

OCONEE COUNTY PLANNING COMMISSION

July 15, 2024

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Chuck Hunt, Jeff Burks, Nick Hobbs, Nathan Byrd, Ann Evans, Mike Floyd, Matt Elder, Christopher Herring, Gavin Jordan, Lisa Ferguson

MEMBERS ABSENT: Jim Jenkins

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: June 17, 2024. Motion to approve by Nathan Byrd; Second by Nick Hobbs. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P24-0100 Burgess Jennings Mill Land, LLC; Request to Modify Conditions of a Previous B-2 zoning (#P22-0319); 23.92 acres; 1181 Jennings Mill Rd.; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P24-0100 subject to 9 conditions.

The 9 conditions of P24-0100 were as follows:

1. Design for site development 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. The exchange of right of ways contemplated by this rezone shall be accomplished by an agreement for the same to be approved by the County.
4. An updated traffic impact analysis shall be submitted for review prior to approval of the Preliminary Site Plan for any lot that exceeds 500 ADT as required by the Director of Public Works.
5. 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, for lots that border the right of way of Paul Broun Parkway/Loop 10 and the Oconee Connector. For interior lots and lots that border the right of way of Virgil Langford, 50 percent of exterior wall surfaces of all building and structures shall be either brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
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. All lots shall be accessed via internal streets; a one-foot no-access easement shall be recorded on the subject property as follows:
 - Lots 1 and 7 along Virgil Langford Road ROW
 - Lot 3 and 4 along Oconee Connector ROW
8. The total building square footage of the project shall not exceed 174,500 square feet.
9. The following uses, allowed by right in B-2 zoning district, shall not be allowed on the subject property:

TABLE OF DISALLOWED USES	
Recreational Vehicle Parks	Pawnshop or Loan Brokers, other than Mortgage Loan Brokers
Automotive Repair and Maintenance, except Car Washes	Car Washes
Automotive Parts, Accessories, and Tire Stores	Automotive Transmission Repair
General Automotive Repair	Automotive Body, Paint and Interior Repair and Maintenance
Automotive Exhaust System Repair	Automotive Oil Change and Lubrication Shops

Automotive Glass Replacement Shops	Home and Garden Equipment Repair and Maintenance
Tractor and Other Farm Equipment Repairs and Maintenance	Automobile Commercial Parking Lots and Garages
Home Appliance Repair and Maintenance	Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing
Passenger Car Rental and Leasing	Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing
General Equipment and Tool Rental Centers	Adult Entertainment
Construction Contractors, Builders and Developers, with outdoor storage	Radio and Television Broadcasting Stations
Taxidermists	Archery or Shooting Ranges
Used Car Dealers	New Car Dealers
Motorcycle Dealers	Recreational Vehicle Dealers
All Other Motor Vehicle Dealers	Boat Dealers
Lumber Yards	Auction Houses
Truck Stops and Other Gasoline Stations	School and Employee Bus Transportation
General Freight Trucking, Local	Shuttle Services, Vanpools and Other Ground Passenger Transportation
General Freight Trucking, Long-Distance	Private Schools: Colleges and Universities
Taxi and Limousine Service	Private Schools: Religious Exempt Nonpublic Post-Secondary Institutions
Charter Bus Industry	Private Schools: Junior Colleges
Scenic and Sightseeing Transportation	
	Specialized Freight (except Used Goods) Trucking, Local
Landscaping Services	Group Daycare Center
Bail Bonding or Bondsperson Services	Cigar and Tobacco Stores, including "Vape" Shops and Electronic Cigarette Stores
Event Venues (as a principal use)	Crematories

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

Ken Beall, representing the applicant, Beall & Company, LLC, 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.

Ken Beall received questions from the Planning Commission.

Motion to approve Rezone #P24-0100 with the 9 staff recommendations by Matt Elder; Second by Mike Floyd. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Rezone #P24-0100 with the 9 staff conditions.

Item #2.

Adoption of City of Bogart Unified Development Code (Text Amendment) and Citywide Zoning Map Adoption; City of Bogart Mayor and Council

Guy Herring presented the proposed City of Bogart Unified Development Code and Zoning Map with staff recommending approval.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Ben McLeroy, from 205 Westwood Avenue, Bogart, GA, spoke in opposition. His concerns involved the new minimum size for R-1 zoned parcels, how the new code may curtail affordable housing, the potential requirement of HOAs, the requirements of building permits under the proposed code, and the overall increase in the size of the code when comparing the proposed code to the current code.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Motion to approve the proposed City of Bogart Unified Development Code by Mike Floyd; Second by Jeff Burks. Motion was approved with a vote of 6 to 3 (Chris Herring, Lisa Ferguson, and Gavin Jordan opposed).

Planning Commission recommended approval of the proposed City of Bogart Unified Development Code.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 8:01pm. Motion made by Lisa Ferguson; Second by Nick Hobbs.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

8/19/24

DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE

