

OCONEE COUNTY PLANNING COMMISSION

February 19, 2024

Regular Meeting

7:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Mike Floyd, Gavin Jordan

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: January 16, 2024. There was discussion of one amendment. The amendment was as follows:

1. The addition of Ann Evans to the “Members Present” section.

Motion to approve by Christopher Herring; Second by Nick Hobbs. The vote was unanimous to adopt the minutes with the addition of the discussed amendment.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P23-0286; Rancho Tesoros, LLC.; Rezone from AR to AG; 68.34 acres; Old Barnett Shoals Road; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P23-0286 subject to 1 condition.

The 1 condition of P23-0286 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.

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.

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 #P23-0286 with staff recommendations by Matt Elder; Second by Nathan Byrd. Motion was approved with a vote of 9 to 0.

Planning Commission recommended approval of the Rezone #P23-0286 with the 1 staff condition.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:06pm. Motion made by Jim Jenkins Second by Nick Hobbs.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE