

**OCONEE COUNTY PLANNING COMMISSION**

Date August 19, 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, T.L. Turman, Mike Floyd, Brad Tucker

**MEMBERS ABSENT:** Chuck Steen, Stephen Strickland

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

**PRESS PRESENT:** Michael Prochaska

**OTHERS PRESENT:** Lee Becker

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

**APPROVAL OF MINUTES:** meeting: July 15, 2019. Motion by Penny Mills to adopt minutes as written; Second by Chuck Hunt. The vote was unanimous to adopt the minutes.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Item #1. Rezone 7838, RWJ, Inc. AG to R-1, ±10.07 acres, Long Road and Mars Hill Road. Residential Subdivision.**

Gabriel presented the staff report with 8 conditions and staff recommending approval.

Chairman Yarbrough asked if there were comments from the applicant.

Rodney Jones spoke in favor of the request, objected to condition #4 recommended by staff, and discussed landscaping costs, recent changes in UDC lot sizes, and reduced tax revenue that the County could expect from allowing a 6 lot subdivision instead of the originally proposed 9 lot subdivision.

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

Mike Hamlin, 1061 Long Road, spoke against the request and voiced concerns about the access via Long Road without a deceleration lane and potential traffic concerns.

Wayne McCarty, an adjacent property owner, spoke and voiced concerns about increased traffic.

Cecil Gunter spoke against the request and stated concerns about traffic along Long Road.

Rodney Jones was given an opportunity for rebuttal.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: current and former minimum lot sizes, additional students being added to the school district, septic requirements at the state level, and the need for a deceleration lane along Long Road or Mars Hill Road.

There being no further questions or comments from the commission, a motion was in order. Motion by Brad Tucker to approve and strike condition #4, second by Chuck Hunt. Voting in favor of the motion: Bruce MacPherson, Mike Floyd, Penny Mills, Maria Caudill, Brad Tucker, T.L. Turman, Chuck Hunt. Voting against the motion: George Rodrigues. The motion passed with a 7-1 vote.

**Item #2. Rezone #7851, Sapphire Properties, LP, AG to R-2, ±42.482 acres. Ruth Jackson Road, Residential.**

Gabriel presented the staff report with 6 conditions and staff recommending denial.

Chairman Yarbrough asked if there were comments from the applicant.

Bret Thurmond spoke in favor of the request and stated that they applied for R-2 in order to get smaller lot sizes but would be amenable to a one acre lot minimum, that they are adjacent to R-2 zoning, and that Ruth Jackson Road is able to accommodate the anticipated increase in traffic. Rob Scott also spoke in favor of the request and stated that they are proffering a 50' buffer along Ruth Jackson Road, they want to preserve the character of the surrounding area, and that they have no intention of building duplexes.

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 or against the request.

The applicant was given an opportunity for rebuttal of the comments.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: the reasons for recommending denial given by the staff report, concerns from the school board about additional students, and the availability of other single family lots for development in the 1 mile radius.

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

Motion to approve by Maria Caudill with a modification to condition #1 as follows: "The subject parcel shall be rezoned to R-1 with a minimum lot size of 1 acre;" Second by T.L. Turman. Voting in favor of the motion: Bruce MacPherson, Mike Floyd, George Rodrigues, Penny Mills, Maria Caudill, Brad Tucker, TL Turman, Chuck Hunt. Voting against the motion: none. The motion passed with an 8-0 vote.

**Item #3. Rezone #7852, Mary Lou Mays Anglin, AR to AR with modifications to Rezone No. 777, ±6.89 acres, Cooper Gin Road, Residential.**

Gabriel presented the staff report with 2 conditions and staff recommending approval.

Chairman Yarbrough asked if there were comments from the applicant.

Stedman Anglin spoke in favor of the request and requested that rezone no. 777 be modified to remove condition #1, and stated that they have no objection to staff recommendations.

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 or against the request.

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 Chuck Hunt with conditions recommended by staff; second by Penny Mills. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, T.L. Turman, Brad Tucker, Mike Floyd. Voting against the motion: None. The motion passed with a 9-0 vote.

**Item #4. Rezone #7853, Tracie Hedges, AG to AR, ±5.00 acres, Moores Ford Rd., Residential.**

Gabriel presented the staff report with 2 conditions and staff recommending denial.

Chairman Yarbrough asked if there were comments from the applicant.

Tracie Hedges spoke on behalf of the request and stated that they desired to live on their family land and build houses along with 2 other families, that Rivers Edge subdivision has small lot sizes and is located 1.4 miles from the subject site.

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.

Chairman Yarbrough closed the Public Comment period.

Planning Commission discussed its comments/concerns including: who would build upon the resulting 3 lots, the letter from the school board/impacts to local schools.

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

Motion to approve by Chuck Hunt and modify condition #2 to allow for a minimum lot size of 1.67 acres; second by TL Turman. Voting in favor of the motion: Bruce MacPherson, Mike Floyd, Penny Mills, Karen Hilyard, Maria Caudill, Brad Tucker, TL Turman, Chuck Hunt. Voting against the motion: George Rodrigues. The motion passed with an 8-1 vote.

**Item #5. UDC Article 9, 10, 11 Text Amendments**

Gabriel presented the proposed text amendments.

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

No one spoke in favor/against.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments including but not limited to: extension of maintenance bonds until 90% buildout, clarification of sec 1016.04.b.; which directors are responsible for which aspects of the UDC.

The Planning Commission approved the following recommendations as introduced by planning commissioner Penny Mills:

1. Clarify language of 1016.04.b. regarding sanitary sewage disposal.
2. Update "Road & Bridge Inspector" to "Public Works Director" in 1018.02.f, 1018.02.g, and 1018.04.a

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

Motion by Karen Hilyard to approve text amendments to Article 9; second George Rodrigues. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, T.L. Turman, Brad Tucker, Mike Floyd. Voting against the motion: None. The motion passed with a 9-0 vote.

Motion by Karen Hilyard to approve text amendments to Article 10 with changes suggested by Penny Mills, second by George Rodrigues. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, T.L. Turman, Brad Tucker, Mike Floyd. Voting against the motion: None. The motion passed with a 9-0 vote.

Motion by George Rodrigues to approve text amendments to Article 11, second by Karen Hilyard. Voting in favor of the motion: Maria Caudill, Karen Hilyard, Chuck Hunt, Bruce MacPherson, Penny Mills, George Rodrigues, T.L. Turman, Brad Tucker, Mike Floyd. Voting against the motion: None. The motion passed with a 9-0 vote.

Chairman Yarbrough announced that Brad Tucker and Penny Mills will serve as the nominating committee for the new chair and vice chair of the Planning Commission and will announce nominations the next Planning Committee meeting.

**Adjourn.** With no further business, on motion by Brad Tucker, Planning Commission adjourned at 8:20 p.m.

  
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OCONEE COUNTY PLANNING COMMISSION CHAIRMAN

9/16/19  
DATE

  
\_\_\_\_\_  
OCONEE COUNTY PLANNING COMMISSION SECRETARY

9/17/19  
DATE