

OCONEE COUNTY PLANNING COMMISSION

November 17, 2025

Regular Meeting

6:00 P.M. Oconee County Administrative Building

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

MEMBERS ABSENT: Robert Tieman, Lisa Ferguson, *STEPHEN*

STAFF PRESENT: Guy Herring – Planning Director, David Webb – Planning Manager, Ethan Perry – Planner, Kyle Stephens – Planner

PRESS PRESENT:

OTHERS PRESENT:

CALL TO ORDER: Chairman Hunt called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES: Meeting: October 20, 2025. Motion to approve by Christopher Herring; Second by Colby Baker. The vote was unanimous to adopt the minutes.

OLD BUSINESS:

NEW BUSINESS:

Item #1.

Rezone #P25-0198 Seeundberg, LLC; Rezone from A-1 to B-2; 5.9981 acres; 6270 High Shoals Rd; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P25-0198 subject to 9 conditions.

The 9 conditions of P25-0198 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. Only the proposed Auditorium, Assembly Hall use is approved. 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 ensure the impacted intersections of the proposed church access drive/ Hwy 186, Hwy186/Union Church and Hwy 186/ US 441 operate at a Level of Service C or better.
5. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
6. The building façade shall have an exterior material consisting of the following: brick or brick face, natural or manufactured stone, architectural block, artificial stone panels, stucco, stucco finished metal panels, glass, wood siding, or fiber cement lap siding with metal accent materials not to exceed 20% of each building face. The use of visible concrete block, painted block, split face block or poured concrete is specifically prohibited on all exterior wall faces. Where walls are structurally formed of such prohibited finish materials they must be completely finished per the requirements provided above.
7. The site, is required to direct all exterior lighting away from residential areas and street rights-of-way. Light structures greater than 30 feet in height shall be reviewed by the Planning Director. Illumination of any exterior area of a non-residential development, including parking lots, areas under a canopy or roof, walkways and building entrances, shall be achieved using only full cutoff fixtures. Lighting templates shall show 1.0 foot-candle or less at the property line, except where the adjoining property is commercial or industrial. Parking areas shall be properly illuminated for the safety of pedestrians and vehicles and for policing with a minimum illumination of 1.0 foot-candle for all portions of a parking space.
8. There shall be no stormwater ponds that cross the property lines as the proposed pond is for a use that is not allowed in the A-1 zoning district and would violate Bishop Section 504- Only One Principal Building or Use on a lot. The proposed pond for this use cannot be on the adjacent parcel A 07 034.
9. A cross-access easement shall be recorded prior to Site Development Plan submittal to allow the proposed shared driveway connection with parcel A 07 034.

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.

Brian Smith, from 1002 Townside Lake Ct, spoke in favor of the proposal. He spoke about the driveway concerns.

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.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P25-0198 with staff recommendations #1-7 & #9 by Matt Elder.

Motion Second by Colby Baker. Motion failed with a vote of 3 to 4.

Motion to deny Rezone # P25-0198 by Jim Jenkins.

Motion Second by Ann Evans. Motion was approved with a vote of 4 to 3. Nathan Byrd, Matt Elder, and Colby Baker voted against.

Planning Commission recommended denial of the Rezone # P25-0198.

Item #2.

Variance #P25-0199 Seeundberg, LLC; Request to reduce the required buffer along the eastern property line; 5.9981 acres; 6270 High Shoals Rd; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P25-0199 subject to 5 conditions.

The 5 conditions of P25-0199 were as follows:

1. There shall be a partial reduction of the buffer allowed in the area of the drive aisle connecting to parcel A 07 034. The landscape buffer shall be installed to screen the parking lot and the stormwater pond.
2. 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.

3. The building façade shall have an exterior material consisting of the following: brick or brick face, natural or manufactured stone, architectural block, artificial stone panels, stucco, stucco finished metal panels, glass, wood siding, or fiber cement lap siding with metal accent materials not to exceed 20% of each building face. The use of visible concrete block, painted block, split face block or poured concrete is specifically prohibited on all exterior wall faces. Where walls are structurally formed of such prohibited finish materials they must be completely finished per the requirements provided above.
4. The stormwater pond shall not be within the 15-foot buffer.
5. Existing trees may serve as the buffer if after site inspection the areas meet the requirements of Section 605. If the requirements are not met, supplemental evergreen trees shall be planted at a planting height of 6 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 Special Use # P25-0199 with staff recommendations #1-3 & #5 by Colby Baker. Second by Matt Elder. Motion was approved with a vote of 5 to 2, with Ann Evans and Jim Jenkins voting against.

Planning Commission recommended approval of the Bishop Variance # P25-0199 with staff recommendations #1-3 & #5.

Item #3.

Rezone #P25-0200 Wallace and Lauren Miller; Request to modify the conditions of an existing rezone #3903; 4.45 acres; 1040 Bridlegate Dr; Residential.

Guy Herring presented the staff report with the staff recommending approval of P25-0200 subject to 2 conditions.

The 2 conditions of P25-0200 were as follows:

1. Design for site development 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. Condition # 4 of rezoning #3903 is revised as follows: A 75' wide building setback line shall be platted on all exterior boundaries of the subdivision.

