

**OCONEE COUNTY DEVELOPMENT REVIEW COMMITTEE MEETING
MINUTES
Friday, March 15, 2019
9:00 am
Agenda**

Members present: Gabriel Quintas, Planning & Code Enforcement, Assistant Director
Kyle Stephens, Planning & Code Enforcement
Jody Woodall, Public Works Director
Jessica Jackson, Public Works
Bruce Thaxton, Fire Chief
Adam Layfield, Water Resources
Deanna Ruark, DRC Clerk

Others present: Abe Abouhamdan, ABE Consulting, Inc.
Jason Lawson, Baseline Surveying & Engineering
Penny Mills

The meeting was called to order at 9:03 am.

Item #1: Approval of minutes of the February 15, 2019 DRC Meeting minutes.

Motion to approve by Adam Layfield and a second by Jessica Jackson. Vote was unanimous to approve the minutes of the February 15, 2019 DRC meeting as written.

Item #2: (Revised) Final Plat, Lane Creek Plantation, Phase 4, Section 2 (Lot 20, Block E), ±0.89 acres, Riverhill Drive.

Applicant notified us prior to the meeting that no one would be attending.

He will address all the outstanding comments.

Item #3: Preliminary Site Plan, Rhino Storage (City of Bogart), ±5.42 acres, Atlanta Highway.

Jason Lawson was present. Department comments were discussed as follows:

1. Planning Comment #3. Jason will check previous plats to see if this is a shared easement and show access easement.
2. Planning Comment #4. Jason will provide an Athens-Clarke utility bill.
3. Delete Planning Comment #6.
4. Delete Planning Comment #8.
5. Jason will contact Environmental Health with any questions on their comments.

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

Item #4: Site Development Plans, Rhino Storage (City of Bogart), ±5.42 acres, Atlanta Highway.

Jason Lawson was present. Department comments were discussed as follows:

1. Planning Comment #2 clarified.
2. Delete Planning Comment #6 – from the list of repeated PSP comments.
3. Delete Planning Comment #8 – from the list of repeated PSP comments.
4. Jason will meet with Public Works to further discuss their comments.
5. Fire Comment. Jason will contact Russ Henson to discuss Knox Box locations for this project.

Note: Give Public Works a copy of previously submitted Hydro letter.

Item #5: Preliminary Site Plan, Wildflower Meadows Amenity Lot, ±4.33 acres, Lily Lane.

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

1. Planning Comment #5. Abe will add a drainage easement maintenance note.
2. Planning Comment #10 clarified.
3. Planning Comment #13 clarified and addressed.
4. Public Works Comment #2 clarified.
5. Abe will contact Environmental Health with any questions on their comments.

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

Item #6: Site Development Plans, Wildflower Meadows Amenity Lot, ±4.33 acres, Lily Lane.

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

1. Planning Comment #3. Abe will include a copy of the approved Preliminary Site Plan in every Site Development Plan stamping sets.
2. Planning Comment #9. Abe will show the lighting templates on Sheet #17.
3. Planning Comment #12 clarified.
4. Planning Comment #14. Abe will add a note with the calculations.
5. Planning Comment #17. Abe will correct this on Sheet #18.

6. Planning Comment #19. Gabriel and Abe will discuss the landscape plan and structural buffer.
7. Planning Comment #22. Per Abe, this project will not have a dumpster pad.
8. Planning Comment #23. Gabriel and Abe will discuss the 50 foot buffer required to be marked in the field at the time of commencement of construction.
9. Public Works Comment #1. Abe will indicate the 20 foot drainage pipe easement as a private system.
10. Public Works Comment #11. Jody and Abe will meet to further discuss the 10% analysis for the project.
11. Abe will contact Environmental Health with any questions on their comments.

Item #7: Adjourn

Motion by Kyle Stephens to adjourn, second by Adam Layfield, with a unanimous vote the meeting was adjourned at 9:35 am.




Date