

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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## MINUTES

6:00 PM, MONDAY, DECEMBER 8, 2014  
COUNCIL CHAMBERS  
OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Childress  
Ms. Heller  
Mr. Honea  
Mr. Lyle  
Ms. McPhail  
Mr. Richards

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

Media Present: Ray Chandler, Anderson Independent

### 1. Call to Order

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

### 2. Approval of Minutes for Monday, November 17, 2014

Mr. Stephens pointed out an error that would be correctly amended in the minutes concerning a vote in section 6. The word “failed” would be replaced with “passed”.

Mr. Honea motioned to approve the minutes as amended.

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

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

None.

### 4. Discussion and Consideration of an Agricultural Advisory Subcommittee

Mr. Stephens presented on his findings since the previous Planning Commission meeting where the Commission asked him to look into the best way to organize an agricultural

advisory committee. He advised that the best way to create the committee, according to legal counsel, would be to see it created through County Council, with recommendation from the Planning Commission. He added that his findings from talking with community members, informed him that it would also be most advantageous to develop an ordinance with heavy input from the agricultural community within the County.

Ms. McPhail motioned to direct staff to work with the agricultural community to develop ideas, incorporate them into an outline and present outline to the Commission at a later date.

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

**5. Discussion and Consideration of Proposed Setback Amendments**

Mr. Stephens presented a draft by staff that would clarify the setbacks for the Control Free District (CFD) by placing them in the CFD section of Chapter 38. He also pointed out the change to the side setbacks, making them 5' from 10', to be more reflective of other districts. Mr. Stephens added that more work could be done by legal counsel to remove the language for a vegetative buffer in Chapter 32. He added that since the Commission had just become aware of the vegetative buffer part of the draft, they may want to hold on making a recommendation.

Ms. Heller motioned to table any recommendations about the proposed changes until the next meeting.

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

**6. Old Business**

Mr. Martin updated the Commission on the adoption of Ordinance 2014-24 by County Council. He also updated the Commission on issues pertaining to changes made for the Agricultural Residential District (ARD) language, in light of the recent litigation.

Mr. Stephens recommended that the Commission wait to make any recommendation to Council concerning ARD until they had time to look over the changes.

**7. New Business**

The next meeting date was set for Monday, January 26, 2015.

Ms. Heller expressed her gratefulness for being able to be a part of the Commission and that this would be her final meeting.

**8. Adjourn**

Ms. McPhail motioned to adjourn the meeting.

Ms. Heller seconded the motion. The motion passed unanimously. 7:01 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](mailto:jstephens@oconeesc.com).