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3-4218

June 18, 2013

To: Planning Commission  
From: Joshua A. Stephens  
Re: June 24<sup>th</sup> Planning Commission Meeting

Enclosed you will find the agenda, minutes for the May 20th meeting, power point for Ordinance 2013-09 (Sub01), and agendas and minutes from the Ordinance Review Subcommittee.

**Item 4: Ordinance 2013-09 (Sub01)**

The proposed ordinance, 2013-09 (Sub01), stems from a subsequent rezoning request submitted by Mr. Jess Neville. The request consists of part of a parcel totaling 7.55 acres in the vicinity of the Melton Rd in the West Union area. This parcel is located in the residential area on the Future Land Use Map and is currently zoned in the Residential District. As submitted, the area would be zoned into the Traditional Rural District. There is a signed petition for the area submitted in the proposed request.

Also, this is the first case in which split-zoning has occurred in Oconee County. Split-zoning occurs when a parcel contains more than one zoning district. In this particular case, a deed was recorded on 12/31/12 which combined two parcels. One parcel is in the Traditional Rural District (~250 acres) and the other parcel is in the Residential District (~7.55). The deed combined the Residential District parcel into the Traditional Rural District parcel resulting in two zoning classifications being present on one parcel.

The request is to zone the portion of the parcel that is in Residential District into the Traditional Rural District.

**Item 5: Update from Ordinance Review**

Staff, along with the members of the Subcommittee, will update the Commission on the progress of the Ordinance Review.

**Item 6: Activity Update**

Staff will update the Commission on the latest development projects that staff has been working on.

**Ordinance Review Subcommittee Material**

Staff provided agendas and minutes from the Subcommittee so the Commission could review the Subcommittee's activity.

As always please contact me if you have any questions. I look forward to seeing everyone Monday evening!

Joshua A. Stephens





# Oconee County Planning Commission

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## Minutes Planning Commission May 5, 2013

The Oconee County Planning Commission held a meeting on May 5, 2013 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Ryan Honea  
Gwen McPhail  
David Lyle, Chairman  
Andrea Heller  
Bradley Hancox  
William Childress  
William Gilster

Staff Present: Josh Stephens, Zoning Administrator  
Mr. Tom Martin, Esq., County Attorney

Media Present: Mikayla Kreuzberger

### Item 1: Call to Order

Mr. Lyle called the meeting to order.

### Item 2: Approval of the Minutes from April 22<sup>nd</sup> Meeting

Mrs. Heller made a motion that the minutes be approved. Mr. Honea seconded the motion and the motion passed unanimously.

### Item 3: Public Comment

Mrs. Linsin stated that Pickens County was outperforming Oconee County in terms of Economic Development and the Pickens County does not have zoning.

### Item 4: Appointment of Representation to CPAC

Mrs. McPhail made a motion to appointment Mr. David Lyle as the Planning Commission's representative to the Capital Projects Advisory Committee (CPAC). Mr. Honea seconded the motion. The motion passed unanimously.

Mr. Stephens stated that staff would send a letter to CPAC notifying the group of the appointment.

### Item 5: Discussion of Chapter 32 of the Code of Ordinances

Mr. Stephens presented information and topics contained within the meeting packet that was presented to the Commission. Mr. Stephens asked the Commission for guidance and direction on what issues the Commission would like staff to work on further.

Mr. Stephens pointed out 'house cleaning' changes that may be needed to reflect organizational changes within the County.

The Commission discussed issues related to Ch. 32 Article 4, specifically, ways to improve and clarify the language within this particular Article.

The Commission discussed issues related to plat/subdivision review.

The Commission discussed ways to improve Ch. 32 Article 8 in terms of exploring ways to expand sign standards as well as looking at ways to integrate the Article with the Zoning Enabling Ordinance to ensure compliance. Mr. Martin stated the sign control was a difficult topic to address due to the amount of regulations in existence and the variety of signs.

The Commission discussed ways to amend Ch. 32 Article 9 to possibly increase the height limit for industrial uses.

The Commission discussed ways in which to improve development standards.

Mr. Honea made a motion to direct staff to perform basic 'house cleaning' changes and move forward with research and compile draft language based off of the outlines provided, along with the comments made during the meeting, to the Commission in the meeting packet. Mrs. McPhail seconded the motion. The motion passed unanimously.

#### **Item 6: Discussion of Chapter 38 of the Code of Ordinances**

Mr. Stephens presented information and topics contained within the meeting packet that was presented to the Commission. Mr. Stephens asked the Commission for guidance and direction on what issues the Commission would like staff to work on further.

The Commission discussed ways to improve the readability of Zoning Enabling Ordinance.

The Commission discussed ways to address Split-Zoning.

The Commission discussed ways to address Landfills/ Waste Management Facilities. Mr. Honea stated that this issue is one that needs to be addressed with land use standards.

