

OCONEE COUNTY PLANNING COMMISSION

Date July 15, 2019

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Bill Yarbrough, Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, Steven Strickland, T.L. Turman

MEMBERS ABSENT: Mike Floyd, Brad Tucker, Chuck Steen

STAFF PRESENT: Guy Herring, Director – Planning & Code Enforcement; Gabriel Quintas – Assistant Director, Planning & Code Enforcement; Grace Tuschak, Planner – Planning & Code Enforcement; Kyle Stephens, Planner - Planning & Code Enforcement

PRESS PRESENT: Michael Prochaska

OTHERS PRESENT: Lee Becker

CALL TO ORDER: Chairman Yarbrough called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES: meeting: June 17, 2019. Motion by Penny Mills to adopt minutes as written; Second by Karen Hilyard. The vote was unanimous to adopt the minutes.

OLD BUSINESS: None.

NEW BUSINESS:

Item #1. Rezone 7735 Barbara Gasaway, AG to B-1 & B-2, 28.34 acres, Monroe Highway, Commercial.

Item #2. Special Use 7791 Barbara Gasaway, 72.81 acres, Monroe Highway, Event Venue.

Gabriel presented the staff report for rezone 7735 with 10 conditions and staff recommending approval. Gabriel presented the staff report for special use 7791 with 7 conditions and staff recommending approval.

Chairman Yarbrough asked if there were comments from the applicant.

Bob Smith spoke in favor of the request and stated that the property will be subject to development pressures in the future and that the project will encourage place-making in the county. Mr. Smith discussed the development schedule, conversations with adjacent property owners, and the two companion variances.

Chairman Yarbrough opened the floor for public comment and called for those in favor or against the request to speak.

Kirk McClellan stated concerns regarding placement of interior roads on the B-1 portion and asked that pet boarding, beer/wine and liquor stores, and day camps be disallowed on the B-1 portion. Mr.

McClellan stated that he was supportive of the project and its design but had concerns about noise (including fireworks) generated from the proposed event venue and asked that the event venue limit amplified sound to inside the building and to cease amplified sound/fireworks at 9pm Sunday-Thursday and at 10pm on Friday and Saturday.

Bob Smith was given an opportunity for rebuttal of the comments and stated that discussions with adjacent property owners are ongoing.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: local and state ordinances on fireworks, the proposed parking lot material and lighting for the event venue and commercial uses, uses for the existing poultry houses, accommodating noise concerns of adjacent property owners, disallowed uses for B-1, and future sewer availability.

There being no further questions or comments from the commission, a motion was in order.

Rezone 7735: Motion to approve by Bruce MacPherson with all conditions recommended by staff; second by Maria Caudill. Steven Strickland suggested modifying the motion to add pet boarding and animal kennels to the disallowed use table. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, Steven Strickland, T.L. Turman. Voting against the motion: None. The motion passed with an 8-0 vote.

Special Use 7791: Motion to approve by Steven Strickland with all conditions recommended by staff; second by Chuck Hunt. Voting for: All.

Item #3. Rezone #7814, Terreck Holdings, LLC, OIP to R-1, 1.52, Talus Street, Residential.

Gabriel presented the staff report with 1 condition and staff recommending approval.

Chairman Yarbrough asked if there were comments from the applicant.

David Elder spoke in favor of the request and stated that applicant desires to convert the lot to residential use to blend in with the adjacent subdivision.

Chairman Yarbrough opened the floor for public comment and called for those in favor or against the request to speak.

No one spoke in favor or against the request.

David Elder was given an opportunity for rebuttal of the comments and did not speak.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: availability of usable soils for an on-site septic system, and the long term plan for the area in accordance with the Future Development Map.

There being no further questions or comments from the commission, a motion was in order.

Motion to approve by Chuck Hunt with 1 condition recommended by staff; second by Steven Strickland. Voting in favor of the motion: Chuck Hunt, T.L. Turman, Steven Strickland, Maria Caudill, Karen Hilyard, Bruce MacPherson, George Rodrigues. Voting against the motion: Penny Mills. The motion passed with a 7-1 vote.

Item #4. Rezone #7826, Elder Farm, LP, AG to AR-3, 64.31 acres, Colham Ferry Road. Residential Subdivision.

