

OCONEE COUNTY PLANNING COMMISSION

November 18, 2024

Regular Meeting

6:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: James Staples, Stephen LaPierre

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Ethan Perry – Planner, Kyle Stephens – Planner, David Webb – Senior 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: October 21, 2024. Motion to approve by Christopher Herring; Second by Matt Elder. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P24-0115 St. Mary's Highland Hills, INC.; Rezone from R-3 to B-2; 10 acres; Plaza Parkway & Jennings Mill Rd; Residential.

Guy Herring presented the staff report with the staff recommending approval of P24-0115 subject to 8 conditions.

The 8 conditions of P24-0115 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 wastewater 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.
4. 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. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
5. 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.
6. An updated traffic impact analysis shall be submitted for review prior to approval of the Preliminary Site Plan/ Plat to address comments from the Transportation Consultant.
7. All lots shall be accessed via Plaza Parkway; a one-foot no-access easement shall be recorded on the subject property on the frontage of Paul Broun Parkway/Loop 10 and Jennings Mill Road.
8. The following uses shall be excluded:
 - Dollar Stores
 - Variety Stores (Five and Dime)
 - Massage Therapy Establishment
 - Car, motorcycle, recreational vehicle and boat dealers
 - Pawnshop
 - Cigar and Tobacco Stores, including "Vape" Shops and Electronic Cigarette Stores
 - Tattoo Parlors
 - Used Merchandise Stores
 - Recreational Vehicle Parks and Subdivisions

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

Justin Greer, representing 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.

Justin Greer received questions from the Planning Commission

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone #P24-0115 with the 8 staff recommendations with one amendment by Matt Elder. The amendment was to Condition #8, and was as follows:

8. The following uses shall be excluded:

- Dollar Stores
- Variety Stores (Five and Dime)
- Massage Therapy Establishment (except Sports Medicine)
- Car, motorcycle, recreational vehicle and boat dealers
- Pawnshop
- Cigar and Tobacco Stores, including "Vape" Shops and Electronic Cigarette Stores
- Tattoo Parlors
- Used Merchandise Stores
- Recreational Vehicle Parks and Subdivisions

Motion Second by Nathan Byrd. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone #P24-0115 with the 8 staff conditions along with the proposed amendment.

Item #2.

Rezone #P24-0187 Brenda H. Dupre; Rezone from AG to OIP; 0.68 acres; 1001 Ruth Jackson Rd; Residential.

Guy Herring presented the staff report with the staff recommending approval of P24-0187 subject to 3 conditions.

The 3 conditions of P24-0187 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.
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.

April Mashburn, representing the applicant, spoke in favor of the development.

Brian Kimsey, representing the applicant, 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.

Brian Kimsey

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone #P24-0187 with the 3 staff recommendations by Christopher Herring; Second by Lisa Ferguson. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone #P24-0187 with the 3 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 6:30pm. Motion made by Lisa Ferguson; Second by Ann Evans.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE