



MINUTES

6:01 PM, MONDAY, JUNE 5, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Ownbey
 Mr. Gramling
 Mr. Johnson
 Mr. Kisker
 Ms. Lyles
 Mr. Pearson

Staff Present: Gregory Gordos, Senior Planner – Community Development
 David Root, County Attorney

Media Present: None.

1. Call to Order

Mr. Ownbey called the meeting to order at 6:01 PM.

2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

3. Approval of Minutes

Mr. Johnson motioned to approve the minutes from May 1, 2017. Mr. Pearson seconded the motion. The motion passed 5-0 (Mr. Kisker arrived moments later).

4. Public Comment for Agenda and Non-Agenda Items (3 minutes)

None presented.

5. Mr. Tom Markovich to provide a presentation on land development

Mr. Ownbey invited Mr. Markovich to speak before the Commission.

Mr. Markovich introduced the topic and provided a timeline of events, beginning with the establishment of zoning in 2008-2009 and concluding with the standards within the Code

of Ordinance today. He referenced Ordinance 2017-11 and the recent example of CASTO (Hartwell Village commercial development) requiring a variance from setbacks found in Chapter 38 Article 10 for the Control Free District zone. He also stated that the project was not rezoned due in part to the small area rezoning requirement found in Chapter 38 Article 8 of the Code of Ordinances. A PowerPoint presentation referenced four sections of code and text changes (retractions) Mr. Markovich would recommend. Discussion with the Commission followed on the origin, history and application each code section. Mr. Markovich requested that the Commission recommend to the County Council the following:

- Amend Chapter 38 Article 8 in a manner that would eliminate the requirements of Sec. 38-8.5(2) for rezoning property from the Control Free District to another zoning district
- Amend Chapter 38 Article 10 in a manner that would eliminate the dimensional requirements of Sec. 38-10.2 - Control free district (CFD).

Discussion followed on density per acre in other zoning districts, application of a Unified Development Ordinance, and how setback requirements apply to condominiums and townhomes as written in Code to-date.

Mr. Gordos noted that he could not provide a staff opinion of these recommendations at this time, as the public hearing was the first time hearing them suggested. The Commission directed Mr. Gordos add the two recommendations to the agenda of the next regularly scheduled Planning Commission meeting and to present a staff report with a staff recommendation for both items. No motion was made.

6. Continued Discussion on Corridor Planning

Mr. Ownbey introduced the matter before the board and the “homework” that each member was requested to complete prior to that hearing in regards to corridors.

Mr. Pearson noted that research into overlay corridors that have been successful in other communities may negate the need to hire an outside consultant for the project, which was being considered by the County at that time.

Mr. Ownbey introduced Lancaster County, South Carolina as a relevant case study. Paper copies of this text language was distributed amongst the Commission and added to the public hearing’s Backup information.

Mr. Pearson introduced the South Fulton Parkway Overlay District in Fulton County, Georgia as a relevant case study. He noted that it contains design guidelines and the elements of a Unified Development Ordinance.

Mr. Johnson made a motion to add the discussion of case studies to the next regularly scheduled Planning Commission meeting and to have staff prepare a presentation on the strengths and weaknesses of each case as they apply to Oconee County corridors. Mr. Kisker added that each roadway corridor has unique needs and that what applies to one corridor (e.g. US-123/Clemson Boulevard) may not apply to others. This analysis of applicability was added to the motion. Mr. Root noted that the immediate concern of Oconee County Council is US-123.

Mr. Kisker requested expediency in fulfilling this request, noting that previous recommendations to Council have taken several months to finalize.

7. Old Business

None Presented.

8. New Business

Mr. Pearson expressed his frustration at the cancellation of the May 15, 2017 Planning Commission meeting. Mr. Ownbey stated that the recommendation came from Mr. Gordos. Mr. Pearson recommended a second meeting in July to compensate for the loss of the July 3, 2017 hearing due to Independence Day. Mr. Gordos noted that Mondays and Tuesdays are typically reserved for other board and commission meetings and agreed to communicate with the Commission to schedule a special hearing.

9. Adjourn

Mr. Ownbey motioned to adjourn. The motion passed 6-0 and the meeting adjourned at 7:14 PM.