

OCONEE COUNTY PLANNING COMMISSION

May 20, 2019

Regular Meeting

7:00 P.M. Oconee County Courthouse

MEMBERS PRESENT: Bill Yarbrough, Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, Steven Strickland, Brad Tucker

MEMBERS ABSENT: T.L. Turman, Mike Floyd, 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

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

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

OLD BUSINESS: None.

NEW BUSINESS:

Item #1. Special Use #7766, Mike Thornton, ± 1.35 acres, Salem Road. Automobile Storage Lot.

Gabriel presented the staff report with 1 condition and staff recommending denial.

Chairman Yarbrough asked if there were comments from the applicant.

Ben Hanley, owner of HPC Auto Services, spoke in favor of the request and stated that Oconee County only has one towing company in service to the Sheriff's office and that the County needs more options for towing services.

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

John Cleveland spoke against the request, and endorsed staff's recommendation for denial. Mr. Cleveland noted that one of the few historic buildings is located across the street and that all the neighbors he has spoken with are also against the request. Linda McBeth spoke against the request and endorsed the staff's recommendation for denial. Darin Parker spoke against the request and stated that she had collected over 900 signatures in an online petition against the request. Cara Beckom spoke against the request and in favor of protecting the area's viewshed. Teri Loper spoke against the request and in favor of protecting the area's aesthetics, property values, and public safety. Diane Brantley spoke against the request and in favor of smart growth and long term planning for Farmington.

Rob Anrud, 2660 Old Farmington Road, spoke against the request and voiced concerned about noise, light, and glare from the proposed impound lot.

Mr. Hanley was given an opportunity for rebuttal of the comments and clarified that no automotive work will be done on the site, that there would be only 4-5 vehicle trips per day, that minimal lighting is proposed, that cars will sit no longer than 30 days, and that the base of operation for HPC Auto Services will be in Madison County, not in Farmington.

Chairman closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: whether this area was proposed to be a "country crossroads" during the Comprehensive Planning process; the protection and preservation of the historic depot; and environmental concerns about the storage of wrecked vehicles.

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

Motion to deny by Brad Tucker; second by Maria Caudill. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, Steven Strickland, and Brad Tucker. Voting against the motion: none. The motion passed unanimously.

Item #2. Rezone #7767 Resurgence Park, LLC, B-1 to B-1 with Modifications to Rezone #6356, ± 3.97 acres, Resurgence Drive. Commercial Subdivision.

Gabriel presented the staff report with staff recommending approval subject to 6 conditions.

Chairman Yarbrough asked if there were comments from the applicant.

Daniel Marks was present and did not speak in favor of the request.

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

No citizens spoke in favor or against the request.

Daniel Marks was given an opportunity for rebuttal of the comments and did not speak.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: meeting architectural standards.

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

Motion to approve by Penny Mills; second by Chuck Hunt. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, Steven Strickland, Brad Tucker. Voting against the motion: none. The motion passed unanimously.

Item #3. Rezone #7768, Oconee Medical Holdings, LLC, B-2 to B-2 with modifications to Rezone #6598, ±14.226 acres, Jennings Mill Road. Commercial/Medical Office.

Gabriel presented the staff report with staff recommending approval subject to 4 conditions.

Chairman Yarbrough asked if there were comments from the applicant.

David Elder spoke in favor of the request and explained that Piedmont Health is looking for a different style of building than was originally approved in order to accommodate specialized medical offices.

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

No citizens spoke in favor or against the request.

David Elder was given an opportunity for rebuttal of the comments and did not speak.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: the proposed development's effect on Jennings Mill subdivision directly north of the project, building height limits (55-foot building height limit in B-2 zoning district), concerns about extending the landscape buffer along the northern property line, and whether the applicant could provide a 10-15 buffer along the portion of the property line adjacent to Athens Realtor Association property.

David Elder stated that the proposed three-story building is further from the property line than the three buildings shown on the previously approved concept plan, that the adjacent use along the property line is another parking lot, and that additional planted buffer may be possible subject to parking requirements.

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

Motion to approve by Chuck Hunt with conditions recommended by staff; second by George Rodrigues. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, Steven Strickland, Brad Tucker. Voting against the motion: none. The motion passed unanimously.

Item 4. UDC Article 12 and 13 Text Amendments.

Gabriel presented the proposed revisions to Articles 12 and 13 including an update of development review processes, zoning review standards, update of terms/labels in Article 12, and replacement of outdated terms/labels and amended limitations for special exception variances in Article 13.

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

No one spoke in favor/against

Chair Yarbrough closed the public portion.

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. page 12-1, 12-13 section 1202: definition under condition of zoning approval (to match article 1) would like to retain existing language
 - b. Page 12-10, Sec 1207.01: a, b, d in their existing form
- 2) The Planning Commission consented to forward the following recommendations to the BOC, as suggested by commissioner Maria Caudill:
- a. Numbers of days given to staff for reviews (throughout Article 12) should mirror the state standards.
 - b. Sec. 1208.02: Retain existing text in order to preserve the ability of the Planning Commission to table agenda items.
- 3) The Planning Commission consented to forward the following recommendations to the BOC, as suggested by commissioner Karen Hilyard:
- a. 1209.01.c.1, the Planning Department should be required to notify adjacent property owners 15 days prior to request for a zoning change.
- 4) The Planning Commission consented to forward the following recommendations to the BOC, as suggested by commissioner Penny Mills
- a. Sec. 1223.07.c – change from “written notice of pending expiration of the building permit or development permit may be issued by the Planning Director” to “ Written notice of pending expiration of the building permit or development permit will be issued by the Planning Director”
- 5) The Planning Commission consented to forward the following recommendations to the BOC, as suggested by commissioner George Rodrigues:
- a. Sec. 1208.05.d: strike “or for other purposes deemed to be in the best interests of the public by the BOC.”

Motion by Brad Tucker to approve amendments to Article 12 and Article 13 with recommendations from the Planning Commission. Second by Maria Caudill. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, Steven Strickland, Brad Tucker. Voting against the motion: none. The motion passed unanimously.

Adjourn. With no further business, on motion by George Rodrigues, the Planning Commission adjourned at 8:25 p.m.



 OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

6/17/19
 DATE



 OCONEE COUNTY PLANNING COMMISSION SECRETARY

6/17/19
 DATE