

OCONEE COUNTY PLANNING COMMISSION

October 21, 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, Stephen LaPierre

MEMBERS ABSENT: James Staples, Mike Floyd, Lisa Ferguson

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: September 16, 2024. Motion to approve by Matt Elder; Second by Nathan Byrd. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Special Use #P24-0155 Christopher Terrell; Request to Modify Conditions of a Previous Special Use Approval (Case #2636); 16.267 acres; 1600 Black Ike Rd; Residential.

Guy Herring presented the staff report with the staff recommending approval of P24-0155 subject to 2 conditions.

The 2 conditions of P24-0155 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. 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.

Christopher Terrell, the applicant and owner, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Tom Ellis, from 1500 Black Ike Rd, spoke in opposition. His concerns were regarding what would prevent other landowners along Black Ike Rd from following similar processes.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Christopher Terrell received questions from the Planning Commission

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone #P24-0155 with the 2 staff recommendations by Jim Jenkins; Second by Chris Herring. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone #P24-0155 with the 2 staff conditions.

Item #2.

Special Use #P24-0166 Charles R. Hillsman and Jane J. Hillsman; Requesting Special Use Approval for an Accessory Modular Farm Tenant Dwelling; 32.665 acres; 2791 Oliver Bridge Rd; Agricultural/Residential.

Guy Herring presented the staff report with the staff recommending approval of P24-0166 subject to 1 condition.

The 1 condition of P24-0166 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.

Abe Abouhamdan, 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.

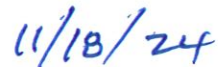
Abe Abouhamdan received questions from the Planning Commission.

Motion to approve Rezone #P24-0166 with the 1 staff recommendation by Matt Elder; Second by Colby Baker. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone #P24-0166 with the 1 staff condition.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE

