

OCONEE COUNTY PLANNING COMMISSION

June 17, 2024

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Chuck Hunt, Jeff Burks, Nick Hobbs, Nathan Byrd, Jim Jenkins, Ann Evans

MEMBERS ABSENT: Mike Floyd, Matt Elder, Christopher Herring, Gavin Jordan, Lisa Ferguson

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: May 20, 2024. Motion to approve by Nick Hobbs; Second by Nathan Byrd. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P24-0014 Barak Zukerman; Rezoning from AR to B-2; 23.51 acres; 7760 Macon Highway; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P24-0014 subject to 7 conditions.

The 7 conditions of P24-0014 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.
4. The development shall be limited to 68,000 square feet of building area until a second entrance is obtained to meet the requirement for two fire apparatus access roads unless all buildings up to 124,000 square feet are equipped throughout with approved automatic sprinkler systems.
5. Interparcel access stub outs and an easement to the north along the entrance drive shall be shown on the preliminary/ final plat and site development plans. The northern interparcel access will be constructed with a temporary cul-de-sac meeting the requirements of section 1008.02. The private access drive shall allow Interparcel legal/ platted access to parcel(s) to the north of the rezoning area through to the GDOT right of way to the south of the rezoning area.
6. All proposed buildings shall have a facade of predominately brick, stone or glass (80%). Accent materials are allowed as indicated in UDC Section 306.03.
7. 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

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

Billy Harvin, representing the applicant, Barak Zukerman, 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.

Billy Harvin received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone #P24-0014 with the 7 staff recommendations by Jeff Burks; Second by Nathan Byrd. Motion was approved with a vote of 4 to 1 (Hobbs opposed).

Planning Commission recommended approval of the Rezone #P24-0014 with the 7 staff conditions.

Item #2.

Rezone #P24-0032 Lifemark Development LLC; Rezoning from R-1 to OIP; 6.0 acres; Julian Drive; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P24-0032 subject to 10 conditions.

The 10 conditions of P24-0032 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.
4. The office building shall be limited to 24,000 square feet.
5. The proposed building shall have a facade of predominately brick and stone (80%).
6. The office building shall have a pitched hip or "well" hipped roof.
7. Per previous Public Works Department review, an ADA ramp must be provided at the intersection of Mars Hill Road and Julian Drive for future sidewalk extension across Julian Drive.
8. An updated traffic impact study shall be submitted with the Preliminary Site Plan as required by the Director of Public Works.
9. A deceleration lane is required as indicated by the 3-15-2023 traffic impact study by A & R Engineering, which has the same ADT (657 trips) as the current proposal.

10. The entrance drive shall shift to the north to accommodate the design and installation of a deceleration lane that does not conflict with the Mars Hill Road/ Julian Drive intersection.

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

Seixas Milner, the owner, spoke in favor of the development.

Clayton Aunnichuh, representing the applicant, Carter Engineering Consultants, 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.

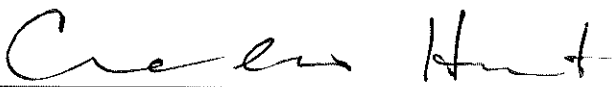
Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone #P24-0032 with the 10 staff recommendations by Jim Jenkins; Second by Nick Hobbs. Motion was approved with a vote of 5 to 0.

Planning Commission recommended approval of the Rezone #P24-0032 with the 10 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:23pm. Motion made by Nathan Byrd; Second by Nick Hobbs.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

8/19/24

DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE