

OCONEE COUNTY PLANNING COMMISSION

April 15, 2019

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Bill Yarbrough, Mike Floyd, Maria Caudill, Karen Hilyard, Chuck Hunt, George Rodrigues, Steven Strickland, Brad Tucker, T.L. Turman

MEMBERS ABSENT: Penny Mills, Bruce Macpherson, Chuck Steen

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

PRESS PRESENT: Michael Prochaska, Oconee Enterprise

OTHERS PRESENT: Lee Becker, Sarah Bell

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

APPROVAL OF MINUTES: Motion by Brad Tucker to adopt minutes as written; Second by Maria Caudill. The vote was unanimous to adopt the minutes.

NEW BUSINESS:

Item 1. Rezone #7732, Danny White, R-2 to B-1, +/- 1.3925 acres, southeast corner of Epps Bridge Parkway and Pine Ridge Court. Commercial Bank & Office.

Gabriel presented the staff report, recommending approval of the request subject to six conditions.

Chairman Yarbrough asked if there were comments from the applicant.

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

Kathy Hurley, representing the Tanglebrook Subdivision Neighborhood Association spoke in favor of the request, the group does not oppose the rezone and accepts that the area will eventually be developed for commercial use but asked the commission to consider how to address ingress/egress through Tanglebrook Subdivision. Currently, commercial traffic does not go through Tanglebrook Drive to access commercial areas and the neighborhood group would like Pine Ridge Court to become the primary access for any future commercial development.

Tammy Shelton, resident of Pine Ridge Court, spoke against the request and expressed concerns about congestion and ingress/easement out of Pine Ridge Court because there is no traffic light at the intersection of Pine Ridge Court and Epps Bridge Parkway.

Julie Hunter, resident of Pine Ridge Court and property manager for Chipper Land Company spoke against the request and expressed concerns about current residents of the three duplexes to be demolished, about the remaining duplexes, the increase in traffic, and safety concerns.

Elizabeth Gale Nyseth, resident of Pine Ridge Court, spoke against the request and expressed that it will be a hardship for families that will need to move, and requested that rezoning to commercial use be postponed until the entire Pine Ridge subdivision can be developed.

David Ellison was given an opportunity for rebuttal of the comments and spoke regarding the hardships of current residents, but stated that the property owner is required to comply with comprehensive plan, and that the property owner's interests should be considered over the interest of short term tenants.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: the need for additional ingress/egress to Tanglebrook Subdivision in the future; a suggestion that the owner/developer consider an agreement with displaced residents to help defray relocation costs; concerns about the incompatible land use buffer variance requested as a companion to the present request; request to add a condition that a 50' incompatible land use buffer will be installed if the companion variance is denied.

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

Motion by Chuck Hunt to approve the request subject to six conditions recommended by staff and one additional condition (#7) requiring a 50' incompatible land use buffer to be installed in the event that the companion variance application is denied. Second by Mike Floyd. The motion passed unanimously.

OLD BUSINESS:

Item 1. Proposed text amendments to UDC Article 2 and 3

Gabriel presented the proposed amendments to UDC Articles 2 and 3.

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

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its recommendations for the BOC:

- 1) The Planning Commission consented to forward the following recommendations to the BOC, as suggested by commissioner Brad Tucker:
 - a. Strike sections 205.09.c.3, 205.09.c.4, and 205.09.c.5, which add architectural and site design standards to the B-1 zoning district.
- 2) The Planning Commission consented to forward the following recommendations to the BOC, as suggested by commissioner George Rodrigues:
 - a. Strike the list of uses under each zoning district to avoid duplication with Table 2.1.
 - b. Require special use approval for farm restaurants under agritourism use.
- 3) The Planning Commission consented to forward the following recommendations to the BOC, as suggested by commissioner Maria Caudill:
 - a. Create a special zoning district for Technology Gateway Character Area to allow for high rise buildings.
 - b. Strike adult entertainment from ordinance completely, disallowing it in the county.
 - c. Require special use approval for Landscaping Services, 3 or more acres in the AG zoning district.

- 4) The Planning Commission consented to forward the following recommendations to the BOC, as suggested by commissioner Karen Hilyard:
 - a. Retain the requirement for special use approval for Electrical Power Transmission Substations in all zoning districts except AG and I, as it is under the current version of the UDC.
 - b. Retain Family Planning Centers and Outpatient Mental Health and Substance Abuse Centers as separate uses as they are in the current version of the UDC.

- 5) The Planning Commission consented to forward the following recommendations to the BOC, as suggested by commissioner Steven Strickland:
 - a. For rooming & boarding houses, add a restriction establishing a capacity of four people to each bedroom.
 - b. Add a separate use for "Startup Incubators and Accelerators" to be allowed by right in OIP, B-1, B-2, OBP, and I
 - c. Require special use approval for Cigar and Tobacco Stores in B-1 and B-2 category: 205.09.d, Table 2.1.
 - d. Amend the use "Cigar and Tobacco Stores" to also include e-cigarette and vape stores
 - e. Establish a separate use for Motion Picture Postproduction Services, to be allowed in OIP, B-1, B-2, OBP, I.
 - f. Require special use approval for Recreational Vehicle Subdivisions in the Mobile Home zoning district.
 - g. 352.b, Short Term Rentals – Strike "No Short Term Rental may be rented more than once during the same 30-day period."

There being no further questions or comments from the commission, a motion was in order. Motion by Maria Caudill to approve the proposed text amendments to Articles 2 and 3 with the changes listed above. The motion passed unanimously.

Adjourn. With no further business, on motion by Mike Floyd, the Planning Commission adjourned at 9:19 p.m.

 <hr style="border: 0; border-top: 1px solid black;"/> OCONEE COUNTY PLANNING COMMISSION CHAIRMAN	<div style="font-size: 1.5em; font-family: cursive;">5/20/19</div> DATE
 <hr style="border: 0; border-top: 1px solid black;"/> OCONEE COUNTY PLANNING COMMISSION SECRETARY	<div style="font-size: 1.5em; font-family: cursive;">5/28/19</div> DATE