



## MINUTES

6:00 PM, MONDAY, OCTOBER 17, 2016  
COUNCIL CHAMBERS  
OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Ownbey, Chairman  
Mr. Johnson  
Mr. Richards  
Mr. Kisker

Staff Present: Gregory Gordos, 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. Approval of Minutes

Mr. Richards motioned to approve the minutes from September 19, 2016. Mr. Kisker seconded the motion. The motion passed 4 – 0.

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

Mr. Jerry Barnett stated his position on the Tokeena – Dairy Farm rezoning proposal that was previously heard by the Commission, the concept of vested interest on property, and disapproval of changing the name of the Control Free District.

Mr. Tom Markovich stated his support for amending the Communication Tower Ordinance, although he stated concerns with language on height. Mr. Markovich also stated his opinion on placing the amended section in Chapter 38 of the Code of Ordinances rather than the current location in Chapter 32.

### 4. Discussion regarding Communication Towers Ordinance

Mr. Gordos opened the discussion by summarizing the presentation made at the previous October 3 meeting. The presentation included introducing the changes provided by a consultant to the County's communication towers ordinance along with the staff

comments. Mr. Gordos then went over each intent change in a PowerPoint presentation to the Commission.

Discussion followed regarding several of the intent changes. Following discussion between staff and the Commission regarding the necessity of said changes, Mr. Root summarized items requiring further discussion as follows:

- Clarification as to height of tower being measured from base at ground
- Clarification of 1000' setback from Scenic Highway 11
- Whether to keep language requiring stealth design
- Setback from roadways and churches, schools, nursing homes.

Discussion also included moving the communication tower amendments from Chapter 32 of the Code of Ordinances to Chapter 38 – Zoning. Mr. Root stated that the changes were narrowly focused on the presented changes and that the Code of Ordinances could be streamlined by using a Unified Development Ordinance as has been presented to the Commission in previous meetings.

Mr. Gordos agreed to allow Commission to research these issues and make a decision on each at the next scheduled meeting.

**6. Discussion of Non-Conforming Use / Grandfathering**

Mr. Gordos gave a brief presentation on the proposed changes to the Zoning Use Matrix regarding setbacks for ½ acre and ¼ acre or less lots. Mr. Gordos summarized the justification for the changes as staff in approving developments on small acre lots.

Discussion regarding nonconforming properties, building codes and property subdivision followed, including comment from Mr. Markovich. Mr. Gordos stated that the proposed changes solely address setback dimensions as shown. Several members of the Commission stated their support of any changes that make it easier to build. Mr. Gordos requested a motion from the Commission.

Mr. Richards made a motion, seconded by Mr. Kisker, to table the agenda item to a later date.

The motion passed unanimously.

**7. Old Business**

None.

**8. New Business**

None.

**9. Adjourn**

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