The Commission discussed ways to incorporate agricultural issues not only into the ZEO but explore ways to increased Oconee's involvement with the Agricultural Industry.

Mr. Gilster made a motion to direct staff to perform basic 'house cleaning' changes and move forward with research and compile draft language based off of the outlines provided, along with the comments made during the meeting, to the Commission in the meeting packet. Mrs. Heller seconded the motion. The motion passed unanimously.

### **Item 7: Education/Public Awareness**

Mr. Stephens expressed the importance of improving the way information regarding land use issues is presented and disseminated to the citizens of Oconee County. Mr. Stephens said staff would review all ways in which information is presented to the public. Mr. Stephens presented a proposed calendar that would outline a review timeline.

Mr. Stephens also stated that staff would begin to reach to a variety of groups in order to improve awareness of Oconee's land use policies.

### **Item 8: Discussion of the Possible Creation of Subcommittees**

Mr. Lyle made a motion to create a Subcommittee, to review ordinances and present findings to the Commission, with the following membership: Mrs. Heller as Chairman, Mr. Gilster and Mr. Honea. Mrs. McPhail seconded the motion. The motion passed unanimously.

### **Item 9: Activity Update**

Mr. Stephens updated the Commission regarding recent development activity in the County. Specifically, that building permitting has increased and that staff was reviewing four subdivisions.

Mr. Stephens also stated that Ordinance 2011-25 passed on Third Reading and that Ordinance 2013-09 was scheduled for First Reading on May 21<sup>st</sup>.

### **Item 10: Old Business**

Mr. Stephens announced the Planner I position had been filled and that the new hire would begin during the first week of June.

### **Item 11: New Business**

None

### **Item 12: Adjourn**

Mrs. Heller made a motion to adjourn. Mr. Honea seconded the motion. The motion passed unanimously. The Commission adjourned at 8:10.



