

Oconee County Planning Commission Meeting Binder



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Ch. 32 Article I – In General:

It is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

1. Reflect recent changes in Oconee County Organization throughout Ch. 32.
(ex: Community Development Office)
2. Address Subcommittees.
 - a. Sec. 32-4
 - i. Membership
 - ii. Compensations
 - iii. Duties
 - iv. Other items as necessary related to subcommittees
3. Review sections on Planning Commission and Board of Zoning Appeals to ensure clarity of powers and duties.
 - a. Sec. 32-4
 - b. Sec. 32-5
 - c. Sec. 32-6

Ch. 32 Article II – Sexually Orientated Businesses:

Staff does not currently have any recommendations for the Planning Commission to consider regarding this particular article. However, staff will discuss or explore any questions or concerns the Commission may have with this particular article.

Ch. 32 Article III – Airport Height Limitation:

Staff does not currently have any recommendations for the Planning Commission to consider regarding this particular article. However, staff will discuss or explore any questions or concerns the Commission may have with this particular article.

Ch. 32 Article IV – Communication Towers:

It is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

1. Align with Zoning Enabling Ordinance by reflecting zoning districts within definitions and height restriction chart.
 - a. Sec. 32-132
 - b. Sec. 32-136
 - c. Other areas as needed for better alignment with ZEO
2. Provide options regarding permitting requirements for co-locations and new cell towers.
 - a. Sec. 32-133
3. Clarify article standards by including a chart that reflects permitting requirements along with height standards and Hwy 11 setback.
 - a. Combine height restriction chart (Sec. 32-136) with zoning definitions as describe in number 1 and possibly incorporate Hwy 11 setbacks (Sec. 32-133) into one easy to read chart.
4. Research cell tower regulations of other jurisdictions.
 - a. Submit research to Planning Commission or Subcommittee should one be established.

Ch. 32 Article V – Group Residential Developments:

Staff does not currently have any recommendations for the Planning Commission to consider regarding this particular article. However, staff will discuss or explore any questions or concerns the Commission may have with this particular article.

Ch. 32 Article VI – Land Development and Subdivision Regulations:

It is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

1. Compile options addressing those instances in which review by planning staff is not required; particularly in regards to how well these review exceptions integrate with the Zoning Enabling Ordinance.
 - a. Sec. 32-212 See definition of *Subdivision*
 - b. Sec. 32-213.f *Family Transfers*
2. Improve electronic file requirements.
 - a. Sec. 32-222.a.9
3. Options to include standards specifically designed to address RV Parks, Manufactured Home Developments and other similar types of development.
4. Clarify Public Hearing requirement.
 - a. 32-226.4 Possibly move this to a better location within Ch. 32
5. Clarify variance section.
 - a. 32-222.c.9. This section does not align well with Article 1.
6. Research subdivision regulations of other jurisdictions.
 - a. Submit research to Planning Commission or Subcommittee should one be established.

Ch. 32 Article VII – Tattooing Facilities:

Staff does not currently have any recommendations for the Planning Commission to consider regarding this particular article. However, staff will discuss or explore any questions or concerns the Commission may have with this particular article.

Ch. 32 Article VIII – Sign Control:

It is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

1. Clarify ordinance by expanding definitions section.
 - a. Sec. 32-519
2. Provide options to integrate more with the Zoning Enabling Ordinance.
3. Provide options to expand requirements section, exemption section and the addition of sections.
 - a. Sec. 32-520
 - b. Sec. 32-521
 - c. Options for additional sections.
4. Research sign control regulations of other jurisdictions.
 - a. Submit research to Planning Commission or Subcommittee should one be established.

Ch. 32 Article IX – Building Height Regulations:

It is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

1. Provide options to integrate more with the Zoning Enabling Ordinance.
 - a. Sec. 32-604 Definitions section, and other sections, to include applicable zoning definitions and sections.
2. Provide options to increase allowable height for industrial uses.
 - a. Options for alignment/clarity with Zoning Enabling Ordinance.
 - b. Options for the addition of sections specifically related to industrial uses.
 - c. Options for requirements related to industrial uses.
 - d. Research industrial regulations of other jurisdictions.
 - i. Submit research to Planning Commission or Subcommittee should one be established.

