

OCONEE COUNTY PLANNING COMMISSION

January 20, 2026

Regular Meeting

6:00 P.M. Oconee County Administrative Building

MEMBERS PRESENT: Chuck Hunt, Jim Jenkins, Robert Tieman, Colby Baker, Christopher Herring, Stephen LaPierre, Ann Evans

MEMBERS ABSENT: Matt Elder, Lisa Ferguson, James Staples, Nathan Byrd

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: December 8, 2025. Motion to approve by Stephen LaPierre; Second by Jim Jenkins. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1.

Special Use #P25-0228 Oconee Medical Properties LLC; Special Use Approval for a Contractor's Office/Showroom/Warehouse/Corporate Area with limited outdoor storage within privacy-fenced area; 5.014 acres; 1691 Jimmy Daniel Road; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P25-0228 subject to 10 conditions.

The 10 conditions of P25-0228 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. All outdoor storage must be located in a side or rear yard and must be screened from public streets and residential districts by an opaque imitation-wood vinyl fence or free-standing wall no less than 12 feet in height.
 5. No required parking spaces, required landscaped area, or any other required site element shall be used for outdoor storage.
 6. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of the principal structure with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
 7. This site shall have no access to Silver Leaf Road.
 8. The total building square footage shall not exceed 20, 000 square feet as shown on the concept plan dated October 10, 2025.
 9. All loading areas shall be screened by an opaque imitation-wood vinyl fence or free-standing wall no less than 8 feet in height.
 10. To mitigate the impacts to adjacent, established residential uses, the site shall observe the following hours of operation, including receiving of deliveries and use of the warehouse area:
 - a) Weekdays: 8 AM to 7 PM
 - b) Saturdays: 8 AM to 7 PM
 - c) Sundays: 12 PM to 7 PM

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

Ken Beall, representing the applicant, Beall & Company, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

No one else spoke in favor.

Harold Thompson, 1100 Silver Leaf Rd, spoke against the proposal. His concerns were regarding the use matching the nature of the property and the need for the proposal.

Jon Mills, 1050 Colorado Bend, spoke against the proposal. His concerns were regarding the existing tree canopy being kept.

Matt Rogers, 1460 Julian Dr, spoke neither for or against the proposal. He had questions about traffic concerns.

Ken Beall addressed the public's concerns.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

Guy Herring received questions from the Planning Commission.

Ken Beall received questions from the Planning Commission.

Motion to approve Rezone # P25-0228 with the 10 staff recommendations by Colby Baker.

Motion Second by Stephen LaPierre. Motion was approved with a vote of 6 to 0.

Planning Commission recommended approval of the Rezone # P25-0228 with the 10 staff conditions.

Item #2.

Rezone #P25-0272 Kirk McClellan & Joseph Hale, III; Rezone from AG to AR; 5.00 acres; 2251 Clotfelter Road; Vacant.

Guy Herring presented the staff report with the staff recommending approval of P25-0272 subject to 3 conditions.

The 3 conditions of P25-0272 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.

Frank Pittman, representing the applicant, Pittman & Greer Engineering, spoke in favor of the proposal.

Kirk McClellan, one of the owners, spoke in favor of the proposal.

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.

Frank Pittman received questions from the Planning Commission.

Motion to approve Rezone # P25-0272 with the 3 staff recommendations by Christopher Herring. Second by Ann Evans. Motion was approved with a vote of 6 to 0.

Planning Commission recommended approval of the Rezone # P25-0272 with the 3 staff conditions.

Item #3.

Rezone #P25-0273 LCN Oconee, LLC; Modify the conditions of an existing rezone #5397; 8.13 acres; 2100 Daniels Bridge Road; Commercial.

Guy Herring presented the staff report with the staff recommending approval of P25-0273 subject to 13 conditions.