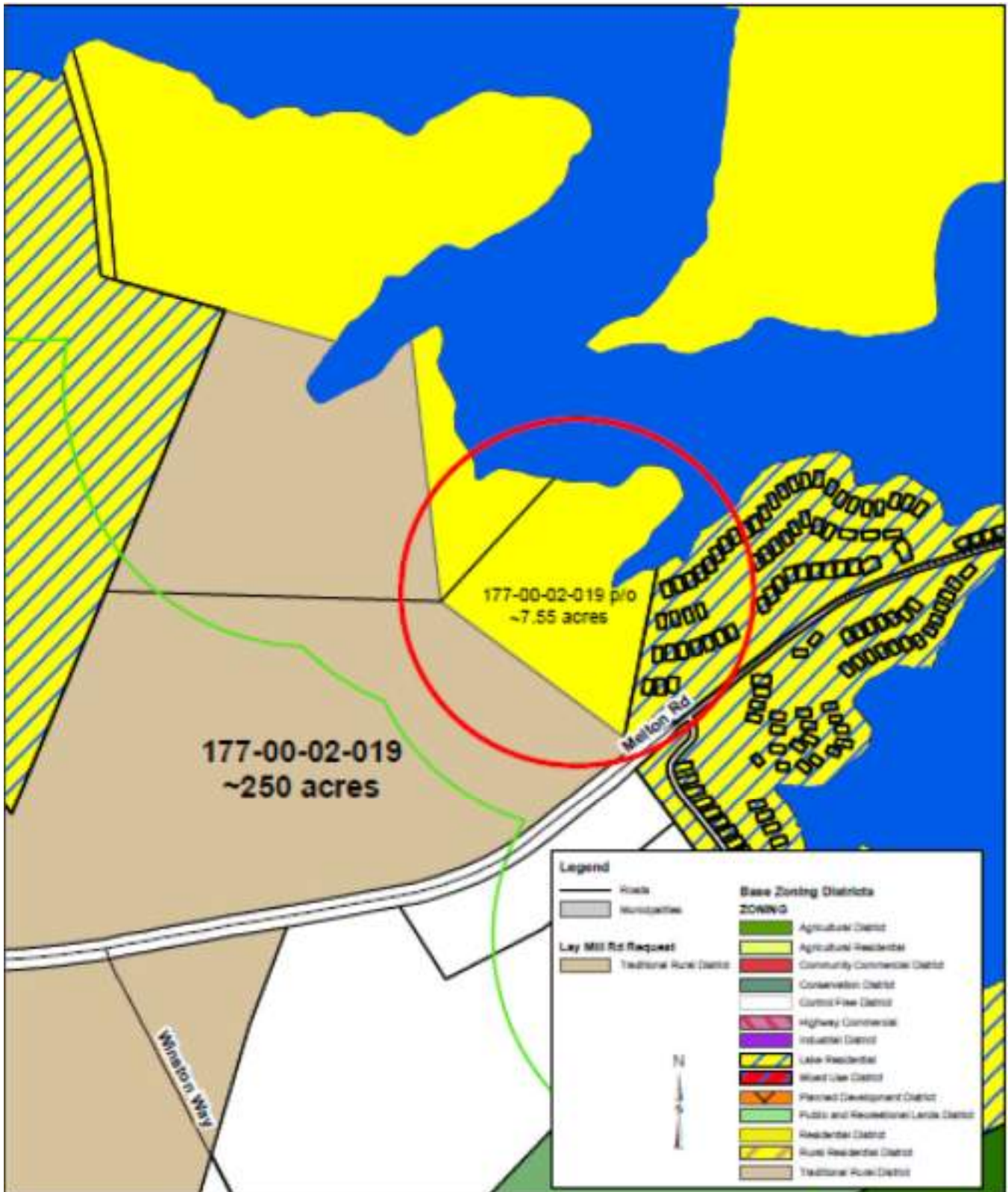
# Ordinance 2013-09

Sub 01 Rezoning Request

June 24, 2013

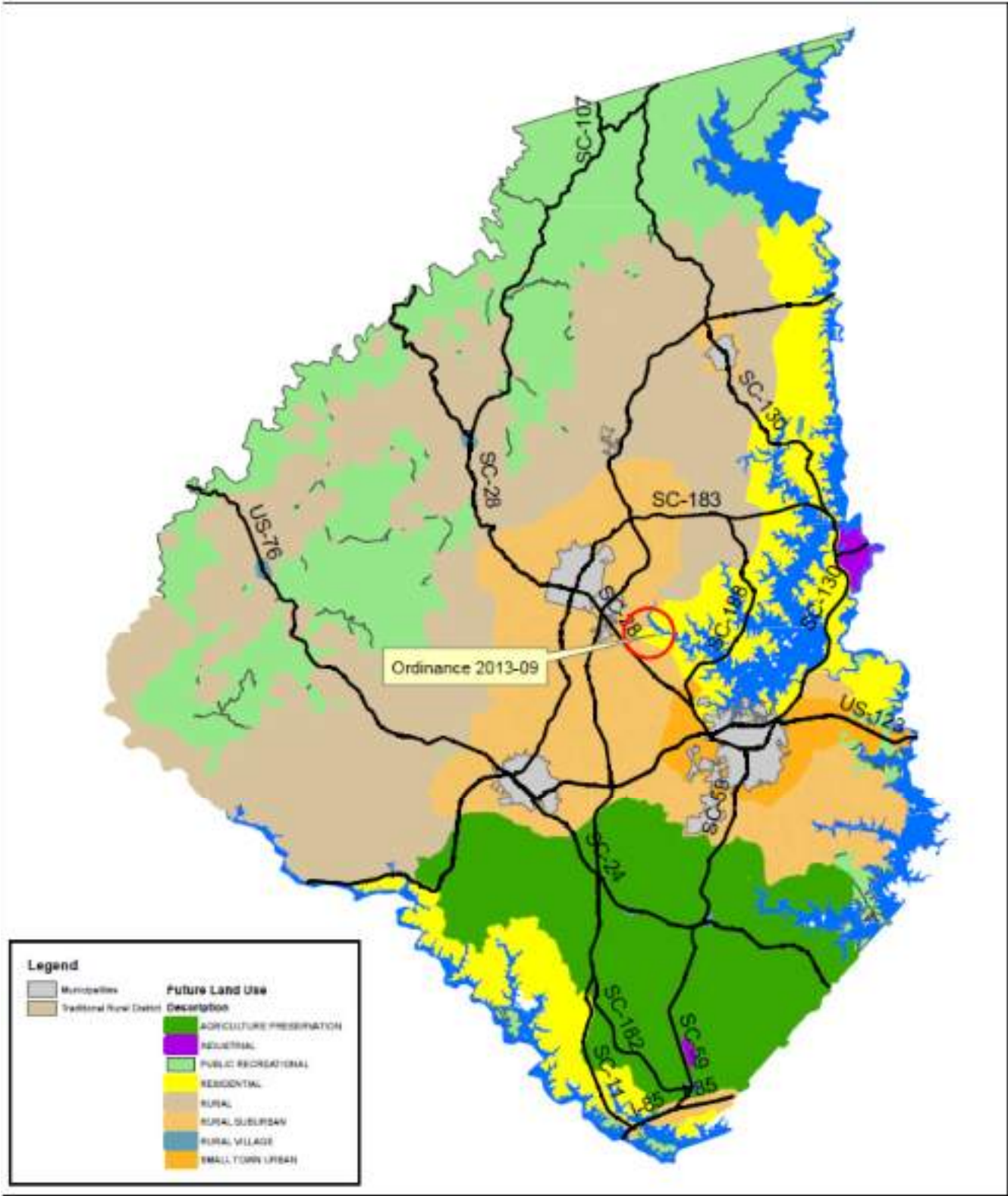
Planning Commission  
Meeting

# Area Map





# Location on Future Land Use Map



# Background

- The proposed ordinance, 2012-36 (Gladys Cir), stems from a subsequent request submitted by Mr. Neville. The request consists of part of a parcel totaling 7.55 acres in the vicinity of the Melton Rd in the West Union area. The applicant is requesting the part of the parcel consideration be zoned TRD.

