

**OCONEE COUNTY DEVELOPMENT REVIEW COMMITTEE MEETING
MINUTES
Friday, March 16, 2018
9:00 am
Agenda**

Members present: Sandy Weinel, Planning & Code Enforcement
Adam Layfield, Public Works
Lance Raines, Water Resources
Mackenzie Battista, Planning & Code Enforcement
Gaby Bryan, Planning & Code Enforcement
Mark Bowman, Planning & Code Enforcement
Deanna Ruark, DRC Clerk

Others present: Dennis Adams, Sullins Engineering
Kevin Mixon
Bob Smith, Smith Planning Group
Gene Hinkle, Commercial Site Solutions, Inc.
Penny Mills

The meeting was called to order at 8:57 am.

Item #1: Approval of minutes of the February 16, 2018 DRC Meeting minutes.

Motion to approve by Adam Layfield and a second by Mackenzie Battista. Vote was unanimous to approve the minutes of the February 16, 2018 as written.

Item #2: Preliminary Site Plan, Lakewood Amenity Area at the Georgia Club, ±1.98 acres, Georgia Club Drive.

Bob Smith was present. Department comments were discussed as follows:

1. Delete Planning Comment #3.

With a motion by Adam Layfield and a second by Mackenzie Battista, the Preliminary Site Plan was unanimously recommended for approval subject to corrections.

Item #3: Site Development Plans, Lakewood Amenity Area at the Georgia Club, ±1.98 acres, Georgia Club Drive.

Bob Smith was present. Department comments were discussed as follows:

1. Planning Comment #1. Should read: "Site Construction Plans" to "Site Development Plans" not to Subdivision Construction Plans".
2. Planning Comment #2. Addressed at the DRC Meeting.
3. Delete Planning Comment #3.
4. Sandy noted Planning Comments can be checked on the signing/stamping sets.
5. Code Enforcement/Gaby Bryan #1. Bob will label boundary on sheet #'s C61, 62 and 63.

Item #4: Preliminary Plat, Kevin & Kemberly Mixon, ±8.00 acres, Ivywood Drive. Splitting into 3 and 5 acre tracts

Kevin Mixon was present. Department comments were discussed as follows:

1. Planning Comment #1. Kevin stated there is an existing permitted structure on the property that is located 15 feet off the back property line. Gaby has the permit. Sandy needs to verify the split will not create a nonconforming situation with the existing barn. She explained the approval process to Kevin and they will discuss it further.

With a motion by Adam Layfield and a second by Mackenzie Battista, the Preliminary Plat was unanimously recommended for approval subject to corrections.

Item #5: (Revised) Preliminary Site Plan, Texas Roadhouse, ±2.721 acres, Dowdy Road.

Gene Hinkle was present. Department comments were discussed as follows:

1. Planning Comment #4. Sandy stated it needs to be recalculated based on the original square footage and will be reviewed on the Landscape Plan, Field Change.
2. Delete Code Enforcement/Gaby Bryan Comment #1.

With a motion by Adam Layfield and a second by Gaby Bryan, the (Revised) Preliminary Site Plan was unanimously recommended for approval subject to corrections.

Item #6: Subdivision Construction Plans, Stonewood, ±124.38 acres, Union Church Road.

Dennis Adams was present. Department comments were discussed as follows:

1. Add Planning Comment: per Rezone condition #2, Applicant needs to show Landscape Plan or Typical Cross Section of the Berm Construction on the Grading Plan & Plant Detail.
2. Public Works Comment #8. Dennis will add GDOT approved mix specs for proposed asphalt.
3. Public Works Comment #9. Applicant will label slope within the Right of Way.
4. Public Works Comment #15. Adam clarified the bedding detail should include any plastic.
5. Public Works Comment #16. Dennis will add a note as to whether or not stream mitigation is required.
6. Water Resources Comment/Sheet 11. Applicant will provide a Demolition Plan.

7. Lance and Dennis discussed the Fire Hydrant locations.
8. Add Water Resources Comment. Applicant will add a Meter Box on the Amenity Lot.
9. Add Water Resources Comment. Applicant to show that water quality is done and approved.
10. Dennis will check the UDC, Article 8 for buffer requirements.

Item #7: Adjourn

Motion by Adam Layfield to adjourn, second by Mackenzie Battista, with a unanimous vote the meeting was adjourned at 9:40 am.



Mackenzie Battista, Planning

4-20-18

Date