

**OCONEE COUNTY DEVELOPMENT REVIEW COMMITTEE MEETING
MINUTES
Friday, March 21, 2008
9:00 a.m., Planning Department Conference Room**

Members present: Krista Gridley, Planning Department.
Sandy Thursby, Public Works
Quinton Still, EMA
John Hatcher, Utility Director
Ryan Jones, Environmental Health Specialist
Matt Brock, Code Enforcement
Russ Henson, Fire Marshall
Deanna Ruark, DRC Clerk

Others present: Rick Raymond Jeff Carter
Frank Pittman David Carter
Abe Abouhamdan Greg Kerr

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

Item #1: Approval of minutes of the February 22, 2008 DRC Meeting minutes.

With a first by Quinton Still and a second by John Hatcher, the minutes of the February 22, 2008 DRC Meeting were unanimously approved as submitted.

Item #2: Preliminary Site Plan, Athens Academy, Preschool Center, ±4.7 acres, 1 Lot, Spartan Lane.

Rick Raymond was present. Department comments were discussed as follows:

1. Planning Comment #8. Rick stated that even though the Special Use Concept Plan and narrative described a 30,000 square foot preschool building, it had not been the applicant's intent to limit it to that size. Krista reiterated that once a concept plan is approved, a developer may reduce lot numbers or building sizes, but may not increase them. In order to increase the size as shown on these plans, the applicant would have to get Board approval to modify the Special Use. She suggested that Rick call B. R. White, Planning Director, if he needed further discussion on this matter.

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

Item #3: Site Development Plans, Athens Academy, Preschool Center, ±4.7 acres, Spartan Lane.

Rick Raymond was present. Department comments were discussed as follows:

1. Code Enforcement/Russ Henson Comment #2 (Sheet 6 of 19). Fire apparatus access roads shall extend to within 150 feet of any portion of the building. These access roads shall be paved to a minimum width of 16 feet and have an approved turn-around installed at the end. The turn-around may be either a radius turn-around or a hammerhead. Fire Department access road requirements do not apply to the lift station access.

2. Planning Comment #11. Rick stated that the Athens Academy should not be required to have a 25' Landscape Buffer, since there is currently no residence on the adjacent property. Krista explained that the use of the adjacent property could change later and that the Oconee County Unified Development Code requires a buffer on the school property. She clarified that existing plant materials may be preserved, with supplemental evergreen materials added as needed to meet the UDC buffer requirements. Krista stated that she does not have the authority to waive code requirements.
3. Planning Comment #4. Parking data and calculations are required in order to assess adequacy. They may be shown in the General Notes for the project.
4. Public Works Comment #4. Rick will meet with Sandy later to discuss the required Stormwater Management Agreement.
5. Sandy asked Rick to clarify the status of the lift station. He said that they have received a permit from Utilities to build the new lift station and that a contractor is working on the plans. Waste water from the Preschool building will be pumped to an existing station and then up to the new station. John Hatcher stated that they did have the necessary permits. Rick described a long range plan with the entire school on the county sewer system.
6. Rick will call Bruce regarding any Fire Department concerns.
7. Code Enforcement Comment #1. Rick will meet with Steve and Matt regarding the State Waters Buffers.
8. Code Enforcement/Russ Henson Comment #1 (Sheet 6 of 19). Rick will provide the fire flow data.

Item #4: Preliminary Plat, The Fairways, FKA Langford Estates, ±24.556 acres, 106 units, Virgil Langford Road. (to change the name)

Frank Pittman was present.

With a first by Sandy Thursby and a second by Matt Brock, the Preliminary Plat was unanimously approved subject to corrections.

Item #5: Preliminary Plat (revised), Glacier Park-Phases I & II, ±89.45 acres, 35 Lots, Moores Ford Road. (originally Item #9 on the agenda)

Originally Item #9 on the agenda, Frank requested that this item be moved up so that both of his projects could be heard consecutively. All other applicants agreed to let him go ahead.

Frank Pittman was present.

With a first by Matt Brock and a second by Russ Henson, the (revised) Preliminary Plat was unanimously approved subject to corrections.

