

OCONEE COUNTY PLANNING COMMISSION

September 16, 2024

Regular Meeting

6:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Mike Floyd, Stephen LaPierre, Lisa Ferguson

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Ethan Perry – 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: August 19, 2024. Motion to approve by Chris Herring; Second by Nick Hobbs. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P23-0287 Kristen and Phillip Gibson; Request to Modify Conditions of a Previous Rezone (#P20-0143); 2.48 acres; 1030 Garrett Rd; Residential.

Guy Herring presented the staff report with the staff recommending denial of P23-0287.

The recommendation of denial of P24-0287 was due to the following:

Staff analysis indicates that the proposed guest house could be permitted and meet UDC requirements if the applicant extends the driveway for the primary residence to the rear of the property. There is a clear ±23' between the HVAC unit beside the primary residence to the side property line to extend the existing driveway. If that is done, then the change of zoning conditions and variance on a guest house driveway would not be necessary.

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

Stanton Porter, the applicant and attorney for the owner, spoke in favor of the proposal.

Kristen Gibson, the property owner, also 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.

Guy Herring received questions from the Planning Commission.

Stanton Porter received questions from the Planning Commission.

Kristen Gibson received questions from the Planning Commission.

Motion to deny Rezone #P23-0287 by Jim Jenkins; Second by Chris Herring. Motion was approved with a vote of 6 to 1.

Planning Commission recommended denial of the Rezone #P23-0287.

Item #2.

Rezone #P24-0116 Sapphire Property Rentals, LLC; Request to Rezone from AG to R-1; 17.387 acres; 2880 Monroe Hwy; Residential.

Guy Herring presented the staff report with the staff recommending approval of P24-0099 subject to 7 conditions.

The 7 conditions of P24-0116 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.

4. All dwelling units shall have facades consistent with architectural features shown on submitted drawing #RS060120 with primarily brick, stone, or lap siding consisting of painted wood lap or fiber cement board siding. No vinyl or metal siding shall be allowed. Each single-family detached unit shall include at least a 2-car garage.
5. Architectural elevations shall be approved by the Planning Director with no house models having the same façade adjacent to each other, so as not to be repetitive.
6. Each new dwelling shall install two street trees a minimum of 2-inch caliper at the time of planting prior to issuance of a Certificate of Occupancy.
7. After sidewalk, driveway and house are constructed on each lot, all remaining disturbed areas on each lot shall be sodded prior to CO. The disturbed area within the right of way shall be sodded if stand of permanent grass is not established prior to Final Plat.

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

Adam Kirk, 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.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone #P24-0116 with the 7 staff recommendations by Jeff Burks; Second by Matt Elder. Motion was approved with a vote of 7 to 0.

Planning Commission recommended approval of the Rezone #P24-0116 with the 7 staff conditions.

Item #3.

Election of Officers.

Chairman Hunt introduced the item and briefing Planning Commission on the item.

The Nominating Committee, Chris Herring and Matt Elder, presented their nominees. The nominees were Chuck Hunt as chairman and Nathan Byrd as vice chairman.

Chairman Hunt called for a vote to approve the nominees. The vote was unanimous to approve the nominees.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 6:38pm. Motion made by Jeff Burks; Second by Nick Hobbs.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

10/21/24

DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE