OCONEE COUNTY PLANNING COMMISSION

July 21, 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, James Staples, Ann Evans

MEMBERS ABSENT: 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: June 16, 2025. Motion to approve by Lisa Ferguson; Second by Christopher Herring. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.
Rezone #P24-0165 SAKSS BISHOP LLC; Rezoning from AG to B-2; 2.89 acres; 5300 Macon Hwy; Commercial.

Guy Herring presented the staff report with the staff recommending approval of P24-0165 subject to

7 conditions.

The 7 conditions of P24-0165 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 signs that are currently in the public right of way shall be relocated per GDOT comments prior to occupancy of any renovated building.
5. There shall be no auto repair services allowed on site. All vehicles stored on site from the adjacent auto repair business shall be removed prior to the issuance of a Site Development Plan.
6. 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.
7. Landscaping shall be installed to meet the requirements of Article 8, Landscaping and Buffers for both existing and new site improvements.

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

Lee Anderson, one of the future tenants, spoke in favor of the proposal.

Reginald Crayton, representing the applicant, SER Engineering, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

Amyn Chugani, 1624 Chelsea Falls Ln, Suwanee, GA 30024, spoke in favor of the proposal. He spoke about the advancements in technology that the project may be using.

No one spoke in opposition.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Lee Anderson received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P24-0165 with the 7 staff recommendations by Matt Elder.

Motion Second by Nathan Byrd. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Rezone # P24-0165 with the 7 staff conditions.

Item #2.
Rezone #P24-0235 Alexander and Sadie Ginn; Rezoning from AR to AG; 6.221 acres; 1967 and 1971 Flat Rock Rd; Residential.

Guy Herring presented the staff report with the staff recommending approval of P24-0235 subject to 2 conditions.

The 2 conditions of P24-0235 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. Any new driveway location shall be subject to approval by the Public Works Director.

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

Alex Ginn, 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.

Motion to approve Rezone # P24-0235 with the 2 staff recommendations by Nathan Byrd. Second by James Staples. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Rezone # P24-0235 with the 2 staff conditions.

Item #3.
Rezone #P25-0075 Icy Forest, LLC; Rezoning from AR to AG; 197.12 acres; Old Barnett Shoals Rd; Undeveloped.

Guy Herring presented the staff report with the staff recommending approval of P25-0075 subject to 1 condition.

The 1 condition of P25-0075 was 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.

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

No one spoke.

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.

Motion to approve Rezone # P25-0075 with the 1 staff recommendation by Colby Baker. Second by Lisa Ferguson. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Rezone # P25-0075 with the 1 staff condition.

Item #4.
Rezone #P25-0076 Icy Forest, LLC; Rezoning from AR to AG; 6.56 acres; Godfrey Place; Undeveloped.

Guy Herring presented the staff report with the staff recommending approval of P25-0076 subject to 1 condition.

The 1 condition of P25-0076 was 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.

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

No one spoke.

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.

Motion to approve Rezone # P25-0076 with the 1 staff recommendation by Stephen LaPierre. Second by Ann Evans. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Rezone # P25-0076 with the 1 staff condition.

Item #5.
Rezone #P25-0110 Gildardo Orozco; Rezoning from AG to AR; 11.23 acres; 1760 & 1830 Pete Dickens Rd; Undeveloped.

Guy Herring presented the staff report with the staff recommending approval of P25-0110 subject to

3 conditions.

The 3 conditions of P25-0110 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.

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.

No one spoke in opposition.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Motion to approve Rezone # P25-0110 with the 3 staff recommendations by Nathan Byrd. Second by Matt Elder. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Rezone # P25-0110 with the 3 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 6:22pm. Motion made by James Staples; Second by Christopher Herring.

Charles Hunt — 9/15/25

OCONEE COUNTY PLANNING COMMISSION CHAIRMAN — DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY — DATE