

OCONEE COUNTY PLANNING COMMISSION

Date: June 17, 2019

Regular Meeting

7:00 P.M. Oconee County Courthouse

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

MEMBERS ABSENT: Chuck Steen, Bruce MacPherson

STAFF PRESENT: Guy Herring, Director, Planning & Code Enforcement; Grace Tuschak, Planner; Kyle Stephens, Planner

PRESS PRESENT:

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 Brad Tucker to adopt minutes as written; Second by Penny Mills. The vote was unanimous to adopt the minutes.

OLD BUSINESS:

None.

NEW BUSINESS:

Item #1. Rezone #7734, Burgess Family Enterprises, LLC & J.G. Griffeth Investments, LLC; A-1 & B-2 to B-2, 19.289 acres, along Jennings Mill Extension, Oconee Connector, and Virgil Langford Road. Commercial Subdivision.

Guy Herring presented the staff report with 8 conditions and staff recommending approval.

Chairman Yarbrough asked if there were comments from the applicant.

Ken Beall spoke in favor of the request and pointed out adjacent commercial development completed by Mr. Burgess and Mr. Griffeth. Mr. Beall had no problem with the recommended conditions/disallowed uses except for condition #5, which he asked to be removed.

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

No one spoke in favor or against.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: the reason for condition #5.

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

Motion to approve with modification to strike condition #5 by Steven Strickland; second Mike Floyd. Voting in favor of the motion: Maria Caudill, Mike Floyd, Karen Hilyard, Chuck Hunt, Penny Mills, Steven Strickland, Brad Tucker, T.L. Turman. Voting against the motion: George Rodrigues. The motion passed with an 8-1 vote.

Item #2. Special Use #7787, Prince Avenue Baptist Church, Inc., 60.75 acres, Ruth Jackson Road and U.S. Highway 78. Expansion of Community-Scale Church.

Guy Herring presented the staff report with 3 conditions and staff recommending approval.

Chairman Yarbrough asked if there were comments from the applicant.

Jeff Carter spoke in favor of the request and explained the church's need for informal fellowship space and a maintenance shop for school buses and other church property/equipment.

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

Pastor Josh Smith further explained the need for additional space that will fit the "family" feel of the church, with aesthetics that fit in with Oconee County and serves the community.

Chairman Yarbrough closed the Public Comment period.

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

Motion to approve by Maria Caudill with all conditions recommended by staff; second by Karen Hilyard. Voting in favor of the motion: Maria Caudill, Mike Floyd, Karen Hilyard, Chuck Hunt, Penny Mills, George Rodrigues, Steven Strickland, Brad Tucker, T.L. Turman. Voting against the motion: none. The motion passed unanimously (9-0).

Item #3. Rezone #7798, Scout Construction, LLC, AR-1 to AR-1 with modifications to Rezone #2039, 5.99 acres, along Morningside Drive and Hodges Mill Road. Residential Subdivision.

Guy Herring presented the staff report with staff recommending approval as submitted.

Chairman Yarbrough asked if there were comments from the applicant.

Jeff Carter spoke in favor of the request and explained that the owner is concerned about stormwater drainage in the Morningside Subdivision. Prior to developing the six subject lots, the owner would like to excavate and improve the existing channel located within the 40 foot buffer in order to provide adequate stormwater conveyance to the existing culvert at Hodges Mill Road.

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

Amber Trevors spoke against the request and in favor of preserving undisturbed greenspace, and stated that the buffer provides privacy, aesthetic value, and supports property values of the adjacent (Timarron) subdivision property owners. The adjacent property owners are concerned about existing flooding/stormwater overflow in the Timarron subdivision and that approval of the request would add to the flooding. Derek Carroll spoke against the request, questioned why Morningside does not have its own detention pond, and suggested that lot 1 of Morningside be left undeveloped in order to provide stormwater facilities. Frank Sherrill spoke on behalf of Timarron resident Nan Burkes, and expressed concern over aesthetic and property value of the buffer. Khouanthong Phonesavanh (Timarron resident) spoke against the request and expressed concerns about flooding and loss of privacy. Mr. Lytle (Timarron resident) spoke about history of severe flooding in Timarron subdivision near the detention pond. Mr. Chapman (Timarron resident) agreed with everything that had been said, questioned why it was necessary to take out all trees in order to improve stormwater conveyance, and asked if the buffer could be preserved in some fashion.

Jeff Carter was given an opportunity for rebuttal of the comments and stated that he was hired in order to solve drainage issue in Morningside. Timarron is at a higher elevation and its stormwater detention is unrelated to drainage in Morningside subdivision. Mr. Carter stated that should the present request be approved, no water from Morningside would flow into Timarron. Stormwater from Morningside subdivision will be subject to OC Public Works review and will be compliant with UDC requirements. The owner does not want to clear cut all the trees but only wants to do what improvements are necessary to improve drainage.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: whether the 40 foot buffer was existing when the subdivision was purchased and whether the owner knew it would be a problem, why the buffer was a condition of the original rezone, whether the applicant would agree to a reduction in the buffer as opposed to a complete elimination, whether a drainage pond could be constructed on lots 1 & 2, adequacy of erosion and sediment control for the homes under construction, the location of the culvert that goes under Hodges Mill Road, the cause of the flooding in Timarron subdivision, whose responsibility it is to address the flooding in Timarron, details of improvements to the proposed drainage ditch.

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

Motion to deny by Chuck Hunt; second by Maria Caudill. Voting in favor of the motion: Maria Caudill, Mike Floyd, Karen Hilyard, Chuck Hunt, Penny Mills, George Rodrigues, Steven Strickland, T.L. Turman. Voting against the motion: Brad Tucker. The motion passed with an 8-1 vote.

Item 4: UDC Article 4 and 5 Text Amendments

Guy Herring presented the proposed text amendments.

Chairman Yarbrough opened the floor for public comment and called for those in favor or against the request to speak. Justin Greer voiced a concern regarding the addition of maximum lot coverage for commercial projects and, in particular, B-2 zoned lots with shared detention ponds.

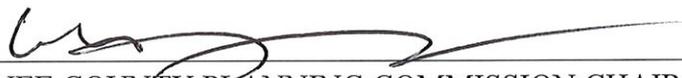
Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: codifying lot coverage maximums that are typically conditioned during the rezone process and whether there should be more flexibility, potential to add a footnote regarding shared stormwater facilities, adequacy of buffers for single family residential lots in subdivisions that front on major roads; what changes have been proposed for Table 4.1.

The Planning Commission approved the following recommendations to forward to the BOC:

- 1) Add a footnote discussing lot coverage requirements on lots with shared detention ponds.
- 2) Sec. 410.01, page 4-12: replace personal recreational facility” to “private recreation facility”
- 3) Page 4-21: include the definition of conservation subdivision in definitions section of article 4
- 4) Page 4-10, footnote #10: replace current text with “Maximum building height for principal buildings may be increased up to 85 feet by Special Use Approval
- 5) Sec. 508.01.6 and Sec. 506.15.o.1.f: Strike requirement for covenants to regulate and control signs

Adjourn. With no further business, on motion by Penny Mills, the Planning Commission adjourned at 8:47 p.m.



OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

7/15/19
DATE



OCONEE COUNTY PLANING COMMISSION SECRETARY

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