

**OCONEE COUNTY DEVELOPMENT REVIEW COMMITTEE MEETING
MINUTES
Friday, January 18, 2008
9:00 a.m., Planning Department Conference Room**

Members present: Krista Gridley, Planning Department.
Randy Dillard, Public Works
Lance Raines, Utility Department
Matt Brock, Code Enforcement
Quinton Still, EMA
Bruce Thaxton, Fire
Karla Hulsey, Acting DRC Clerk

Others present: Steven Meehan
Paul MacGregor
Frank Pittman

The meeting was called to order at 9:00 a.m.

Item #1: Approval of minutes of the December 14, 2007 DRC Meeting minutes.

With a first by Quinton Still and a second by Matt Brock, the minutes of the December 14, 2007 DRC Meeting were unanimously approved as submitted.

Item #2: Preliminary Site Plan, Westminster Christian Academy (expansion), ±30.705 acres, 1 Lot, New High Shoals Road.

Paul MacGregor of Smith and Associates and Steven Meehan were present. With a first by Quinton Still and a second by Matt Brock, the Preliminary Site Plan was unanimously approved subject to corrections.

Item #3: Site Development Plan, Westminster Christian Academy (expansion), ±30.705 acres, 1 Lot, New High Shoals Road.

Paul MacGregor of Smith and Associates and Steven Meehan were present. Department comments were discussed as follows:

1. Planning Comment #2. The applicant asked for buffer clarification since some plant materials have already been added to the area behind the soccer/football field. Krista explained that Steve Hansford has conducted a site visit and determined that the buffer does not meet the intent of Zoning Condition #7. The size and spacing of the trees do not provide an opaque buffer and some of the trees are dead. A wooden privacy fence is also required. Krista suggested adding a sheet to the plans to address all landscaping issues. Buffer plant materials will need to be increased significantly and diversified in order to satisfy the intent of the zoning condition. Paul MacGregor believes that the 30' Buffer Easement has been platted for Thornwood. Krista asked that a copy of the plat be provided to verify this. The buffer must be planted at this point in the expansion process.
2. Planning Comment #9. Krista explained that the gravel parking lot needs to be paved and lined according to Oconee County parking standards.
3. Public Works #1. Paul said that he would send the master plan information to Sandy Thursby and follow-up with a call for clarification.
4. Utilities #1. Lance Raines stated that each building must have a water meter.

Item #4: Preliminary Site Plan, Medical Offices at Langford Business Park, ±2.24 acres, 1 Lot, Virgil Langford Road and SR 316.

With a first by Quinton Still and a second by Bruce Thaxton, the Preliminary Site Plan was unanimously approved subject to corrections.

Item #5: Site Development Plan, Medical Offices at Langford Business Park, ±2.24 acres, 1 Lot, Virgil Langford Road and SR 316.

Frank Pittman was present. Department comments were discussed as follows:

1. Planning Comment #1. Frank Pittman stated that the cross easement was omitted by accident and will probably be shown on the plans for the adjacent hotel tract.
2. Planning Comment #14. Delete this comment.
3. Public Works Comment #2. Krista referred to Sec. 607.01.b.1 of the UDC for clarification. Frank will adjust the parking to accommodate this and will contact Sandy Thursby if other questions arise.
4. Fire Comment #1. Bruce Thaxton said that additional fire hydrants may be needed, since one must be located within 300 feet of each building.

Item #6: Adjourn

With no further business, the meeting was adjourned at 9:25 am.

Krista Gridley, Planner

Date