



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, MONDAY, AUGUST 11, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

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

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, July 21, 2014

Mr. Stephens mentioned a couple of grammatical and clarification errors that were noted and changed before the meeting.

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)

None.

4. Discussion Regarding Ordinance Review of Chapter 32 & 38

a. Staff Presentation

Mr. Stephens discussed the items the Commission had for staff to edit from the previous meeting.

b. Discussion & Consideration

Ms. Heller had concerns with the proposed height for an amendment that would administrative review by staff for approval of Wi-Fi towers with a height of 80' or less. Her concern was that citizens would not have the ability to object to the placement of towers.

Mr. Richards supported the idea of administrative approval for Wi-Fi towers with a height of 80' or less.

Mr. Lyle asked what a reasonable height would be for administrative approval.

Ms. Heller suggested 65' would be an acceptable height for administrative approval for Wi-Fi towers based on the tallest administratively approved height in the County for buildings.

Mr. Gilster motioned to direct Mr. Stephens to draft language allowing for administrative approval for Wi-Fi towers 65' or less, assuming that the tower meets all other requirements.

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

Mr. Stephens discussed proposing that a Wi-Fi tower only need a fall zone in accordance with the height of the tower, unlike the additional 50' required for the normal cellular communication tower. He went on to discuss other matters in Chapter 32. Mr. Stephens followed with updating the Commission on edits done to Chapter 38, as directed by the Commission, including side setbacks on lakefront properties.

Ms. Heller discussed her concerns on Residential and Lake Residential side setbacks of 5'. Ms. Heller wanted to make the setbacks 10' on each side.

Mr. Richards discussed the troubles that the HBA has with building homes that are under large setback regulations due to things like topography.

Mr. Lyle suggested having some flexibility in the side setbacks by having a minimum 5' setback on both sides with a required total of 20' side setbacks combined.

Mr. Gilster made a motion to make the side setbacks total 20' with a minimum of 5' on one side for all single family lake front lots.

Ms. Heller seconded the motion. The motion passed 4-2 with Mr. Honea and Mr. Richards dissenting.

Mr. Stephens directed the Commission to the Use Matrix of Chapter 38. He discussed the top two uses and whether they were confusing. Mr. Stephens asked if the Commission would like to spell out the specific uses that permitted in one and unpermitted in the other.

Ms. Heller suggested stating that notification for hearings should be one-quarter mile radius from the property boundary.

5. Old Business

Mr. Stephens informed the Commission on his findings about storm water management and the potential for a program for Oconee County. He mentioned talks that he had with DHEC officials. Mr. Stephens also mentioned that he is reaching out to some of the programs that are in existence around the state to gather details about a potential program. He told the Commission that he hopes those programs will be able to get back to him with info by the next meeting or so.

The Commission discussed recommending that a rezoning applicant be required to provide a reason as to why they desire the rezoning.

Mr. Martin stated that the rezoning issue has also already been brought up by the County Council. He suggested the Commission should send a recommendation to County Council that a reason for rezoning should be a part of the rezoning application process.

Mr. Honea made a motion to recommend that County Council approve a requirement that applicants for subsequent rezoning state the reason for desiring to rezone.

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

6. New Business

Mr. Stephens told the Commission that potential dates for the workshop with Council are currently Tuesday, October 14 and Tuesday, September 30. The Commission agreed that they would confirm and get back with staff about which date worked the best with everyone's schedules.

Mr. Stephens confirmed that the next date to meet would be September 15. He also informed the Commission that he will be in Washington D.C. at the end of September attending a conference. He asked the Commission to consider anything they may want him to suggest to delegates he may talk with.

Mr. Richards stated that he did not believe it was appropriate for comments from the public to be allowed outside of the allotted time on the agenda.

7. Adjourn

Ms. Gilster motioned to adjourn.

Ms. Honea seconded the motion. The motion passed unanimously. 7:48 PM