

## OCONEE COUNTY PLANNING COMMISSION

February 18, 2019

Regular Meeting

7:00 P.M. Oconee County Courthouse

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

**MEMBERS ABSENT:** Chuck Steen

**STAFF PRESENT:** Guy Herring, Director; Gabriel Quintas, Assistant Director; 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:** January meeting: Brad Tucker corrected the following: both neighbors who spoke at the January meeting regarding the Ellison Farms Special Use live adjacent to amenity area number 1, not amenity area number 2. Motion by Maria Caudill to adopt minutes with the change made by Mr. Tucker; Second by Penny Mills. The vote was unanimous to adopt the minutes.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Item #1. Rezone #7656, Magnolia Valley, LLC, OIP to OIP with Modifications and Item #2, Rezone #7657 B-1 to B-1 with Modifications**

Gabriel Quintas presented the staff reports for items 1 and 2 with conditions. Staff recommended approval of both items subject to conditions.

Chairman Yarbrough asked if there were comments from the applicant.

Bob Smith spoke in favor of the request on behalf of Sam and Jessica Chastain, owners of Carpets Unlimited. They would like to develop the parcel over several years, starting with the B-1 portion. Mr. Smith showed the existing site plan approved under the previous rezone, photos of the existing site, and outlined the changes being requested. Mr. Smith explained that they could avoid having to fill in the existing topography by adding basements to some of the proposed commercial buildings on both the B-1 and OIP portion. Mr. Smith also explained that a new stormwater detention basin is

required because of new environmental protection ordinances; the existing pond within state waters can no longer be used for stormwater detention.

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

***No comments from citizens***

Mr. Chastain (property owner) was given an opportunity to speak, and he explained that they recently closed a flooring store in Watkinsville in order to open the proposed new location and that he wants to grow their business in Oconee County. They plan to develop the OIP portion within 3-5 years and rent out the commercial space to offset costs.

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments:

Maria Caudill asked Mr. Smith if there would be enough room for large trucks to turn around.

The Planning Commission also discussed whether there is a possibility that the buffers will change, given that the current concept plan is not meeting the UDC requirements. Mr. Smith responded that they had not yet applied for a variance, and if a variance is not approved on the B-1 portion then they will be unable to develop the property because of the required 50-foot buffer on both sides.

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

Motion by Brad Tucker to approve rezone no. 7656 with conditions recommended by staff; second by Chuck Hunt. The motion passed unanimously.

Motion by Maria Caudill to approve rezone no. 7657 with conditions recommended by staff; second by Steven Strickland. The motion passed unanimously.

**Item #3. UDC Amendment to Article 5**

Gabriel presented the UDC text amendment proposed.

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

***No comments from citizens***

Chairman Yarbrough closed the Public Comment period.

The Planning Commission discussed its concerns/comments:

Karen Hilyard asked staff what the functional difference was between the old and new definitions of the DRC. Staff clarified that instead of DRC members being appointed by the Board of Commissioners, they could be administratively appointed under the new definition.

Chuck Hunt voiced a concern about the consistency of input from various departments because departments could change the members of the DRC more often. Staff responded that it is a team effort to review DRC items and the review process will remain consistent, except that with this change representatives to the DRC meeting would be administratively appointed.

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

Motion by Karen Hilyard to approve the UDC Article 5 text amendment; Second by Mike Floyd. The motion passed unanimously.

**Adjourn.** With no further business, on motion by Chairman Yarbrough, the Planning Commission adjourned at 7:33 p.m.

  
OCONEE COUNTY PLANNING COMMISSION CHAIRMAN 3/18/19  
DATE

  
OCONEE COUNTY PLANING COMMISSION SECRETARY 3/19/19  
DATE