

OCONEE COUNTY PLANNING COMMISSION

January 16, 2024

Regular Meeting

7:00 P.M. Oconee County Courthouse

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MEMBERS PRESENT: Chuck Hunt, Mike Floyd, Stephen Goad, Jeff Burks, Nathan Byrd, Jim Jenkins, Christopher Herring, **ANN EVANS**

MEMBERS ABSENT: Matt Elder, Nick Hobbs, Gavin Jordan

STAFF PRESENT: Guy Herring – Director, Planning & Code Enforcement, Kyle Stephens – 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: December 11, 2023. Motion to approve by Nathan Byrd to adopt minutes; Second by Jeff Burks. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Rezone #P23-0275; Mulberry Property Investments, LLC. and Leon W. Miller III; Rezone from AG & B-2 to B-2; 2.84 acres; 2781 Monroe Highway and Ruth Jackson Road; Commercial.

Guy Herring presented the staff report with the staff recommending approval of P23-0275 subject to 5 conditions.

The 5 conditions of P23-0275 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 proposed retail building shall be brick and/or stone veneer on all facades.
5. All commercial activity shall be conducted in a fully enclosed building. Outdoor display and sales are not permitted.

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

Jeff Carter, 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.

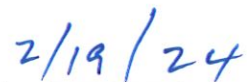
Motion to approve Rezone #P23-0275 with staff recommendations by Nathan Byrd; Second by Mike Floyd. Motion was approved with a vote of 7 to 0.

Planning Commission recommended approval of the Rezone #P23-0275 with the 5 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:06pm. Motion made by Christopher Herring; Second by Mike Floyd.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE



OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE

