



## MINUTES

6:00 PM, MONDAY, FEBRUARY 6, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present:     Mr. Ownbey  
                               Mr. Johnson  
                               Ms. McPhail  
                               Mr. Kisker  
                               Mr. Frankie Pearson

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

Media Present:        Independent Mail

**1.     Call to Order**

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

**2.     Approval of Minutes**

Ms. McPhail motioned to approve the minutes from December 19, 2016. Mr. Ownbey seconded the motion. The motion passed 4 – 0.

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

Mr. Tom Markovich expressed concerns over the 2010 Comprehensive Plan regarding multifamily housing. Mr. Markovich notes that the Planning Commission should be proactive in passing code amendments, consistent with the Comprehensive Plan, before density arrives in Oconee County.

**4.     Election of Officers**

Mr. Gordos called for nominations for the office of Chair. Ms. McPhail nominated Mr. Ownbey. Mr. Ownbey was elected as Chair with a vote of 5 – 0.

Mr. Ownbey called for nominations for the office of Vice-Chair. Mr. Ownbey nominated Mr. Kisker. Mr. Kisker was elected as Vice-Chair with a vote of 5 – 0.

Mr. Ownbey recognized the years of Planning Commission service of Mr. C.W. (Bozo) Richards, who had recently passed away.

**5. Discussion on Chapter 38 Article V – CONDITIONAL USES**

Mr. Gordos introduced the matter before the board and noted that the previous discussion on this topic had taken place at the last meeting on December 19<sup>th</sup>. In order to recommend draft Ordinance 2016-41 to the County Council, Mr. Gordos noted that the Zoning Use Matrix proposed would also require the amendment to Article 5. – Conditional Uses in Sec. 38-5 of the Oconee County, South Carolina – Code of Ordinances. Mr. Gordos then presented the proposed conditions for the following: Agricultural support services-veterinarians, kennels, feed/seeds, supply stores, implements, etc.; Distribution and other Warehouses; Light Manufacturing; Mixed Use Buildings and parcels; Motor vehicle services and gas stations; Museums, cultural centers, historical sites, sightseeing, and similar institutions; Public, Private, and Commercial parks and recreation, camping or social facilities.

Ms. McPhail made a motion, seconded by Mr. Kisker, to amend Ordinance 2016-41 to include additional conditional uses in Sec. 38-5.

The motion passed 6-0.

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

Mr. Gordos introduced 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 explained the current language regarding distance requirements between billboards and the current definitions for billboard and commercial signs. Mr. Gordos suggested that the text be amended to better reflect the difference between what is commonly considered a billboard versus other on-premise signs and requested the discussion of the Commission.

Discussion on signage in similar communities across the region, setback requirements, sign content and other regulations followed. No motion was made, but the Commission requested Mr. Gordos return to a future meeting with additional information including comparisons to communities mentioned such as Clemson, Easley, and Greenville County.

**7. General Discussion on Multi-family residential development**

Mr. Gordos introduced the topic briefly, noting that questions have been raised by outside parties on the approval process for new multi-family developments proposed in Oconee County. Zoning districts such as the Control Free District allow multi-family land uses by right, but also require property line setbacks between structures. Mr. Gordos specifically mentioned that what are thought of as traditional or student apartment complexes should be able to comply with setbacks as written today, however structures with property lines running through the center of the building (shared wall) such as townhomes or condominiums would not comply with setback requirements. Discussion was opened to the Commission.

Ms. McPhail suggested addressing the Comprehensive Plan update to reflect more multifamily; Mr. Gordos noted this could be added to the Housing element.

Ms. McPhail invited Mr. Markovich to speak before the Commission. Mr. Markovich stated changes made to Sec. 38-10.2 in the Code of Ordinances in 2015 will require additional changes to both the Comprehensive Plan and Zoning Use Matrix in code. Discussion followed regarding multi-family.

Ms. McPhail made a motion, seconded by Mr. Pearson, to add Control Free District to the Zoning Use Matrix in Chapter 38 of the Oconee County, South Carolina – Code of Ordinances. Mr. Kisker requested Mr. Gordos provide background information on previous discussions on the topic prior to making the recommendation. Upon discussion the motion was withdrawn.

Mr. Gordos agreed to provide previous Minutes on the topic and to add the discussion to the next scheduled meeting as an agenda item.

## **8. Old Business**

Mr. Pearson reintroduced the agenda topic of conditional uses, noting that the language for land uses such as Auction Houses (Sec. 38-5.2.) contained language and conditions restrictive to those property owners. Discussion took place on what changes would be appropriate to existing conditions already codified in the Code of Ordinances under Article 5.

Due to the suggestion of the Commission to further modify Sec. 38-5 in the near-future, after making a motion to recommend modifications to Sec. 35-8 at this hearing, Mr. Root noted the motion to amend Sec. 38.5 was still on the table and asked that all text amendment to that section be done simultaneously. Mr. Gordos followed by noting that any text amendment must go through the public hearing process with County Council, often taking several months.

Mr. Pearson made a motion, seconded by Ms. McPhail, to reconsider the motion to amend Ordinance 2016-41 to include additional conditional uses in Sec. 38-5. Discussion followed.

Mr. Pearson made a motion, seconded by Mr. Ownbey, to table the motion to amend Ordinance 2016-41 to include additional conditional uses in Sec. 38-5.

## **9. New Business**

Mr. Ownbey welcomed Mr. Pearson to the commission and thanked him for this input that evening. Mr. Ownbey also recognized the addition of Mr. Gramling to the Commission.

## **10. Adjourn**

Mr. Ownbey motioned to adjourn. The motion passed 6-0 and the meeting adjourned at 7:11 PM.