Gabriel presented the staff report with 5 conditions and staff recommending approval.

Chairman Yarbrough asked if there were comments from the applicant.

Richard Pendergrass spoke in favor of the request and explained the history of the property, the tax value of his prior developments, and stated that there is a need for more residential property for young families in the county. Mr. Pendergrass stated that there are covenants on the property that require additional buffers, 50% tree preservation, and that he is requesting to add one additional lot and agrees with conditions recommended by staff.

Chairman opened the floor for public comment and called for those in favor or against the request to speak.

Diane Windham, 1050 Coventry Road, spoke and requested to see the slide with staff conditions.

Houston Taylor, 1281 Black Ike Road, spoke against the proposal and stated concerns that this project could set a precedent for more residential development in the southern end of the county and that the project does not front on a state road.

Mr. Pendergrass was given an opportunity for rebuttal of the comments and stated that the smallest acreage would be 11 acres according to conditions recommended by staff and that he does not intend to create any smaller tracts.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: the concept plan being binding, the existing covenants, and available places for school bus turnaround.

There being no further questions or comments from the commission, a motion was in order.

Motion to approve by Steven Strickland with conditions recommended by staff; second by George Rodrigues. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, Steven Strickland, T.L. Turman. Voting against the motion: None. The motion passed with an 8-0 vote.

Item #5. Rezone #7827, D.T. Sanders, AR to B-2, 2.74 acres, Barber Creek Drive. Office/Commercial, Dental Office.

Gabriel presented the staff report with 5 conditions and staff recommending approval.

Chairman Yarbrough asked if there were comments from the applicant.

Darrel Baker spoke in favor of the request and stated that vicinity is changing, that the occupancy/medical office use will be mainly on the ground floor and that basements were included mainly because of the topography of the property.

Chairman opened the floor for public comment and called for those in favor or against the request to speak.

No one spoke in favor or against the request.

Chairman Yarbrough closed the Public Comment period.

There being no further questions or comments from the commission, a motion was in order.

Motion to approve by Maria Caudill with conditions recommended by staff; second by Penny Mills. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, T.L. Turman. Voting against the motion: None. The motion passed with a 7-0 vote.

Item #6. Rezone #7828, Rhino Mini Storage, LLC, G-B to G-B with modifications to rezone #7828, 2.53 acres, Atlanta Highway, Commercial (City of Bogart)

Gabriel presented the staff report with 4 conditions and staff recommending approval.

Chairman Yarbrough asked if there were comments from the applicant.

Jason Lawson spoke in favor of the request and stated that the property was rezoned 2 years ago, that the project has been very successful and they are running out of available storage space.

Chairman Yarbrough opened the floor for public comment and called for those in favor or against the request to speak.

No one spoke in favor or against the request.

Jason Lawson was given an opportunity for rebuttal of the comments and did not speak.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: the high quality of the current development on the site.

There being no further questions or comments from the commission, a motion was in order.

Motion to approve by T.L. Turman with conditions recommended by staff; second by Karen Hilyard. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, T.L. Turman. Voting against the motion: None. The motion passed with a 7-0 vote.

Item #7. UDC Article 6, 7, 8 Text Amendments

Chairman opened the floor for public comment and called for those in favor or against the request to speak.

No one spoke in favor or against.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: how road classifications are determined, the definition of off-street parking areas and truck loading areas, the definition of pole signs, the definition of vehicular signs, proposed changes to Sec. 810 (waiver or reduction for unnecessary buffers).

The Planning Commission consented to forward the following recommendations to the BOC as suggested by commissioner Maria Caudill:

- 1) Article 6, page 6-11: increase parking space dimensions to 10 x 20 feet

The Planning Commission approved the following recommendations as introduced by commissioner Karen Hilyard:

- 2) Article 8, page 8-2: retain “synthetic landscaping materials” under the definition of “mulch”

There being no further questions or comments from the commission, a motion was in order.

Motion to approve by Chuck Hunt; second by George Rodrigues. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, T.L. Turman. Voting against the motion: None. The motion passed with a 7-0 vote.

Adjourn. With no further business, on motion by George Rodrigues, Planning Commission adjourned at 8:38 p.m.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

8/19/19
DATE



OCONEE COUNTY PLANING COMMISSION SECRETARY

08/23/19
DATE