

OCONEE COUNTY PLANNING COMMISSION

March 18, 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, Lisa Ferguson, Gavin Jordan, Mike Floyd

MEMBERS ABSENT: Ann Evans

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: February 19, 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.

Rezone #P24-0010; John & Donna Washington; Rezone from AG to AR; 4.83 acres; 5671 Hog Mountain Road; Residential.

Guy Herring presented the staff report with the staff recommending approval of P24-0010 subject to 1 condition.

The 1 condition of P24-0010 was as follows:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, 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.

John Washington, 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.

John Washington received questions from the Planning Commission.

Motion to approve Rezone #P24-0010 with staff recommendations by Gavin Jordan; Second by Lisa Ferguson. Motion was approved with a vote of 11 to 0.

Planning Commission recommended approval of the Rezone #P24-0010 with the 1 staff condition.

Item #2.

Rezone #P24-0011; Thomas Senyitko & Kristin Shea; Rezone from AG to AR-3; 23.11 acres; 2300 New High Shoals Road and 2250 New High Shoals Road; Residential.

Guy Herring presented the staff report with the staff recommending approval of P24-0011 subject to 4 conditions.

The 4 conditions of P24-0011 was as follows:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, 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 proposed five lots shall be limited to a total of three (3) driveways accessing New High Shoals Road, with shared driveways being incorporated into the final design in general conformance with the Concept Plan dated 2-16-24. Shared driveway easements shall be shown on the plat as required and a 1-foot non-access easement shall be shown on lots fronting on New High Shoals Road except where there are shared driveway easements or existing driveways.
3. The location of the Ingress/Egress easement for the proposed lot 5 shall follow the existing drive or the drive shall be realigned to the easement. There shall be a 1-foot no access easement for lots 2 and 3 on the side bordering lot 4 unless the Private Access Drive standards are met (UDC Sec. 1012.07).
4. All dwelling units shall have facades that consist primarily of brick, stone, stucco, 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.

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

Thomas Senyitko and Kristin Shea, the applicants, 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 #P24-0011 with staff recommendations by Matt Elder; Second by Nathan Byrd. Motion was approved with a vote of 11 to 0.

Planning Commission recommended approval of the Rezone #P24-0011 with the 4 staff conditions.

Item #3.

Special Use #P24-0008; Fellowship Baptist Church; Special use approval for a community scale church; 10.02 acres; 1820 Rays Church Road; Neighborhood Scale Church (Current Use).

Guy Herring presented the staff report with the staff recommending approval of P24-0008 subject to 4 conditions.

The 4 conditions of P24-0008 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.
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. All new or renovated buildings shall meet the requirements of UDC Sec. 306 *Standards for Non-Residential Uses*, including, but not limited to, the architectural requirement that building façades shall have an exterior material consisting of the following: brick or brick face, natural or manufactured stone or artificial stone panels, stucco, EIFS (e.g., dryvit™), glass, wood siding, or fiber cement lap siding with metal accent materials not to exceed 20% of each building face.

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.

Justin Greer received questions from the Planning Commission.

Jim Jenkins proposed an additional condition. The condition was as follows:

5. The amount of EIFS used is not to exceed 20% of each building face.

Motion to approve Special Use #P24-0008 with the 4 staff recommendations and 1 additional condition by Jim Jenkins; Second by Nick Hobbs. Motion was approved with a vote of 11 to 0.

Planning Commission recommended approval of the Special Use #P24-0008 with the 4 staff conditions and 1 additional condition.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:24pm. Motion made by Lisa Ferguson; Second by Mike Floyd.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE

