

**OCONEE COUNTY DEVELOPMENT REVIEW COMMITTEE MEETING
MINUTES
Friday, July 16, 2010
9:00 a.m., Planning Department Conference Room**

Members present: Krista Gridley, Planning Department.
Sandy Thursby, Public Works
Lance Raines, Utility Department
Steve Hansford, Code Enforcement Director
Deanna Ruark, DRC Clerk

Others present: Ed Nichols
Gary Arthur
Gene Howard

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

Item #1: Approval of minutes of the May 21, 2010 DRC Meeting minutes.

With a first by Sandy Thursby and a second by Steve Hansford, the minutes of the May 21, 2010 DRC Meeting were unanimously approved as submitted.

Item #2: Site Development Plan, University Parkway Office & Technology Park, Phase 2-Building D/100, 1 Lot, ±1.66 acres, Daniells Bridge Road. (Plans expired-renewal)

Ed Nichols was present. Department comments were discussed as follows:

1. Ed stated that they had already paid \$83,160 in utility fees, with the understanding was that Building D/100 was included. Lance will check Utility records today and confirm that with Ed.
2. Ed inquired about the number of meters needed for the building. Since they have only one tenant, Lance said that one meter is required. If additional tenants occupy the building in the future, it will be Ed's responsibility to add a meter for each.

Item #3: Preliminary Site Plan, Athens Academy South Access Drive (Preschool), ±107.09 acres, Spartan Lane.

Ed Nichols, Gary Arthur and Gene Howard were present. Department comments were discussed as follows:

Note: The Preliminary Site Plan and the Site Development Plan were discussed at the same time.

1. Krista told the DRC Members that the Planning Department had been contacted the previous day by the applicant with a clarification on the project. Athens Academy intends for this access to actually be a public or private street instead of a driveway. Since this is a significant change, multiple issues will need to be resolved before continuing the DRC process. Krista suggested a general

discussion of these issues, with the possibility of a follow-up meeting after Athens Academy has had time to decide on their long-range plan.

2. Krista stated that the plans were reviewed by the DRC members for an access drive within the Athens Academy campus. Since a public or private street is very different from an access drive, she asked for clarification on the intended use of this street. Gene Howard stated that Athens Academy had recently acquired several tracts of land from the Ivy Family for future use by the school. The land sale arrangement included a stipulation that Athens Academy provide access to the Ivy properties for future development by the family. Since the access would eventually serve more than three lots, a public or private street will be required instead of an access drive. Sandy reminded the applicant that a private street is maintained by the owner.
3. Krista pointed out that the reconfiguration of a driveway within the existing campus is acceptable under the Academy's current Special Use approval. However, a road that will serve future development on multiple properties will require another Special Use approval from the Board of Commissioners. During that process, the current DRC review will be placed on hold and a new submittal may be required afterwards.
4. Gene asked if the Ivy Family would have to go before the Board of Commissioners for a street if they still owned the property. Sandy and Krista agreed that they would, but since the property is now owned by Athens Academy, it is their responsibility to handle all improvements.
5. Gary said the original property was deeded to the school as a gift in 1970 and that every parcel plat since then had shown the 60-foot wide strip of land between Spartan Lane and Rockinwood as a proposed road. Sandy said that even if the tract is labeled as a proposed road on the parcel plat, approval is needed from the Board of Commissioners to actually build it. Sandy added that improvements would be required along Rockinwood if there were plans to connect the street to Rockinwood Drive. Gene said that may happen eventually.
6. Ed, who is a member of the Building and Grounds Committee, said there are no immediate plans to expand into the recently acquired tracts. He asked about the feasibility of continuing the project as an access drive for now and then changing it to a street later. Sandy reiterated that they would be required to go back through the Special Use process and that Public Works would add conditions at that time. Ed asked if Public Works would inspect an access drive as if it were a public street so that it would be documented when it was later changed to a street. Sandy said Public Works could not inspect or accept the driveway as a street. She stated it may be possible in the future to accept the driveway as a street under the proper approvals and with materials testing. They discussed the use of third party inspection and testing. A traffic study will be required for the street and Sandy suggested that the applicant consult with Public Works prior to initiating the study.

7. Krista showed the applicant a copy of a recorded Administrative Recombination Plat for the tracts recently acquired by Athens Academy. Since this plat adds the 60-foot wide strip to the original school property, it is no longer a separate tract. The applicant was not aware that this could impact the future location of a street. Krista provided two examples of possible impacts. First, a variance will be needed to construct a cul-de-sac street within 80 feet of a property line. Second, because the institutional use now abuts residentially-zoned property, a 25-foot Planted Landscape Buffer is needed. These issues, and possibly others related to the recombination plat, will have to be addressed during the process.
8. Gene was concerned about a delay while going through the Special Use approval process because the Academy has already taken bids on the driveway project. The plan is to have it completed before school starts this year. Krista pointed out that since no site work has been done since September of 2008, the preschool site development plans are considered expired. The section of the access drive shown on the submittal as “existing” has not been completed and will now need to be included in this set of plans. If the preschool building project is to resume, it will also need to be resubmitted for DRC review.
9. Gene wanted to know if they could proceed with the original driveway plan and use the entrance shown on this set of plans as a construction entrance for the preschool project. At a later date, the proposed street could be located there. Sandy said that Site Development Plans for the preschool would have to be approved by DRC first, with the construction entrance shown on those plans. Steve told Ed that Code Enforcement would not issue a Certificate of Occupancy until all construction requirements such as site stabilization and installation of buffers have been met.
10. Gary asked if they could submit a variance to omit the buffer. This would keep them from having to plant a buffer now and then remove it at some later date when the street was built. Krista stated that they could submit for a variance, but that this was a design issue instead of a necessity. Additionally, a buffer requirement would likely be added as a condition to a new Special Use Approval.
11. Ed asked if the preschool project could be resubmitted to the DRC before the Board of Commissioners actually granted approval for the Special Use. Krista said the DRC will not accept a submittal until approval is given by the Board, although they could certainly be working on the plans during that time.
12. Krista emphasized that now is the time for the Academy to clarify their long-range intentions. The DRC issues can be addressed during the Special Use process, allowing the Academy to move forward in a more efficient and timely manner. Krista suggested ending the discussion for now, since no further DRC decisions can be made until Athens Academy chooses a course of action.
13. Ed asked Steve if he could submit his architectural drawings with the site development plans. Steve said he could, but that no permits would be issued until the project is approved by the DRC.

Item #4: Site Development Plan, Athens Academy South Access Drive (Preschool), ±107.09 acres, Spartan Lane.

Ed Nichols, Gary Arthur and Gene Howard were present. Department comments were discussed as follows:

1. See note on Item #3.

Item #5: Adjourn

With no further business, the meeting was adjourned at 10:08 am.

Krista Gridley, Planner

Date