

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, MONDAY, OCTOBER 27, 2014
COUNCIL CHAMBERS
OCONEE COUNTY ADMINISTRATIVE COMPLEX

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

Staff Present: Josh Stephens, Deputy Director of Community Development
Adam Artigliere, Esq., County Attorney

Media Present: Stephen Bradley, The Journal

1. Call to Order

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

2. Approval of Minutes for Monday, September 15, 2014

Mr. Heller motioned to approve the minutes.

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

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

Mr. Tom Markovich spoke on his views concerning the relationship between Chapter 32 & 38.

4. Discussion and Consideration of a Variance Request (179-00-03-122)

Mr. Anspach presented the matter before the Commission.

Mr. Terry Wawro commented on his reasoning for requesting a variance.

Ms. Heller motioned to approve the variance based on the following criteria:

a. Based on the evidence presented to the Commission, there are extraordinary and exceptional conditions pertaining to the particular piece of property.

b. Based on the evidence presented to the Commission, these conditions do not generally apply to other property in the vicinity.

c. Based on the evidence presented to the Commission, and because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

d. Based on the evidence presented to the Commission, the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Mr. Honea seconded the motion. The motion passed unanimously.

5. Discussion Regarding Storm Water Management Program Options

Mr. Stephens presented on some findings he gathered concerning any potential creation of a storm water management program. He added that he could provide the Commission with information on what Appendix J is and an MS4 program.

Ms. Heller motioned to delay the continued investigation of a storm water management program until 2015.

Mr. Honea seconded the motion. The motion passed unanimously.

6. Update from Comprehensive Plan Subcommittee

Mr. Gilster updated everyone on where the Subcommittee was with their review of the Comp Plan.

7. Discussion regarding Ordinance Review of Chapter 32 & 38

a. Staff Comments

Mr. Stephens discussed the matters pertaining to the workshop held on the 22nd of September with Council.

b. Discussion & Consideration by Commission

The Commission discussed their confusion with the Council's plan for continued talks pertaining to the review of 32/38.

Mr. Richards motioned to request that Council clarify their plans for further review of Chapters 32 & 38.

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

8. Old Business

a. Agricultural Advisory Committee – Letter from Commissioner Weathers

Mr. Stephens presented a letter from the state agricultural commissioner endorsing the idea for Oconee County to look into the creation of an agricultural advisory committee.

The Commission discussed presenting a recommendation for exploring the idea of an agricultural advisory committee and the endorsement from Mr. Weathers to Council.

Ms. McPhail motioned to direct staff to send the recommendation to Council.

Ms. Heller seconded the motion. The motion passed 5-0, with Mr. Richards abstaining.

9. New Business

Mr. Stephens stated that the next meeting date would be determined at a later date depending on the Commissions availability.

10. Adjourn

Mr. Honea motioned to adjourn the meeting.

Mr. Richards seconded the motion. The motion passed unanimously. 7:39 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.