



## MINUTES

6:01 PM, MONDAY, APRIL 3, 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

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. Pearson motioned to approve the minutes from March 20, 2017 as amended. Mr. Kisker seconded the motion. The motion passed 7 – 0.

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

Mr. Mike Smith spoke in support of Ordinance 2016-41 and encouraged the Planning Commission to affirm their support to the County Council. He suggested a Commissioner be present at all future Council meetings.

Mr. Tom Markovich spoke in regards to agenda item #7, Corridors. He noted the significant land holdings of Clemson University on US-123 and the land already planned for use as commercial (CASTO Hartwell Village) or residential development.

**5. Discussion on Ordinance 2016-41 (including Agricultural Zoning)**

Mr. Pearson began the discussion, stating that his public comment before County Council on March 21, 2017 was in opposition to zoning, rather than the agricultural community.

Mr. Gordos reintroduced the matter before the board, emphasizing that Ordinance 2016-41 had been tabled by the Council. While the agenda item had not be procedurally remanded back to the Planning Commission, County Council was on record stating that they wanted to know what the current members of the Planning Commission felt about the proposal.

Ms. McPhail spoke in support of Ordinance 2016-41 as written, sent from the Planning Commission to County Council. McPhail spoke on the background behind the proposal and that it arose from a discussion on additional land protection options other than easements. It was emphasized that persons electing to be zoned AD-5 or AD-50 could rezone back to AD, for example, but not back to Control Free District.

Mr. Johnson asked if a petition was involved for adding AD-5 and AD-50. Ms. McPhail replied that surveys originally involved the Tokeena-Dairy Farm rezoning to AD but that conversations with land owners led to the concept, including work with past Planning and Zoning staff.

Mr. Pearson requested to hear from more members of the general public.

Ms. Lyles stated her opposition to the Tokeena-Dairy Farm rezoning from 2016.

Mr. Gramling stated opposition for Ordinance 2015-41 as written and asked for clarification in AD-50 if the requirement was one dwelling per 25 acres but the lot size requirement was 50 acres.

Discussion followed on ordinance intent, protections from investor or neighbor, growth in the number of pages of Chapter 38 – Zoning, representation of Oconee County residents, outreach to the public, and zoning as a citizen-initiated option.

Ms. McPhail made a motion, seconded by Mr. Ownbey, to re-convey support of Ordinance 2016-41 as written.

The motion passed 6-1 with Mr. Gramling dissenting.

**6. Discussion on Chapter 38 Article VIII – SIGN CONTROL**

Mr. Gordos reintroduced the matter before the board, noting that the language in Sec. 32-520. - Requirements for billboards and other commercial signs was of particular relevance to his day-to-day management of the Planning and Zoning division. Mr. Gordos provided within the Backup documentation the definitions of signs under Chapter 38 of the Code of Ordinances and the relevant definitions of Appendix A of that chapter. He noted that changes made at the March 23 meeting had been applied and that the last matter for discussion was applicability of an existing seventy five square foot limit on signs on a two-lane road (Sec. 32-520.(c))

Mr. Markovich requested permission to speak and asked where Appendix is A applied.

Mr. Gordos confirmed that the code section is typically applied in the I-85 zoning overlay but could apply in some circumstances as planning guidance or as a condition of Board or Commission approval.

Ms. Gordos presented an exhibit on the floor of the Council Chambers showing the visual impact of seventy five square feet.

Discussion followed regarding any additional changes to Chapter 38 Article VIII – SIGN CONTROL, with none presented.

Mr. Johnson made a motion, seconded by Ms. McPhail, to have Mr. Gordos draft an ordinance to present at the next Commission meeting for recommendation to Council.

The motion passed 7-0.

**7. Continued Discussion on Corridors**

Mr. Gordos introduced the matter before the board, stating that the agenda item had been requested at the previous Planning Commission meeting. Mr. Root added that County Council had discussed the topic of traffic at the February 3, 2017 retreat.

Ms. McPhail requested staff provide a map of exiting land uses versus vacant land on US-123 and a map of Clemson University versus non-university land on US-123.

Mr. Johnson requested that any study of corridors consider projections 10-15 years in the future and that commercial corridors such as SC-59 and SC-28 be given equal consideration. It was noted that the Commission discussion on “corridors” began with considerations such as zoning, zoning overlays, “Rustic Elegance” design guidelines, parking, and traffic.

Mr. Kisker made a motion, seconded by Mr. Pearson, that County Council provide specific instructions on corridors.

The motion passed 7-0.

**8. Old Business**

None presented

**9. New Business**

Per Mr. Smith’s request, Planning Commission concurred that a Planning Commissioner should be present at any County Council meeting with an agenda item that was recommended to Council. The Commission representative would vary depending on the agenda item discussed. No formal motion was taken.

**10. Adjourn**

Mr. Ownbey motioned to adjourn. The motion passed 7-0 and the meeting adjourned at 7:31 PM.