Item #6: Preliminary Site Plan, Prince Avenue Baptist Church (expansion), ±17.0 acres, 1 Lot, Ruth Jackson Road.

Jeff Carter, David Carter and Greg Kerr were present.

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

Item #7: Site Development Plans, Prince Avenue Baptist Church (expansion), ±17.0 acres, 1 Lot, Ruth Jackson Road.

Jeff Carter, David Carter and Greg Kerr were present. Department comments were discussed as follows:

1. Planning Comment #1. Jeff Carter had called prior to the DRC meeting to inquire about the possibility of considering all of the existing campus parking as “shared parking.” Krista told him that she had spoken to B.R. White, Planning Director, about the parking configuration. He had agreed that the code was very specific on the issue and that this situation did not qualify. Krista stated that the applicant could submit an administrative appeal for a 10% parking reduction. She clarified that the maximum distance from parking space to building was measured to any building entrance that allowed access to church attendees. For easier evaluation, Jeff will show all applicable building entrances on the plans. Krista read UDC Sec. 606.01 and Table 6.4 to the applicants.
2. Planning Comment #2. Jeff told Krista that the sanctuary will now be seating 2,000 persons instead of the originally planned 2,500 persons.
3. Planning Comment #4. Russ stated that not enough handicapped spaces were shown.
4. Planning Comment #14. Krista asked Jeff to add the Preliminary Site Plan sheets to the Cover Sheet Index.
5. Krista inquired about the plans for the deeply trenched area near Hwy 78 where the pipe comes out from under the entrance drive. Jeff stated that it is part of the stormwater system and that they are trying to make it more visually appealing.
6. Public Works Comment #1. Jeff will meet with Sandy regarding the current validity of the Traffic Study done for this project. The applicants described the current school enrollment as less than 550 students. Although the architects designed the school building to accommodate 900 students, the staff does not believe the building has enough space to realistically serve that many pupils.
7. Public Works Comment #4. Jeff will meet with Sandy regarding the hydrology study. They will also discuss the adequacy of the stormwater detention system and whether or not additional work will be needed to meet county stormwater standards.

8. Utility Comment #6. Jeff will check to see whether or not the sewer system is private. John Hatcher explained that if the county will be servicing the manholes, easements are needed. John also mentioned that a 2" meter may be too small, but that he will leave it to Jeff's discretion.
9. Fire Comment #2. Russ pointed out to Jeff and Greg that hydrant numbers and locations need to be adjusted. Russ stated that Fire Department connections need to be located away from the building and that the preferred location for the PIV is at the vault. Russ and Jeff will discuss this further at a later time.
10. Jeff will contact Bruce regarding other Fire Department comments.
11. EMA (added comment). Prior to Site Plan approval, the church must choose either Ruth Jackson Road or Monroe Highway as their permanent street address. If the Monroe Highway drive is to be the primary church entrance, the address should reflect that.
12. Code Enforcement/Russ Henson, General Comment #1. Russ asked for clarification on when the temporary modular buildings will be removed. The county will work with the applicants regarding a reasonable timeframe after occupancy of the new building. He explained that this issue must be resolved now since this is the final phase of the development.

Item #8: Preliminary Site Plan (revised), Oconee Meadows Office Park, ±2.66 acres, Hog Mountain Road.

Abe Abouhamdan was present. Department comments were discussed as follows:

1. Planning Comment #7. Abe will add a current revision date to the plans.
2. Delete EMA Comment #1.

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

Item #9: Site Development Plans (revised), Oconee Meadows Office Park, ±2.66 acres, Hog Mountain Road.

Abe Abouhamdan was present. Department comments were discussed as follows:

1. Planning Comment #7. Abe will have an original engineer's signature on the utility plans of at least one set of the plans submitted for stamping.
2. Public Works Comment #1. Sandy will talk with Emil and then call Abe regarding the dumpster pad inlet.
3. Fire Comment #1. Abe will make sure that both entrances have suitable radii for fire truck access.

4. Abe will call Bruce if he has additional questions regarding Fire Department issues.
5. Delete Fire Comment #2.
6. Delete EMA Comment #1.

Item #10: Adjourn

With no further business, the meeting was adjourned at 10:17 am.

Sandy Thursby, Public Works

Date