

**Land Use and Transportation (LUTC) Planning  
Oconee County Citizens Advisory Committee  
Community Center at Oconee Veterans Park  
Tuesday, January 15, 2019 – 6:00 PM – Minutes**

**Attendance – LUTC Meeting – January 15, 2019**

**Committee Members**

Yes Maria Caudill, Chair  
Yes Kirk McClellan, Vice Chair  
Yes Flynn Warren, Secretary  
Yes John Chenhall  
No Scott Clark  
Yes Rolland Ebright  
No Rick Garrett  
Yes Dave Jackson  
Yes Tommy Malcom  
Yes Bryon McCarley  
Yes Kirk Shook  
Yes Bill Tollner

**Oconee County Personnel**

No Justin Kirioac  
Yes Guy Herring  
Yes Kyle Stephens  
Yes Gabriel Quintas

**Members of the Public**

No Sarah Bell  
No Lee Becker  
No Michael Prochaska

**Committee Administration:**

\* The scheduled date of the meeting was one week late due to delays in other Oconee County meetings caused by New Years Day being a Tuesday.

The meeting was called to order by Maria Caudill, Chair of the LUTC at 6:00 PM. A quorum was present.

**Approval of Minutes:**

1. The minutes of September 11, 2018, and November 13, 2018, were approved.

**Land Use & Transportation Items:**

1. Guy Herring, Director of Planning and Code Enforcement, presented a discussion of Section 1216 of the Oconee County Unified Development Code (OCUDC) that outlines the process for approval of new residential and commercial projects in the County.

1. (A). There is a Site Development Review Committee composed of representatives from various Oconee County departments that meets to discuss and review all proposals. Changes to a proposal can occur at any time up to final approval (usually by the Board of Commissioners (BOC)). The Planning Commission and the BOC are involved fairly early.

1. (B). There are two similar processes: one is used for multi-family or non-residential projects (page 12-27 in OCUDC) and another for both major and minor subdivisions (page 12-26 in OCUDC). A major subdivision is one with

more than five (5) lots and a minor subdivision is one with five (5), or fewer, lots. Minor subdivisions can be approved by administrative personnel but major subdivisions require BOC approval. The Planning Department receives about three (3) major and ten (10) minor subdivision requests a month. The effect on schools is always considered in approving a project.

1. (C). Two large new subdivisions, Westland (on US 78) and Parkside (GA 53 and Mars Hill Road) are being allowed a 10 year build out at a rate of not more than 75 units per year for each project. It will be about one year (January 2020) before actual construction begins. Oconee Veterans Park will be connected to Parkside by an interior road.

1. (D). In 2008, Oconee County was experiencing about 400 new homes per year; the current rate is about 300 homes per year. More elderly restricted projects are likely (e.g., Presbyterian Homes).

1. (E). The 2030 Comprehensive Plan for Zoning was recently prepared with citizen input and will be reviewed at five and ten years. The Plan calls for the south end of the County to remain primarily agricultural. Adherence to the Plan and the OCUDC influence the approval of any proposal.

1. (F). Infrastructure updates, expansion and maintenance all influence development. Student housing is only appropriate for city sites; it does not fit in to rural parts of the County.

2. MACORTS Update (Flynn Warren, Oconee County Public Representative). The primary projects under consideration are grade changes on intersections with GA 316. An overpass for Mars Hill Road to the Oconee Connector is number one for Oconee County.

**Miscellaneous:**

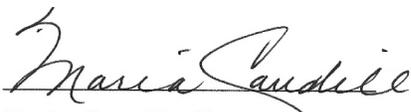
1. Other Business – none

2. Public Comment – none

3. The next meeting is set for Tuesday, March 12, 2019, at 6:00 PM in this same location.

4. The meeting was adjourned at 7:05 PM.

**Respectfully submitted:**

  
Maria Caudill, Chair

  
Flynn Warren, Secretary