



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, MONDAY, JULY 21, 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.

2. Approval of Minutes for Monday, July 7, 2014

Ms. McPhail motioned to approve the minutes.

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

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

Mr. Jim Doran, speaking for Keowee Key Property Owners Association, expressed his opposition to Ordinance 2014-11.

Mr. Russell Price spoke about his views on some of the topics of the Chapter 32 and 38 Ordinance Review including lake lot size, side setbacks, Wi-Fi versus cell tower regulations, Commission procedure, and correspondence concerning items brought up at meetings.

Mr. Lyle asked if staff could require written comments from citizens planning to speak before Commission meetings, in particular for instances when the citizen brings up multiple issues.

Mr. Stephens responded that some citizens do provide written comments prior to speaking and that staff would put that documentation into the backup for public viewing. He added that he wasn't sure that citizens could be required to have written comments for their speaking presentation but that staff would look into different ways to remedy the issue.

Mr. Anspach mentioned that staff could make a form listing the citizens multiple comments in the event that they do not provide them in written form for distribution.

4. Discussion Regarding Ordinance 2014-11 (2014Sub01)

a. Staff Comments

Mr. Anspach presented the application for rezoning to the Commission.

b. Discussion & Consideration by Commission

Ms. Heller stated she wanted to know why the property owner wanted to rezone the property.

Mr. Anspach responded that the property owner did not specify any reasons as to why he wished to rezone the property into the Residential District.

Ms. McPhail compared the uses that the Residential District allows that the Lake Residential District does not.

Mr. Anspach mentioned that any non-residential uses would need to go before the Board as a Special Exception.

Mr. Richards asked if the property had changed hands recently.

Mr. Stephens responded that the property had been transferred in January 2014.

Ms. Heller made a motion to recommend to Council to deny the rezoning request.

Mr. Gilster seconded the motion. The motion failed 3-4 with Mr. Lyle, Mr. Honea, Mr. Richards, and Mr. Childress dissenting.

Mr. Richards motioned to table the issue for a future meeting.

The motion failed for lack of a second.

Mr. Honea motioned to recommend to Council to approve the rezoning, as requested of properties located at TMS# 099-00-01-032 and 099-00-01-003, and to include TMS# 099-00-01-002, as requested.

Mr. Richards seconded the motion. The motion passed 4-3 with Mr. Gilster, Ms. McPhail, and Ms. Heller dissenting.

5. Discussion regarding Ordinance Review of Chapter 32 & 38

a. Staff Comments

Mr. Stephens presented draft language concerning lakefront parcels as directed by the Commission during the 7/7/14 meeting.

b. Discussion & Consideration

Ms. Heller mentioned that the net density rule would still apply for lots off of the lakefront and that that needed to be specified in the Ordinance for clarity.

Mr. Stephens talked about other changes made to the Ordinance Revision since last meeting in the complaint section.

Ms. Heller responded that the edit made was not what they agreed on for complaints within the Overlay. She specified that it should explain “Anyone who lives in the Overlay can file a complaint against anyone living in the Overlay”.

Mr. Honea asked whether a new business in the I-85 Overlay needed a new sign to come into compliance with the new regulations.

Mr. Stephens responded that staff would look into the matter. He went on to state that the prepared deletion found in the Agricultural Residential District was a mistake and that the deletion would be removed to keep the District unchanged in light of the ongoing litigation matters. Additionally he asked whether the Commission would like for staff to look at drafting language regarding Wi-Fi towers for the next meeting.

Mr. Lyle responded that he thought it would be beneficial for the Commission to visit the Wi-Fi tower issue.

Ms. McPhail added she would like to see staff look into the issue.

Mr. Stephens responded that staff would get to work on the draft language regarding Wi-Fi towers.

6. Old Business

Mr. Stephens presented that staff had been working on evaluating the process of implementing a grading permit program and would continue to gather pertinent information and will repeat to the Commission once all information has been collected.

8. New Business

The next meeting date was set for Monday, August 11 at 6:00 PM.

The next Subcommittee meeting date was confirmed for Monday, August 18 at 6:00 PM.

The workshop with County Council was confirmed for Tuesday, September 9, at 6:00 PM.

9. Adjourn

Ms. Heller motioned to adjourn.

Mr. Gilster seconded the motion. The motion passed unanimously. 6:59 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.

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