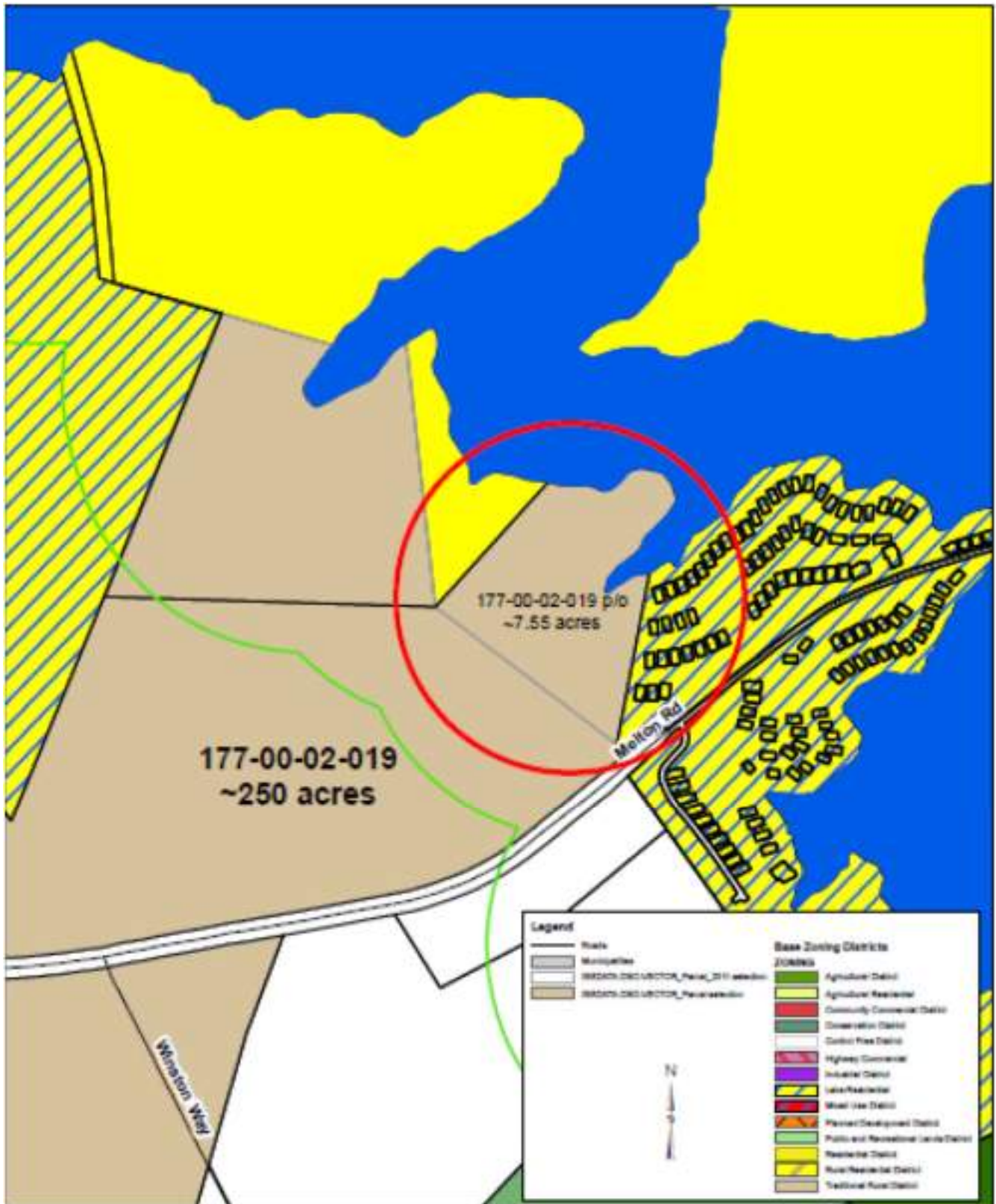
# Public Input Received to Date

- None to date

# Staff Recommendation

- This rezoning request is located in the Residential area on the FLUM;
- The district requested complies with the Comprehensive Plan and with what Council has previously adopted in this area on the FLUM;
- The Commission should consider all public input received to date;
- Staff recommends TRD for portion under consideration;
- With the consensus of the Commission staff will develop other alternatives for consideration.

# Staff's Map for Consideration



# Discussion and Consideration by Commission