

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

6:00 PM, MONDAY, October 2, 2017
COUNCIL CHAMBERS
OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present:

Mr. Kisker
Mr. Gramling
Mr. Johnson
Mr. Pearson
Ms. Lyles

Staff Present: David Root, County Attorney
Adam Chapman, Planner I – Community Development

Media Present: WGOG

1. Call to Order

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

2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

3. Approval of Minutes

a. September 18th, 2017

Mr. Kisker – motion

Mr. Johnson second

Mr. Kisker requested that the minutes show on page 4, third paragraph to add name.

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

Mr. Blackstone, 123 between Lake & Seneca, is against overlay corridor. Mr. Marcovich, had concerns regulating impervious surfaces. Mr. Barnett has concerns on the corridor, encroachment on private property and giving up right-of-way.

5. Staff Updates

New Planner, Sherrie Williams, to be at next meeting.

6. Vote on Interim Planning Commission Vice-Chairperson

Nomination of Mr. Pearson was voted on and the vote was unanimous

7. Proposed Corridor Overlay

This is a draft for the Planning Commission and County Council. The Staff will take your input to the County Council. Once it is finished it will come back to the Planning Commission for approval on the draft. Then the County Council will vote on the finished document. Mr. Johnson, indicated his concern with using the word “major” commercial gateway and felt that term should be removed.

“Boundaries”

Mr. Johnson, explaining everything except single-family residential overlay corridor only commercial? It needs to be reworded showing 2 options for 5B.

Mr. Gramling concerned with multi-family being included with single-family, and questioned if 6 units and above projects would fall into the corridor requirements.

- Mr. Marcovich addressed the Commission and stated that the difference between residential and commercial is that anything over 16 units would be considered commercial

Mr. Root indicated that he would find wording to show the difference between residential and commercial uses.

“Non-Conforming Uses”

Mr. Kisker, has concerns with different overlays for different districts. Mr. Gramling suggested the 250 ft. Mr. Pearson suggested 500ft for the Clemson Boulevard corridor. No one wanted a 1000 ft. depth. Mr. Pearson suggested taking the 250 ft. and the 500 ft. to Council. Mr. Johnson expressed his concern with requiring overlay provisions for building placements not within view of the actual corridor.

“Setbacks”

Mr. Johnson is concerned with what the minimum front yard setback would be if parking in the rear of property is applied.

“Shipping and Receiving”

Mr. Gramling disagreed on regulating where the Planning Department can regulate placement of it. Ms. Lyles stated that County needs to let developer decide where to put loading docks. Mr. Pearson disagrees with County telling where loading docks can be placed. Mr. Pearson suggested taking it out completely.

“Building Height – 65 feet”

- Mr. Marchovich, stated that the building height of 65 feet came from canopy height. Also Planning Staff offered to find out the FAA height restrictions in the proposed corridor.

Mr. Kisker is concerned with aesthetic issues on the Corridor related to height.

“Fences”

Ms. Lyles stated that a security fence needs to be tall enough to not be able to jump over. Concerns about being able to fence in residential communities were brought up. Mr. Johnson suggested leaving fencing height alone as the building codes regulate the structures over seven feet tall.

“Pedestrian and other amenities”

Mr. Root to remove the section about jointly and severally and make the property owner responsible for maintenance of the open space. Mr. Gramling wanted to know how the maintenance requirements would be enforced.

“Access”

Mr. Johnson was concerned that allowing only one entrance may not be legal. He supports one multi-access entrance. Mr. Johnson suggested Staff look into the legality before sending this to Council.

“Signage”

Mr. Kisker noted that the County already has a sign ordinance. Ms. Lyles stated we have enough regulations on signs. Mr. Pearson wants to not allow billboards. Ms. Lyles is against regulation of billboards.

“Curb Cuts”

Mr. Gramling stated it should be up to the property owner on where parking should be. Supports sending this to Council.

“Stub outs”

Mr. Pearson stated that stub outs should only be required if property is sub divided. Mr. Gramling stated that topography is an issue. Mr. Johnson suggested reviewing the wording from other communities. Ms. Lyles suggested only requiring stub outs where possible. Mr. Johnson stated we need to look at the future relative to parking issues.

Mr. Gramling stated that stub-outs should not be regulated.

“Parking”

Mr. Pearson stated that the developer should decide where the parking should be.

Ms. Lyles stated that the developers should determine where the building and parking should be placed.

The Commission tabled rest of Agenda until next meeting

8. Planned Development District

Staff suggested that there should be a minimum time that PDD's should be required to stay PDD's before rezoning. Mr. Johnson questioned requiring the developer to be married to the development document for 25 years. Mr. Kisker recommended waiting on deciding on these amendments until Council voted on the Small Area Rezoning ordinance.

9. Old Business

No old business

10. New Business

No new business

12. Adjourn

Motion made to adjourn at 8:17 PM

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: achapman@oconeesc.com.