The 13 conditions of P25-0273 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. 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'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. 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.
5. No required parking spaces, required landscaped area, or any other required site element shall be used for outdoor storage.
6. No merchandise or displays are allowed to be stored in parking or drive aisle areas. This includes any use of tractor trailers or shipping containers used for excess storage.
7. The total square footage of all buildings shall not exceed 66,750 SF square feet.
8. Deceleration lanes shall be installed connecting to the two entrances on Daniels Bridge Road per Public Works comments.
9. To mitigate the impacts to adjacent, established residential uses, the site shall observe the following hours of operation, including receiving of deliveries and use of the warehouse area:
 - a) Weekdays: 8 AM to 7 PM
 - b) Saturdays: 8 AM to 7 PM
 - c) Sundays: 12 PM to 7 PM
10. In lieu of the required landscape strip and vehicle use area screening along Daniels Bridge Road, an enhanced buffer shall be installed as follows:
 - a) Evergreen shrubs, 10 per 100 linear feet, with a planting height of 36 inches.
 - b) A double row of staggered evergreen trees with a planting density of:
 - i. 11 Green Giant Arborvitae per 100 linear feet of property frontage, closest to the ROW, minimum 10 feet height at planting
 - ii. 10 Arizona Cypress 'Carolina Sapphire,' per 100 linear feet of property frontage minimum, 12 feet height at planting
 - c) The final design of the enhanced buffer shall be approved by the Director of Planning and Code Enforcement.
11. The landscape strip along GA Loop 10 shall contain one tree per 25 lineal feet of landscape strip. Said trees shall be a mixture of evergreen and deciduous trees, and of species that will attain a normal height at maturity of more than 40 feet.
12. All buildings shall have at least 80 percent of exterior wall surfaces be brick masonry, brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
13. The following uses, allowed in the OBP zoning district, shall not be allowed:

TABLE OF DISALLOWED USES	
Dry Cleaning and Laundry Services	Automobile Driving Schools with "on-site" Driving Courses

Automotive Repair and Maintenance, except Car Washes	Car Washes
Automotive Parts, Accessories, and Tire Stores	Automotive Transmission Repair
General Automotive Repair	Automotive Body, Paint and Interior Repair and Maintenance
Automotive Exhaust System Repair	Automotive Oil Change and Lubrication Shops
Automotive Glass Replacement Shops	Home and Garden Equipment Repair and Maintenance
Dog Parks, Pet Sitting Services	Automobile Commercial Parking Lots and Garages
Passenger Car Rental and Leasing	New or Used Automobile Brokers, included office space uses
General Equipment and Tool Rental Centers	Auction Houses
Construction Contractors, Builders and Developers, <u>with outdoor storage</u>	Shuttle Services, Vanpools and Other Ground Passenger Transportation
General Freight Trucking, Local	Taxi and Limousine Service
General Freight Trucking, Long-Distance	Landscaping Services
Specialized Freight (except Used Goods) Trucking, Local	Bail Bonding or Bondsperson Services
Crematories	Crematories and Mausoleums
Repossession Services	

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

Kris Robinson, representing the applicant, KBB LLC, spoke in favor of the proposal.

Chairman Hunt called for those for or against the proposal.

No one spoke in favor.

Laura Clementson, 1931 Daniells Bridge Rd, spoke against the proposal. Her concerns were involving traffic and the speed of traffic.

Sandra Schempp, 1260 Twin Lakes Rd, spoke against the proposal. Her concerns were involving industrialization of Daniells Bridge Rd.

Chairman Hunt closed the public comment period.

Chairman Hunt asked if Planning Commission had any questions.

There was discussion amongst the Planning Commission members regarding the public input.

Kris Robinson received questions from the Planning Commission.

Motion to approve Rezone # P25-0273 with the 10 staff recommendations along with a modification to Condition #10 by Colby Baker. The proposed modification was as follows:

10. In lieu of the required landscape strip and vehicle use area screening along Daniels Bridge Road, an enhanced buffer shall be installed as follows and shall be allowed to be within two (2) feet of the right of way:
 - a. Evergreen shrubs, 10 per 100 linear feet, with a planting height of 36 inches.
 - b. A double row of staggered evergreen trees with a planting density of:
 - i. 11 Green Giant Arborvitae per 100 linear feet of property frontage, closest to the ROW, minimum 10 feet height at planting
 - ii. 10 Arizona Cypress 'Carolina Sapphire,' per 100 linear feet of property frontage minimum, 12 feet height at planting
 - c. The final design of the enhanced buffer shall be approved by the Director of Planning and Code Enforcement.

Second by Christopher Herring. Motion was approved with a vote of 6 to 0.

Planning Commission recommended approval of the Rezone # P25-0273 with the 10 staff conditions along with the recommended modification to Condition #10.

Miscellaneous: Chairman Hunt called for a motion to adjourn the meeting at 7:06pm. Motion to adjourn by Ann Evans; Second by Stephen LaPierre.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

2-16-26

DATE

OCONEE COUNTY PLANNING COMMISSION SECRETARY

DATE