



MINUTES

6:00 PM, MONDAY, SEPTEMBER 19, 2016

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Ownbey, Chairman
 Mr. Johnson
 Ms. McPhail
 Mr. Richards
 Mr. Honea
 Mr. Kisker

Staff Present: Josh Stephens, Deputy Director – Community Development
 Gregory Gordos, Planner – Community Development
 David Root, County Attorney

Media Present: Steven Bradley – The Journal

1. Call to Order

Mr. Ownbey called the meeting to order at 6:00 PM.

2. Approval of Minutes

Mr. Honea motioned to approve the minutes from June 20, 2016. Ms. McPhail seconded the motion. The motion passed 6 – 0.

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

Mr. Tom Markovich stated his position as it related to the process of rezoning in Oconee County and the requirement of a project boundary, as well as his support of the Unified Development Ordinance agenda item. Mr. Markovich stated that the item is worth working on but it will take time and that it will likely take more than one ordinance to implement.

4. Ordinance 2016-08 Tokeena – Dairy Farm Road Rezoning Request

Mr. Gordos invited Mr. Stephens to present Ordinance 2016-08 as proposed. Mr. Stephens presented a PowerPoint presentation on the initial request. In the presentation Mr. Stephens discussed the process in sending letters to the involved and adjacent

property owners regarding 1st Reading, feedback provided from owners and the general public as received, and the manner in which feedback was documented as a spreadsheet shown to the Commission. A second set of letters was then sent at County Council's direction, including the land Use Matrix as found in the Oconee County Code of Ordinances. Physical copies of three maps were provided to the Commission, identical to those shown in the PowerPoint, showing the parcels subject to rezoning 1.) as part of the initial request 2.) as a result of property owners asking to be included or be removed, and 3.) as proposed with parcels fully bound by petitioners ("doughnut holes") included in the request.

Mr. Johnson requested a summation on general questions residents had asked of staff to date. Several Commissioners asked how many people had asked to be removed. Mr. Stephens noted that many of the questions were general inquiries on the process and counted five property owners asking for their petitions to be withdrawn. Broad discussion by all members of the Commission followed regarding the details of the proposal, most emphatically what properties constituted a boundary, a "doughnut hole" and the area's current land uses.

Mr. Stephens clarified the role as staff to present the options for approval to the Commission and that staff cannot make assumptions to the motivations behind signing or not signing the petition to rezone properties. He noted this particular request is described as a "Method 2" rezoning request, noted by the Commission as a citizen initiated request, and that there are alternative methods to rezone property in Oconee County. Mr. Stephens requested a motion from the Commission given the maps provided.

Mr. Richards made a motion, seconded by Mr. Honea, to recommend County Commission take 2nd Reading of Ordinance 2016-08 with the following conditions:

- 1) Removing from the initial request those petitioners requesting to be removed
- 2) Add to the initial request those property owners requesting to be added
- 3) Any "doughnut holes" should remain as Control Free District (CFD).

The motion passed unanimously.

5. Discussion regarding Unified Development Ordinance: overview

Mr. Gordos began with an introduction to the Unified Development Ordinance (UDO) as most recently discussed at the August 15th, 2016 Planning Commission meeting. He stated it was prioritized as most important second only to Communication Towers at that meeting. A PowerPoint presentation on the merits of combining chapters of the existing Code of Ordinances into a Unified Development Ordinance, for the benefit of both planners, developers, and the general public followed.

Mr. Kisker requested that staff address the other action items that have been presented to the Commission at various Planning Commission meetings be addressed prior to taking action on the Unified Development Ordinance. Discussion followed regarding the prioritization of action items, with a general consensus of the Commission that the item be addressed at a future public meeting.

6. Old Business -

Regarding Communication Tower Policy, Mr. Stephens announced that Mr. Root and Mr. Stephens have been working with a third party to develop drafting language regarding Communication Towers.

Mr. Honea requested information on the progress on addressing setback issues. Mr. Stephens noted that items such as nonconforming uses were shown in the Unified Development Ordinance presentation and that many items could be addressed through that process.

Mr. Stephens informed the Commission that addressing communication towers will be on the agenda for the next meeting and that the item should then be resolved at that date.

Mr. Richards requested information from Mr. Root regarding the role of the Destination:Oconee task force versus the role of the Planning Commission in regards to Rustic Elegance standards. Mr. Root noted that to his knowledge Destination:Oconee serves an advisory role whereas the Commission is tasked with statutory directives; he asserted that the two should work in concert. Mr. Stephens added that the Destination:Oconee document was not adopted by ordinance, as was stated previously.

7. New Business

None.

8. Adjourn

Mr. Ownbey motioned to adjourn. The motion passed unanimously and the meeting adjourned at 7:15 PM.