

OCONEE COUNTY PLANNING COMMISSION

May 20, 2024

Regular Meeting

7:00 P.M. Oconee County Courthouse

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MEMBERS PRESENT: Chuck Hunt, Jeff Burks, Nathan Byrd, Jim Jenkins, Christopher Herring, Matt Elder, Lisa Ferguson, Mike Floyd, Ann Evans

MEMBERS ABSENT: Gavin Jordan, Nick Hobbs

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Kyle Stephens – Planner, Ethan Perry – Planner, David Webb – Senior Planner

PRESS PRESENT: Oconee Enterprise

OTHERS PRESENT:

CALL TO ORDER: Chairman Hunt called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES: Meeting: March 18, 2024. Motion to approve by Christopher Herring; Second by Jim Jenkins. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P24-0056; Richard Grayson; Rezoning from AR and M-H to R-2; 3.3835 acres; 1021 Moreland Way and Veterans Memorial Parkway; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P24-0056 subject to 3 conditions.

The 3 conditions of P24-0056 were as follows:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, 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. All dwelling units shall have facades that consist primarily of brick, stone, stucco, or lap siding consisting of painted wood lap or fiber cement board siding. No vinyl or metal siding shall be allowed.

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

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

Chairman Hunt called for those for or against the proposal.

Richard Grayson, the owner, spoke in favor.

Suzannah Heimel, from 1340 Twin Oaks Trail, spoke in favor of the development.

Victoria Cruz, from 1151 Lake Welbrook Drive, spoke in favor of the development.

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.

Justin Greer received questions from the Planning Commission.

Christopher Herring proposed an additional condition. The condition was as follows:

4. Access to the development must be from Moreland Way as shown on the approved concept plan.

Motion to approve Rezone #P24-0056 with the 3 staff recommendations and 1 additional condition by Christopher Herring; Second by Matt Elder. Motion was approved with a vote of 8 to 1.

Planning Commission recommended approval of the Rezone #P24-0056 with the 3 staff conditions and 1 additional condition.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:36pm. Motion made by Lisa Ferguson; Second by Ann Evans.

Charles Hunt

6/17/24

OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE

