

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

MINUTES

6:00 PM, MONDAY, MAY 5, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Lyle, Chair
 Mr. Gilster, Vice Chair
 Mr. Childress
 Ms. Heller
 Mr. Honea
 Ms. McPhail
 Mr. Richards

Staff Present: Josh Stephens, Deputy Director of Community Development
 Matthew Anspach, Planner I
 Tom Martin, Esq., County Attorney

Media Present: None.

1. Call to Order

Mr. Lyle called the meeting to order. 6:00 PM

2. Approval of Minutes for Monday, March 24, 2014

Ms. McPhail motioned to approve the minutes.

Mr. Lyle seconded the motion. The motion was approved unanimously.

3. Public Comment for Agenda and Non-Agenda Items (3 minutes)

Mr. Brad Kisker spoke in support of keeping the Lake Overlay density's "net" definition.

Mr. Ben Teretzky spoke on his views concerning zoning complaints within districts. He also talked about what he saw as a need for an ordinance for grading within the Overlay. Mr. Teretzky spoke about looking at potential buffer requirements between different uses in the Overlay. He also covered his views on density in the Lake Overlay in support of a half-acre lot size definition.

Mr. Jim Codner spoke on his views in support of half-acre lot size definition.

4. Discussion and Consideration of Variance Request (225-07-01-007)

a. Staff Presentation

Mr. Anspach presented the issue before the Commission concerning a potential variance for the applicant, Mr. Aurelio Perez.

b. Discussion & Consideration

Ms. Heller expressed her concern with the proximity of the potential detached garage project to the neighbor's property.

Mr. Honea had questions about the dimensions and how far the project would encroach into the setback. He also noted that the drainage easement found on the plat would prevent the Commission from legally allowing a variance.

Mr. Tom Martin added that whoever created the easement would need to give permission to utilize the easement before the Commission could potentially grant a variance.

Mr. Lyle decided to table the issue until more information is disclosed about the easement and whether the entity over the easement would grant permission for the easement to be used.

5. Discussion regarding Ordinance Review of Chapter 32 & 38

a. Staff Comments

Mr. Stephens presented on the work that has been done in regards to the Chapter 32 and 38 review.

b. Discussion & Consideration

Ms. Heller presented a form she developed with Ms. McPhail that included suggestions for density, and different types of housing options.

Mr. Lyle discussed how it is important that the Commission discuss other types of occupancy such as multi-family dwellings.

Mr. Richards expressed his concern that including too many items in the net definition of lot size could have unforeseen, potentially negative effects on developers decisions. He also talked about the importance of having diverse housing options and sizes.

Ms. Heller proposed changing the definition of net density to include wetlands, unbuildable property, and common area as items to subtract from the gross total acreage.

Mr. Stephens suggested that if the County wants to encourage amenities such as green space that it may not be helpful to deduct their density potential by excluding green space from the net property size.

Mr. Gilster suggested staying away from any changes to density and rather focus on keeping the lake front pristine.

Mr. Lyle suggested staff take the guidelines that were being discussed concerning density and develop them out to see the differing potential results.

Mr. Stephens responded that staff will do the comparisons, keeping in mind what the community wants to see for the future of the area.

The Commission mentioned they did not want to see row houses right on the lake; they wanted to see a variety of housing; plenty of green space; and plenty of trails.

Mr. Lyle encouraged the public to send the Commission their comments on the matters discussed.

6. Update from Comprehensive Plan Review Subcommittee

a. Staff Comments

b. Discussion & Consideration

Mr. Gilster gave the Commission a report on what has been done in regards to the Comprehensive Plan Review. He discussed how staff presented on the current Comp Plan and its goals to better inform the direction of an update.

Mr. Richards expressed his concern about local water supply and how that should be a key point with the Comp Plan. He also talked about recycling goals being addressed again in the Comp Plan update.

7. Old Business

Mr. Stephens told the Commission he would continue to work to get Mr. Richard Blackwell to attend the next Planning Commission meeting.

8. New Business

Ms. Heller suggested that the grading permit issue mentioned by Mr. Ben Teretzky should be a building codes issue.

Mr. Lyle asked Mr. Ben Teretzky whether there is an issue in the County concerning grading.

Mr. Ben Teretzky responded that he believed there was an issue with grading in the County, citing various experiences.

The next meeting date was set for Monday, June 23 at 6:00 PM, pending availability.

9. Adjourn

Ms. Heller motioned to adjourn.

Ms. Gilster seconded the motion. The motion passed unanimously. 7:42 PM

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: jstephens@oconeesc.com.