



## MINUTES

6:00 PM, MONDAY, MARCH 6, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present:     Mr. Ownbey  
                               Mr. Andy Gramling  
                               Mr. Johnson  
                               Mr. Kisker  
                               Ms. Stacy Lyles  
                               Ms. McPhail  
                               Mr. Pearson

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

Media Present:        None.

**1.     Call to Order**

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

**2.     Approval of Minutes**

Mr. Johnson requested the correction of a numbering error in the agenda items. Ms. McPhail requested the correction of the second sentence under Public Comment for Agenda and Non-Agenda Items to remove the word “and”. Mr. Ownbey requested that the minutes reflect the passing of former commissioner C.W. Richards. All three corrections were accepted. Mr. Pearson motioned to approve the minutes from February 6, 2017 as amended. Ms. McPhail seconded the motion. The motion passed 5 – 0.

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

Mr. Tom Markovich expressed concerns over agenda item 7. General Discussion on Corridors. Mr. Markovich stated that mechanisms already in place along US-123 such as individual Development Agreements or topography constraints serve the area without needing regulation such as a zoning overlay or “Rustic Elegance” standards. Mr. Markovich also expressed concerns over any regulation in private subdivisions such as Keowee Key.

**4. 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 February 6th. In order to recommend draft Ordinance 2016-41 to the County Council, Mr. Gordos noted that the Zoning Use Matrix and Article 5. – Conditional Uses in Sec. 38-5 of the Oconee County, South Carolina – Code of Ordinances had been amended, but there were stated concerns from Commissioners in the previous meeting that should be addressed before proceeding.

Mr. Pearson made a motion, seconded by Ms. McPhail, to bring the motion to amend Ordinance 2016-41 back to the table.

The motion passed 7-0.

Mr. Pearson made a motion, seconded by Ms. McPhail to amend Sec. 38-5.2 Auction houses. to remove the reference to “dust”. The motion passed 5-2 with Mr. Ownbey and Mr. Kisker dissenting.

Discussion followed on the current conditions for Action houses, including dust, light, screening, and residential versus commercial uses. At the commission’s request Mr. Gordos read the descriptions of the applicable zoning districts: Community Commercial District and Highway Commercial District.

Ms. Lyles made a motion, seconded by Mr. Gramling, to remove reference to Community Commercial District (CCD) and Highway Commercial District (HCD) from Sec. 38-5.2 Auction houses. The motion passed 7-0.

Mr. Pearson made a motion, seconded by Mr. Johnson, to recommend Ordinance 2016-41 to the County Council as amended.

The motion passed 7-0.

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

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. At the previous meeting the Commission requested a comparison between peer communities in the Upstate region. Mr. Gordos gave an oral presentation (as well as handing out a printed PowerPoint presentation slide) comparing the following communities’ sign codes: City of Clemson, City of Easley, Pickens County, and Greenville County, respectively.

Mr. Gordos concluded by noting that all four communities distinguish between off-premise and on-premise signage, distinguish between sign and billboard by definition, and that both counties (Pickens and Greenville) have distance requirements between billboards.

Discussion followed on comparisons between Oconee County and the communities described by Mr. Gordos, including if the current language of Article VIII – SIGN CODE has caused difficulty obtaining a Sign Permit in the recent past.

Ms. McPhail made a motion, seconded by Mr. Pearson, to replace the current definition of *Billboard* under Sec. 32-519. - Terms and definitions. with the following: “any sign that advertises goods, products, services, or facilities, or that directs persons to a different location from where the sign is located.”

and

to amend Sec. 32-520(c) to replace the word “billboards” with “signs”.

The motion passed 7-0.

Mr. Gordos agreed to bring a draft of Article VIII – SIGN CODE reflecting these amendments to the Commission at the next scheduled meeting for recommendation to County Council.

## **6. Discussion concerning the Control Free District and possible amendments**

Mr. Gordos introduced the topic, noting that the last discussion regarding changing the name of the Control Free District and/or adding CFD land uses to the Zoning Use Matrix took place on July 18, 2016. A copy of potential changes suggested at that meeting was provided as a part of Backup materials and was reviewed by the Commission.

Discussion followed. Mr. Pearson asked if under these revisions an individual landowner could switch from one zoning district back to “General Use District”. Mr. Gordos noted that it would function similar to the current requirements for Control Free District unless further amendments are proposed. Mr. Kisker asked what restrictions currently apply to the Control Free District. Mr. Gordos noted restrictions in Chapter 32 such as Sexually Oriented Businesses, Communication Towers, Group Residential Developments, Tattoo Facilities, and sign control apply at this date.

Ms. Kisker made a motion, seconded by Mr. Pearson, to table amendments concerning the Control Free District and possible amendments until updates to the Comprehensive Plan are made. The motion passed 7-0.

## **7. General Discussion on Corridors**

Mr. Gordos introduced the topic, noting that the concept of corridor planning has been brought before County Council as early as the 2016 Strategic Retreat. A copy of this PowerPoint presentation was provided to the Commission and made available as Backup information. The topic was also brought before the Planning and Economic Development committee which met on 12/13/2017. No action was taken.

## **8. Old Business**

None presented.

## **9. New Business**

Mr. Pearson made a motion, seconded by Ms. McPhail, to add prayer to the agenda for future meetings. The motion passed 7-0.

Invocation would be led by the County Council Chaplain.

## **10. Adjourn**

Mr. Ownbey motioned to adjourn. The motion passed 7-0 and the meeting adjourned at 7:39 PM.