Ch. 38 – Zoning Enabling Ordinance

It is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

Throughout Document:

1. Reflect recent changes in Oconee County Organization. (ex: Community Development Office)
2. Integrate more with Ch. 32 as reflected in previous sections in this document.
3. Provide options for a more user-friendly layout.
 - a. Including, but not limited to, a listing of uses within each section for each district. (ex. List uses under Sec. 38-10.3 Traditional Rural District)

Article 8 or 9:

1. Provide options to address Split-Zoning.

Article 9:

1. Sec. 38-9.5.4. Provide options to address any safety requirements placed on utilities by state or federal agencies.

Article 11:

1. Review standards and location of Lake Overlay.

Article 12:

1. Clarify ordinance by expanding definitions section.

Miscellaneous Topics:

Landfills

Based on the comments the Commission has made at previous meetings, it is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

1. Compile options to address Landfills and related uses. Options should include the following:
 - a. Option to add to Ch. 32
 - b. Option to add to Ch. 38
 - c. Requirements
 - i. Application material
 - ii. Setbacks
 1. Lot setbacks
 2. Set back from uses including, but not limited to, schools, churches, parks, residences, etc.
 - iii. Parcel Size
 - iv. State or Federal permitting requirements
 - v. Buffering
 - vi. Inspections
 - vii. Suspension/revocation of use permit
 - viii. Special Exception
 - ix. Other items specifically related to this issue.

Major Development Standards

Based on the comments the Commission has made at previous meetings, it is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

1. Provide options for incorporating 'Major Development Standard' into Oconee County's current land use ordinances.
2. Research Major Development regulations of other jurisdictions.

- a. Submit research to Planning Commission or Subcommittee should one be established

Agriculture Industry

Based on the comments the Commission has made at previous meetings, it is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

1. Provide options for the creation of an Agricultural Advisory Board.
2. Review if current land use policies promote uses such as, but not limited to, agri-tourism and food production on a variety of scales.
3. Research Agricultural regulations of other jurisdictions.
 - i. Submit research to Planning Commission or Subcommittee should one be established.

Educational Program:

Based on the comments the Commission has made at previous meetings, it is staff's recommendation that the Planning Commission vote to direct staff to compile draft language, for the Commission's consideration, for the following:

1. Review of resource material.
 - a. Applications
 - b. Brochures
 - c. Handouts
 - d. Maps
 - e. Website
 - f. Other documentation as necessary
 - g. Present updated material for Commission to review.
2. Community Outreach
 - a. Identify stakeholders and their questions/concerns
 - i. Citizens
 - ii. Community Groups
 - b. Schedule Public Meetings
 - i. In the Community (ex. At local Fire Station or Community Center)
 - ii. Meetings on a specific issue and meeting for general questions
3. Annual Update Meeting
 - a. Meet at end of year to update all interested parties of changes in land use ordinances/policy.
 - b. Create email listing in order to

Proposed Calendar:

May 20th – Planning Commission Meeting

June 3rd – Mail Packets and post on Website

June 10th and/or June 17th – Subcommittee Meeting(s)

June 24th – Planning Commission Meeting

July 8th and/or July 15th – Subcommittee Meeting(s)

July 29th – Planning Commission Meeting

August – Public Hearing on Proposals held by Subcommittee

August – Planning Commission Meeting

August/September – Joint Workshop with County Council

September/October – Readings

November/December – Community Meetings (also throughout year) and Annual Update Meeting



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Date: May 21, 2013


To: Chairman Joel Thrift, County Council

From: Chairman David Lyle, Planning Commission

Re: Planning Commission Appointment to the Capital Projects Advisory Committee (CPAC)

The Planning Commission held a meeting on Monday, May 21, 2013, to consider the appointment of a member of the Commission to the Capital Projects Advisory Committee. The Planning Commission voted unanimously to appoint Mr. David Lyle to CPAC.

Respectfully,


Josh Stephens