



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, MONDAY, JULY 7, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Lyle, Chair
 Mr. Gilster, Vice Chair
 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: Stephen Bradley, The Journal
 Dick Mangrum, WGOG

1. Call to Order

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

2. Approval of Minutes for Monday, May 5, 2014

Ms. McPhail motioned to approve the minutes.

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

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

Mr. Ben Teretzky spoke on his views concerning potentially requiring grading permits.

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

4. Update on Economic Development/Richard Blackwell, Executive Director of Oconee County Economic Alliance

Mr. Richard Blackwell gave a presentation on the status of Oconee County in terms of economic development.

5. Discussion regarding Ordinance Review of Chapter 32 & 38

a. Staff Comments

Mr. Stephens presented different examples of what subdivisions can look like near the lake with the current subdivision regulations. He also presented examples of other types of developments and density regulations.

b. Discussion & Consideration

Mr. Stephens talked about the lot requirements and the effects that they have on development.

Mr. Tom Markovich spoke about there not being a minimum lot size for DHEC septic permits.

Ms. Heller motioned to direct staff to draft language that included the ideas presented at the previous Planning Commission meeting:

- Single family lakefront lots must have a minimum ½ acre in area.
- Single family lakefront lots must be at least 100 feet wide at the build line.
- Single family lakefront lots build line must be at least 50 feet from full pond contour.

- Multi-family buildings of 5 units or more on the lake front must be 100 foot from full pond contour.
- Multi-family buildings of 5 units or more on the lake front when more than one building, must have a 50 foot separation.
- Multi-family buildings of 5 units or more on the lake front must have a 25 foot side setback

- Multi-family buildings of 2 to 4 units on the lake front must be 50 feet from full pond contour.
- Multi-family buildings of 2 to 4 units on the lake front when more than one building, must have a 50 foot separation.
- Multi-family buildings of 2 to 4 units on the lake front must have a staggered pattern off of the lake.

Mr. Gilster seconded the motion. The motion passed 5-1 with Mr. Lyle dissenting as amended.

Ms. McPhail mentioned that the Commission would like to have the vote taken by the end of July so that they could move the update on to County Council.

Mr. Stephens responded that he would check with the County Clerk to confirm a possible meeting date before the regularly scheduled August meeting.

6. Update from Comprehensive Plan Review Subcommittee

a. Staff Comments

Mr. Stephens talked about how the Committee is looking at ways in which to coordinate with the municipalities and other entities in the County in order to make an effective plan. He also added that staff is doing the normal noticing of the Subcommittee meeting, that they are public, as required.

b. Discussion & Consideration

Mr. Gilster commented that the Committee had completed the review of the goals and objectives from the current plan. He added that staff had developed a map identifying areas with the most utilities to help determine potential growth areas.

7. Discussion on Ways to address Flow Control Legislation

Mr. Martin talked about flow control legislation and its potential ramifications on the state and in particular Oconee County. He also mentioned the importance and prudence of recycling.

Ms. McPhail asked if it would be possible to prohibit waste management in all zoning areas of the County.

Mr. Stephens mentioned that that would require restricting the use in the Control Free District. He added that the Commission could direct staff to draft an additional article in the Land Use Regulation Chapter (32) of the Code of Ordinances with a special exception hearing requirement for such facilities.

8. Old Business

Mr. Stephens updated the Commission on the status of a variance request (225-07-01-007) from the previous meeting. He informed the Commission that no new information had been acquired by the applicant.

Ms. Heller brought up discussions concerning grading permit. She asked where the Commission was on the issue.

Mr. Stephens responded that DHEC requires them on certain size projects. He added that currently staff would not have the ability to enforce a permit for grading.

Ms. Heller motioned to direct staff to look into what it would take to establish a permit program for ground disturbance/grading.

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

9. New Business

Ms. McPhail asked if staff could come up with a date for the Commission to have a workshop with County Council.

Mr. Stephens responded that staff would get with the County Clerk.

The next meeting date was set for Monday, July 21 at 6:00 PM.

10. Adjourn

Ms. Gilster motioned to adjourn.

Ms. McPhail seconded the motion. The motion passed unanimously. 8:34 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.