



MINUTES
OCONEE COUNTY COUNCIL MEETING
Workshop with the Planning Commission
September 22, 2014

MEMBERS, OCONEE COUNTY COUNCIL
Mr. Joel Thrift, District IV, Council Chairman
Mr. Paul Corbeil, District I, Vice Chairman
Mr. Wayne McCall, District II, Chairman Pro Tem
Mr. Paul Cain, District III
Mr. Reg Dexter, District V

Oconee County Council met with members of the Planning Commission in a workshop format at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, County Administrator Scott Moulder, County Attorney Thomas Martin and Clerk to Council Elizabeth G. Hulse present.

Planning Commission Members Present: Mr. David Lyle, Chairman; Ms. Andrea Heller; Mr. Bill Gilster; Mr. Ryan Honea and Mr. C. W. Richards present. Planning Commission staff liaisons Mr. Josh Stephens, Zoning Administrator and Mr. Matt Anspach, 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.oconeese.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: Ray Chandler/Anderson Independent and Steven Bradley/The Daily Journal.

Call to Order:

Mr. Thrift called the meeting to order at 6:00 p.m. He noted that there would not be an opportunity for public comment at this meeting; that the intent is to receive recommendations from the Planning Commission and to ask questions regarding those recommendations.

Workshop Discussion with the Planning Commission to review proposed ordinance amendment recommendations:

Mr. Thrift turned the meeting over to Mr. Lyle who read from a prepared statement [copy filed with these minutes] outlining the work done by the Planning Commission sub-committee and the full Commission to identify potential amendments and to clarify issues in chapters 32 and 38.

Various Council members addressed both questions and concerns regarding various aspects of Chapters 32 and 38 in the Oconee County Code of Ordinances as follows:

- **Chapter 32:**
 - Initiation of potential term limits for the Board of Zoning Appeal [BZA] members; it was noted that state law will need to be reviewed regarding this issue
 - Complaints regarding Violations were discussed; specifically policy and procedures utilized
 - Rework language in 32-6 (d) as current wording is confusing; additionally, discussions took place regarding proposed ¼ mile radius for notifications
 - Increasing height from 100' to 200' in Section 32-606; Industrial District Height Requirements

- **Chapter 38:**

- Recommendation to designate where conflicting language occurs in Article 10 that the Zoning Matrix language would prevail
- Agricultural Residential District – Council questioned why this district had not been revised. The Commission informed Council that they had been instructed to leave alone until pending litigation was settled. Attorney Tom Martin advised that it is appropriate for the Planning Commission to now review and amend this section. Council requested this review and draft recommendations be initiated.
- Complaints – Council questioned the rationale for who can file a complaint and asked staff for a summary of procedures once a complaint is received. Additionally, concerns were voiced that the complainant is not identified, thereby potentially leading to harassment complaints.
- 38-11.1 4 – The Planning Commission requested that staff update this language.
- 38-11.2 - The Planning Commission requested that staff update this language.
- Lake Residential District – Discussion took place regarding amending to include language for personal gardens to include such items as flower beds, vegetable gardens, fruit trees, etc.

Mr. Thrift recommended that discussion related to Chpt. 32, Article 4, Communication Towers be deferred to allow for additional input from carriers, the public and ham radio operators. Council concurred.

Mr. Thrift thanked the Planning Commission and the sub-committee members for their work on these proposed revisions and recommended that council allow time to update the document at which time an additional meeting can be scheduled.

Other Business:

None scheduled at this meeting.

Adjourn

Mr. McCall made a motion, approved unanimously 5 - 0, to adjourn at 7:14 p.m.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council