 1207 Knob Creek Dr, spoke in opposition, giving a presentation. His concerns involved the lack of commercial development currently in the area.

Andy Simmons, 1000 Crystal Hills Dr, spoke in opposition. His concerns involved traffic.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Frank Pittman received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P25-0080 with the 8 staff recommendations by Mike Floyd. Second by Colby Baker. Motion was approved with a vote of 7 to 1.

Planning Commission recommended approval of the Rezone # P25-0080 with the 8 staff conditions.

Item #3.
Special Use #P25-0081 Lenru Development, LLC; Special Use Approval for Other Amusement and Recreation Uses; 6.63 acres; 2421 Malcom Bridge Rd; Retail.

Guy Herring presented the staff report with the staff recommending approval of P25-0081 subject to 3 conditions.

The 3 conditions of P25-0081 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.

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

Rodney Jones, the applicant, spoke in favor of the proposal.

Hank Randolph, 3331 Luke Circle, 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.

Rodney Jones received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P25-0081 with the 3 staff recommendations by Matt Elder. Second by Nathan Byrd. Motion was approved with a vote of 7 to 1.

Planning Commission recommended approval of the Rezone # P25-0081 with the 3 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:31pm. Motion made by Lisa Ferguson; Second by Matt Elder.

Chae Hunt 7-21-25

OCONEE COUNTY PLANNING COMMISSION CHAIRMAN DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY DATE