



MINUTES

6:01 PM, MONDAY, APRIL 17, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Ownbey
Mr. Gramling
Mr. Johnson
Mr. Kisker
Ms. Lyles
Ms. McPhail
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 6:00 PM.

2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

3. Approval of Minutes

Mr. Pearson motioned to approve the minutes from April 3, 2017 as amended. Mr. Johnson seconded the motion. The motion passed 7 – 0.

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

Mr. Tim Mays, Fair Play Community Association, spoke in regards to the Fair Play Master Plan and the process involved in the creation of that document. Connections between the master plan and the I-85 overlay district/Fair Play Village sub-district followed.

Mr. John Wendorf inquired about the Oconee County's plans to implement the Fair Play Master Plan's contents and sewer capacity in the area as a capital project.

5. Continued Discussion on Chapter 32 Article VIII – SIGN CONTROL (Ord. 2017-09)

Mr. Gordos reintroduced the matter for discussion, noting that the language in Sec. 32-520. - Requirements for billboards and other commercial signs was brought before the Commission in order to differentiate between on-premise commercial signs and off-premise signs commonly considered as billboards. A draft copy of what would be known as Ordinance 2017-09 was provided as Backup information. However, Mr. Gordos had been provided advice by Mr. Root regarding the language of this ordinance and, in order to remain content neutral and account for any unintended consequences, several more questions needed to be taken into consideration by the Commission. Staff recommended that the draft ordinance be changed to answer those questions rather than be recommended to the County Council as written.

Mr. Root provided further detail on the request and asked what the maximum allowable sign area would be if included in the ordinance.

Mr. Johnson asked why the Ordinance was not packaged for approval, as was requested at the April 3, 2017 meeting and reflected in the minutes. Mr. Gordos stated that was the intent at the time but last minute changes prompted asking additional questions. Mr. Root stated that “advertising structure” or similar language was preferable and more content-neutral than what was provided in the Backup materials under “Billboard”..

Discussion followed on political signage, temporary signage, maximum height, and a maximum allowable sign area for the County (ranging from 75 square feet to 250 square feet). No consensus was reached. Mr. Gordos agreed to provide the maximum sign area in the peer communities discussed at the 3/6/2017 meeting.

Mr. Johnson made a motion, seconded by Ms. McPhail, to send draft Ordinance 2017-09 back to staff for revision and to provide any content recommended by staff into the document for approval and recommendation to Council.

The motion passed 7-0.

7. General Discussion regarding Fair Play Village sub-district

Mr. Gordos introduced the matter, stating that the public comment provided by Mr. Mays and Mr. Wendorf had covered much of the material and that Mr. Wendorf had requested the item to be placed on the agenda. .

Mr. Wendorf asked to speak and added that he was seeking information on the growth of the Fair Play area, for the purposes of planning for expansion of his worship facility.

Discussion followed on the I-85 overlay, hotel growth, sewer capacity, developer-driven projects, a capital projects as outlined by Oconee County Council. No motion was taken.

8. Old Business

Mr. Johnson asked if Ordinance 2016-41 was on the County Council agenda for 4/18/2017. Ms. McPhail was asked to attend and speak on behalf of the Planning Commission.

Mr. Ownbey stated that the letter sent to Council regarding Corridors was also on the 4/18/2017 agenda.

9. New Business

Ms. McPhail asked if the Appalachian Council of Governments (ACOG) email sent to members was relevant regarding training for the Planning Commission. Mr. Gordos confirmed he would work with ACOG to set up a training session either in Greenville or Walhalla.

10. Adjourn

Mr. Ownbey motioned to adjourn. The motion passed 7-0 and the meeting adjourned at 6:53 PM.