

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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## MINUTES ORDINANCE REVIEW SUBCOMMITTEE

9:00 – 12:00 AM, ~~EV DNE~~ ~~830~~, 2013

~~8/21~~ ~~8/21~~

~~8/21~~

The Oconee County Planning Commission held a meeting on August 15, 2013 at 2:30 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

### **Members Present:**

Andrea Heller, Chairman  
William Gilster  
Ryan Honea

### **Staff Present:**

Josh Stephens, Deputy Director of Community Development  
Matthew Anspach, Planner I

**Media Present:       None**

### **Item 1.       Call to Order**

Ms. Heller called the meeting to order.

### **Item 2.       Approval of Minutes from September 23, 2013**

Mr. Gilster motioned to approve the minutes.

Ms. Heller seconded the motion. The motion was approved unanimously.

Ms. Heller requested more detail with the minutes.

### **Item 3.       Continued Discussion of Possible Amendments to Chapter 32 & Chapter 38 of the Code of Ordinances**

Mr. Stephens brought up that staff gathered together all of the definitions in Chapter 32 and put them into Article 1.

Mr. Gilster mentioned that he would like to see Chapter 32 & 38's definitions combined.

Ms. Heller asked if (32.5, on p.5, BZA Membership) a BZA term is only 3 years instead of 4.

Mr. Stephens responded that he would check on the correct BZA term length.

Ms. Heller requested the signage for hearings specify when the hearing is about a cell tower due to its broader impact. She also requested that the article required in the paper be more noticeable, in bold, outlined, etc.

Mr. Gilster made the point that it is important to have the balloon test done on strategic days of the week and for a specific amount of time.

Mr. Stephens suggested that you could require for an applicant to do a balloon test for 48 hours starting on a Friday.

Ms. Heller stated she believed the applicant should also be required to have pictures taken of the balloon test in 4 strategic locations and that those locations need to be accurately defined. She mentioned that the 4 strategic locations could potentially be located near the proposed half mile radius.

Mr. Stephens responded that staff needs to do the same amount of advertising for each type of hearing. He added that he will look into better guidelines and some language requiring a half mile sign placement radius.

Mr. Gilster suggested adding a map, showing the cell towers location, in the mailing for public hearings. He also suggested using a map for every type of mailing whether or not it is a communication tower.

Mr. Stephens stated he would add the proposed map-to-mailing amendment language to Article 1 so that it will apply to all of Chapter 32.

Mr. Stephens later presented that staff added a new parking standards example to Article 6. The Committee discussed the details of the parking standards in Article 6.

The Committee then discussed height regulations. Ms. Heller suggested that the proposed 100' height regulation for industrial uses should include commercial as well.

Ms. Heller later mentioned that she would like to have notated that 2 subcommittee members had an issue with the complaint ordinance in regards to who can file complaints. She wanted the issue to be brought up before the Planning Commission.

Mr. Stephens discussed his thoughts on the language concerning split-zoning in Chapter 38. He also covered potential updates to the Zoning Matrix. The Committee then covered some of the issues brought up throughout the meeting to finalize the direction for each item including: refining the definitions in Chapters 32 and 38 for better congruency; to incorporate lighting and similar standards found in Appendix A; and to keep Appendix A.

**Item 4. Old Business**

None.

**Item 5. New Business**

None.

**Item 6. Adjourn**

Mr. Honea made a motion to adjourn.

Ms. Heller seconded the motion. The motion passed unanimously.