



**OCONEE COUNTY COMMUNITY DEVELOPMENT**  
Planning & Zoning | Permitting | Codes | Addressing

**AGENDA**

2:00 PM, WEDNESDAY, MARCH 14, 2018  
COUNCIL CHAMBERS  
OCONEE COUNTY ADMINISTRATIVE COMPLEX

- ITEM 1- Call to Order**
- ITEM 2- Approve Minutes from Meeting of February 14, 2018**
- ITEM 3- Review of Summary Sheet**
  - a) Discussion**
- ITEM 4- Action: Approve Summary of Recommendations**
- ITEM 5- Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
- ITEM 6- New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
- ITEM 7- Adjourn**

## Summary of Ad Hoc BZA Committee Recommendations

2/20/18

- Continue the minimum 15 day newspaper notice for Variances and Special Exception requests.
- Post property 21 days prior to Board hearing. Also send letters to property owners including in notification area at least 21 days prior to the hearing.
- For communication tower applications (Special Exception request), require balloon testing and computer generated view shed analysis to provide a visual representation of the proposed structure on the site under review
- For Variance requests, require the posting of one sign on each road frontage that abuts the subject property
- For Variance requests, send a notification letter to all property owners with land abutting the site under review.
- For Special Exception requests, require the posting of one sign along each road frontage that abuts the property and at least one more sign as needed at staff's discretion to provide adequate notification for area property owners and residents.
- For Special Exception requests, send a notification letter to owners of all parcels extending two deep from the request site.
- BZA signs should include 4 inch high lettering that states the type of request, e.g., "VARIANCE", "SPECIAL EXCEPTION", or "CELL TOWER".
- Signs should be no less than 9 square feet in size, and should contain the Planning phone number, web site, and address of the request.
- Remove Section 32-133 (a) (3) from the Zoning Ordinance. This is one of four situations in which the Community Development Director can approve a tower placement administratively. It states: "As a tower in a site preselected by the board as a recommended location based upon the county's county-wide communication tower site study. Although a site study was done, that document has been lost or discarded, and has not, to our knowledge, actually been used to approve a request. It could also prove impractical, since it is unclear how the board could preselect a site or whether, in fact, the board would have the authority to do so.
- Recommend that Variance and Special Exception applicants informally meet with property owners potentially impacted by the request to explain the request and answer any questions. This would not be a mandatory step and so could be addressed at the application stage.