



Oconee County Planning Commission

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Minutes Ordinance Review Subcommittee June 17, 2013

The Oconee County Planning Commission held a meeting on June 17, 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
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: Approval of the Minutes from June 10th Meeting

Mr. Gilster made a motion to approve the minutes. Mr. Honea seconded the motion. The motion passed unanimously.

Item 3: Discussion of Chapter 38 of the Code of Ordinances

Mr. Stephens presented the proposals to the Subcommittee for consideration.

Mr. Gilster questioned if the way the document refers to the zoning official should be standard throughout the document.

Each member of the Subcommittee had questions regarding Sec. 38-4.1 in terms of the discontinuation of uses. Mr. Stephens stated that staff would research the matter further.

Mr. Gilster questioned how was '10 spaces' chosen as the requirement for Sec. 38-5.17. Mr. Heller stated there is a need to have parking, lighting and other health/safety standards. Mr. Honea agreed, but added that Appendix A of Ch. 38 is strict and would not work County wide. Each member agreed with Mr. Honea and the Subcommittee agreed that standards along the same line of Appendix A, but not as strict, may be the best fit for Oconee.

Regarding Split-Zoning, the Subcommittee agreed that it should be allowed but that a legal description, such as a plat, should be provided with a split-zoning request which would clearly identify the area of the request.

Each member agreed that safety and security directives imposed by state or federal regulations should be added to Sec. 38-9.5.4

Mr. Gilster questioned the reasoning behind the density requirement under Sec. 38-11.2 in the section titled Standards. Mr. Honea stated that this may need to be removed in order to clarify which density requirements apply. Each member agreed that staff should research the matter further.

At the conclusion of the discussion regarding Ch. 38, it was the consent of the Subcommittee that staff address the questions and matters discussed and report back to the Subcommittee at the next meeting.

Item 4: Old Business

None

Item 5: New Business

Mr. Stephens stated that County Council Chambers would be renovated during June 27 – July 15. He stated that this would delay the meeting schedule by a few weeks, but this did not pose a major problem to the review process.

The Subcommittee agreed that the next meeting, if possible, would be held on July 29 at 2:30. Mr. Stephens stated that he would inform the Chairman of the Commission of the potential schedule change.

Item 6: Adjourn

Mr. Gilster made the motion which was seconded by Mr. Honea. The motion passed unanimously, and the Subcommittee adjourned at 4:00.