



Oconee County Planning Commission

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Minutes

Ordinance Review Subcommittee

June 10, 2013

The Oconee County Planning Commission held a meeting on June 10, 2013 at 2:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Ryan Honea
Andrea Heller, Chairman
William Gilster

Staff Present: Josh Stephens, Zoning Administrator
Matthew Anspach, Planner I

Media Present: None

Item 1: Call to Order

Mrs. Heller called the meeting to order.

Item 2: Public Comment

None

Item 3: Discussion of Chapter 32 of the Code of Ordinances

Ch. 32. Article 1:

Mr. Gilster suggested that Ch. 32 have one set of definitions to create more clarity and consistency within the chapter. Mr. Gilster also suggested that the Planning Commission and Board of Zoning Appeals be referenced by one name throughout the document.

Ch. 32 Article 2:

Mr. Gilster requested that staff research, for clarification purposes, the definitions within Sec. 32-44.

Ch. 32 Article 3:

Mr. Stephens informed the Subcommittee that staff was working with Airport staff to explore ways in which Article 3 could be improved/updated to reflect the recent runway extension.

Mr. Gilster suggested that the airport be referred to consistently throughout the Article.

Ch. 32 Article 4:

Mr. Stephens presented the details of the proposed changes regarding permitting requirements and layout of Article 4.

Mr. Honea stated the review process with the Board of Zoning Appeals is working as designed. Mr. Honea also expressed that the County should not be exempted from the provisions of the Article 4 and that monopoles should be required to meet the setback requirements if they are located is a substation that is adjacent to a building.

Mrs. Heller brought up for the discussion the idea of incorporating 'scenic view sheds' into the Article.

Each member suggested that the Article could be presented in a better format that would clarify the process.

Ch. 32 Article 5:

Mr. Gilster requested clarification regarding definitions within Sec. 32-173.

Ch. 32 Article 6:

Mr. Stephens briefly outlined the suggested changes under consideration by the Subcommittee. Mr. Stephens also explained that depending on the direction of the Subcommittee and the Commission the layout of the Article could change based on what elements the Subcommittee wanted to include or remove.

The members discussed incorporating sections, including but not limited to, addressing different types of development, parking, lighting, RV Parks and buffering.

Ch. 32 Article 7:

Mr. Gilster questioned the need for a certificate of compliance. It was explained the certificate was requirement of the Department of Health and Environmental Control (DHEC).

Ch. 32 Article 8:

Mr. Stephens briefed the Subcommittee on the recommended changes and briefed the Subcommittee on the findings of staff's research regarding how other jurisdictions address sign control.

The members of the subcommittee agreed that some additional requirements may be needed but that any changes should not severely limit signage.

Ch. 32 Article 9:

Mr. Stephens presented the proposed changes to the Subcommittee for consideration.

Mr. Honea stated that this issue should be addressed now rather than waiting for the ordinance review process to be completed. He also stated that 100 feet may a good requirement and that any change should apply to properties with industrial uses and not solely to those properties zoned in the Industrial District.

Mrs. Heller stated that it may be best not to move ahead with the particular Article to ensure that enough time and thought is given to the issue.

The subcommittee agreed that staff's review of a visual impact analysis could potentially be too subjective.

Item 4: Discussion of Chapter 38 of the Code of Ordinances

The Subcommittee moved the discussion of Ch. 38 to the next meeting.

Item 5: Education/Public Awareness Campaign

Mr. Stephens stated that he, along with Mr. Anspach, will be reviewing department material and will report the findings of their review to the subcommittee.

Item 6: Old Business

None

Item 7: New Business

Item 8: Adjourn

Mrs. Heller made the motion to adjourn. The motion received a second from Mr. Gilster. The motion passed unanimously. The Subcommittee adjourned at 4:00 PM.