OCONEE COUNTY PLANNING COMMISSION

September 15, 2025

Regular Meeting

6:00 P.M. Oconee County Administrative Building

MEMBERS PRESENT: Chuck Hunt, Jim Jenkins, Nathan Byrd, Mike Floyd, Colby Baker, Christopher Herring, Stephen LaPierre, James Staples, Ann Evans

MEMBERS ABSENT: Matt Elder, Lisa Ferguson

STAFF PRESENT: Guy Herring – Planning Director, David Webb – Planning Manager, Kyle Stephens – 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: July 21, 2025. Motion to approve by James Staples; Second by Colby Baker. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.
Rezone #P25-0153 The Landing of Bogart, LLC; Request to modify the conditions of an existing rezone #P20-0238; 14.8894 acres; 2881 Monroe Hwy; Residential.

Guy Herring presented the staff report with the staff recommending approval of P25-0153 subject to

5 conditions.

The 5 conditions of P25-0153 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 shall convey 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 parcels which are a part of this rezoning action shall be held in common ownership by a single entity, The Landing Senior Living, LLC, which shall also be the sole condominium declarant. The condominium plat and condominium declaration shall be amended to provide that the property is part of a single owner comprehensive senior living community and that sale of individual units is strictly prohibited. The tax assessor shall merge all such parcels into a single tax parcel. Prior to application for the Site Development Permit, the owner shall submit for a review and to be recorded a recombination plat that abandons all existing condominium lines to combine the property into a single parcel.
5. Total building square footage on the property shall not exceed 138,422 square feet.

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 proposal.

Chairman Hunt called for those for or against the proposal.

No one else spoke in favor.

No one spoke in opposition.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Motion to approve Rezone # P25-0153 with the 5 staff recommendations by Colby Baker.

Motion Second by Mike Floyd. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone # P25-0153 with the 5 staff conditions.

Item #2.
Rezone #P25-0157 NIW Holdings LLC; Rezoning from AG to R-1; 7.00 acres; 2001 Atlanta Highway; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P25-0157 subject to

3 conditions.

The 3 conditions of P25-0157 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.

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 proposal.

Chairman Hunt called for those for or against the proposal.

No one else spoke in favor.

No one spoke in opposition.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Justin Greer received questions from the Planning Commission.

Motion to approve Rezone # P25-0157 with the 3 staff recommendations by Stephen LaPierre. Second by Ann Evans. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone # P25-0157 with the 3 staff conditions.

Item #3.
Special Use #P25-0150 Justin L. Cooper; Special Use Approval for a Manufactured Home as a Second and Temporary Residence; 13.35 acres; 1300 Sam Cooper Rd; Residential.

Guy Herring presented the staff report with the staff recommending approval of P25-0150 subject to

2 conditions.

The 2 conditions of P25-0150 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 shall bring all structures into compliance prior to issuance of the building permit for the manufactured home.

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

Lindsey Cooper, the owner, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

No one else spoke in favor.

No one spoke in opposition.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Motion to approve Rezone # P25-0150 with the 2 staff recommendations by Ann Evans. Second by James Staples. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone # P25-0150 with the 2 staff conditions.

Item #4.
Special Use #P25-0154 Saint Aelred Catholic Church; Special Use Approval for a Community-Scale Church; 15.3122 acres; 1060 Cemetery Rd; Neighborhood-Scale Church.

Guy Herring presented the staff report with the staff recommending approval of P25-0154 subject to

5 conditions.

The 5 conditions of P25-0154 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 conditional use application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Bishop Zoning Regulations or Subdivision Ordinance.
2. The owner at their own expense shall construct the improvements required by the County for public water 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, the Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the State (GDOT) or Town of Bishop after the State's (GDOT) and County's review of Owner's development plans pursuant to the Town'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. As indicated in section 1707.3, a traffic impact study shall be completed and submitted for review to Planning and Public Works prior to application for a Site Development Plan. At the owner's expense, road improvements shall be made to bring the adjacent roads, and access drives up to a Level of Service C.
5. Unless approved by the concurrent variance application, the site shall not have any access to Cemetery Road. If the variance is approved, the owner shall file for review an amended Administrative Plat with Oconee County Planning to remove the non-access easement by recording a new plat.

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 proposal.

Chairman Hunt called for those for or against the proposal.

No one else spoke in favor.

No one spoke in opposition.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Justin Greer received questions from the Planning Commission.

Motion to approve Rezone # P25-0154 with the 5 staff recommendations by Nathan Byrd. Second by Christopher Herring. Motion was approved with a vote of 8 to 0.

Planning Commission recommended approval of the Rezone # P25-0154 with the 5 staff conditions.

Item #5.
Appointment of Nominating Committee for Officers.

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

Chairman Hunt appointed Chris Herring and Colby Baker as the Nominating Committee for Officers.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 6:26pm. Motion made by Mike Floyd; Second by Nathan Byrd.

10/20/2025

OCONEE COUNTY PLANNING COMMISSION CHAIRMAN DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY DATE