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

Mark Campbell, the applicant, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

Elesha Borders, 1057 Ashford Rd, spoke in favor of the proposal. She spoke about the applicant's desire for usable area.

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 # P25-0200 with the 2 staff recommendations by Nathan Byrd. Second by Christopher Herring. Motion was approved with a vote of 7 to 0.

Planning Commission recommended approval of the Rezone # P25-0200 with the 2 staff conditions.

Item #4.

Rezone #P25-0205 Oconee Office Partners LLC; Request to modify the conditions of an existing rezone #P21-0108; 13.536 acres; 1150 Champions Way, 1300 Champions Way, 1350 Champions Way, 1430 Champions Way, 1560 Champions Way, 1630 Champions Way, 1625 Champions Way, 1575 Champions Way, & 1255 Champions Way; Commercial.

Guy Herring presented the staff report with the staff recommending approval of P25-0205 subject to 10 conditions.

The 10 conditions of P25-0205 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 building façade materials shall be brick, stone, or glass as shown in the first and third representative architecture images submitted in the narrative of the application. No metal siding shall be permitted on any building in the development.
5. At the time of development of each lot, sidewalks shall be extended from the proposed private road to connect with sidewalks around each building.
6. All lots within the development shall only have vehicular access to the proposed interior street, except for any required fire/ emergency access road.
7. The total building area for all lots shall not exceed 105,000 square feet.
8. The private sewer collection system and connection to a public system manhole shall be certified complete by Water Resources prior to the issuance of a Certificate of Occupancy for any building.
9. The development shall be limited to the previously approved 86,000 square feet of building area until a second entrance is constructed to meet the requirement for two fire apparatus access roads unless all buildings are equipped throughout with approved automatic sprinkler systems.
10. Any proposed emergency access to Vend Drive (a private road) shall require a Revised Final Plat to remove the no access easement and provide an emergency access ingress/ egress easement from the property to Vend Drive right of way, at the owners' expense.

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

Kevin Price, 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.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P25-0205 with the 10 staff recommendations by Matt Elder. Second by James Staples. Motion was approved with a vote of 7 to 0.

Planning Commission recommended approval of the Rezone # P25-0205 with the 10 staff conditions.

Item #5.

Rezone #P25-0209 Meredith L. Chapman and Ronald T. Chapman; Rezone from AG to AR-3; 6 acres; 1810 Elder Mill Rd; Residential.

Guy Herring presented the staff report with the staff recommending denial of P25-0209. If the Planning Commission were to recommend approval, there would be 1 recommended condition.

The 1 condition of P25-0209 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.

Ronald T. Chapman, the applicant, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

No one else spoke in favor.

Bill Beaird, 2290 Elder Mill Rd, spoke in opposition. His concerns involved setting lot size precedents.

Mark Costello, 1800 Elder Mill Rd, spoke in opposition. His concerns involved accessing his adjacent property.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Ronald T. Chapman received questions from the Planning Commission.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P25-0209 with the 1 staff recommendation by Christopher Herring. Second by Matt Elder. Motion was approved with a vote of 7 to 0.

Planning Commission recommended approval of the Rezone # P25-0209 with the 1 staff condition.

Item #6.

Rezone #P25-0210 Scott Allen Chambers; Rezone from A-1 & B-1 to R-1; 7.534 acres; 2351 Elder Ext; Residential.

Guy Herring presented the staff report with the staff recommending denial of P25-0210. If the

Planning Commission were to recommend approval, there would be 3 recommended conditions.

The 3 conditions of P25-0200 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 Zoning or Subdivision Code.
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, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County and Town's review of Owner's development plans pursuant to both the County and Town's ordinances and regulations regarding access to public roads. 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.

Barry D. Lord, the applicant, 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.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone #P25-0210 as a rezoning to A-1 by Colby Baker. Second by Ann Evans. Motion was approved with a vote of 5 to 2.

Planning Commission recommended approval of the Rezone # P25-0210 as a rezoning to A-1.

Item #7.

Special Use #P25-0233 Briarwood Baptist Church; Request to modify an existing special use approval #6983; 17.18 acres; 1900 Robinhood Rd; Commercial.

Guy Herring presented the staff report with the staff recommending approval of P25-0233 subject to 2 conditions.

The 2 conditions of P25-0233 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. Condition #7 of Special Use Permit #6983 is amended for existing parking lots as follows:

The developer shall install Vehicle Use Area Screening to bring the existing parking lot into compliance with the UDC Article 8, along the Right of Way of Robinhood Road with evergreen shrubs as required. The existing trees along Robinhood Road will meet the requirements for the required Landscape Strip. The shrubs may be installed at the back of existing curb, within the Right of Way as needed.

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

Mark Campbell, the applicant, 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.

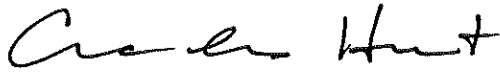
Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Motion to approve Rezone # P25-0233 with the 2 staff recommendations by Nathan Byrd. Second by Colby Baker. Motion was approved with a vote of 7 to 0.

Planning Commission recommended approval of the Rezone # P25-0233 with the 2 staff conditions.

Miscellaneous: Chairman Hunt called for motion to adjourn the meeting at 7:21pm. Motion made by James Staples; Second by Christopher Herring.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN



DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE