



# MINUTES

## OCONEE COUNTY COUNCIL MEETING

### Workshop with the Planning Commission

#### October 24, 2017

#### MEMBERS, OCONEE COUNTY COUNCIL

Mr. Paul Cain, District III  
Mr. Wayne McCall, District II  
Ms. Edda Cammick, Chairwoman, District I  
Mr. Julian Davis III, Vice Chair, District IV  
Mr. Glenn Hart, Chair Pro Tem, District V

Oconee County Council and Oconee County Planning Commission held a workshop at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, County Administrator Scott Moulder, County Attorney David Root, and Katie D. Smith, Clerk to Council present.

**Planning Commission Members Present:** Brad Kisker, Interim Chairman; Frankie Pearson, Interim Vice-Chairman; Andrew Gramling; Alex Vassey; Mike Johnson; and Gwen McPhail [Stacy Lyles was not present]. Planning Commission staff liaison Adam Chapman, Planner and Sherrie Williams, Planner, were also present.

**Press:** Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [[www.oconeesc.com/council](http://www.oconeesc.com/council)]. In addition it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Norm Cannada / Daily Journal and Dick Mangrum / WGOG.

#### **Call to Order**

Ms. Cammick called the meeting to order at 6:02 p.m.

Ms. Cammick opened the discussion regarding the general direction and vision of the County noting everyone was not on the same page.

Lengthy discussion followed regarding the topics indicated below, with various opinions expressed to include but not limited to:

#### **General Direction – Vision for the County regarding further growth & development**

- Extra shopping options along 123
- Plan for the community
- Stay the same from a development standpoint
- Green spaces / Mountains
- Area will grow and people will continue to move to Oconee County
- Traffic will get worse / Congestion
- Rights start infringing on the rights of others

- Natural Areas
- 2016 – New York Magazine published Oconee County as the number one place in South Carolina and number 15 in the United States to retire
- The Jocassee Gorges were listed on National Geographic’s “50 of the World’s Last Great Places, Destinations of a Lifetime”
- Highway safety concerns

## **Corridors**

- Focus on the immediate needs rather than multiple corridors
- Ask the appropriate questions to the appropriate staff to make sure progress can continue
- Garbage and sewer infrastructure
- Give direction to help plan
- Intelligent growth
- Acceleration / Deceleration lanes
- Focus on Hwy 123

Mr. Brandon Wilson, District Permits Engineer for SCDOT, addressed Council and the Planning Commission utilizing handouts [copy filed with these minutes] regarding the following:

- Driving spacing
- Large frontage / Small frontage
- Planned development
- Encroachment
- Curb cuts

Discussion followed.

## **Control Free District**

- Zoning districts in general
- Control free district as part of the entire Zoning Matrix
- The Oconee County Comprehensive Plan
- Land use map
- Citizen initiated zoning versus top-down zoning options
- At this time, over 80% of the County is control free

Discussion continued.

## **Small Area Zoning**

- 200 acres requirement
- Eliminate acreage requirement
- Individual parcel(s)
- Only County that has acreage requirement

Discussion continued.

## **Destination Oconee**

- Priority ranking of key recommendations [copy filed with these minutes]
- Tasks #1, 4, 5, 6, 7 has been completed or is in the process of being completed
- Tasks #2 & 3 Planning Commission can work on

Discussion continued.

## **Multi-Family Housing**

- Setback requirements do not apply to property boundaries separating dwelling units which are part of a multi-family housing structures (townhouses)
- Multi-family housing structures located on one lot, setback requirements apply only to the exterior perimeter wall of the entire structure (duplexes or apartments)

Discussion continued.

## **Adjourn**

Mr. Davis made a motion, approved unanimously 5 – 0, to adjourn at 8:18 p.m. .

Respectfully Submitted:

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Katie D. Smith  
Clerk to Council