



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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MINUTES

6:00 PM, MONDAY, FEBRUARY 23, 2015
COUNCIL CHAMBERS
OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Honea
Mr. Lyle
Mr. Kisker
Ms. McPhail
Mr. Ownbey
Mr. Richards

Staff Present: Josh Stephens, Deputy Director of Community Development
Matthew Anspach, Planner

Media Present: Ray Chandler, Anderson Independent

1. Call to Order

Ms. McPhail called the meeting to order. 6:00 PM

2. Approval of Minutes for Monday, January 26, 2014

Mr. Richards motioned to approve the minutes from January 26, 2014.

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

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

Mr. Ben Turetzky suggested that the Commission consider adopting a steep slope development ordinance.

4. Development Activity Update

Mr. Stephens presented on the development activity within the County.

5. Establishment of 2015 Priorities

Mr. Stephens presented on the Priorities list submitted from the Commission members.

Mr. Honea expressed that his priority for 2015 was getting sewer all the way to I-85

Mr. Richards mentioned that in conversations with Council members, three in particular, that it is their opinion that any discussion of zoning should be at the bottom of the priorities or extinct, but that improving the recycling program in the County should be the priority. He added that he wanted to make that statement so that he is doing what his councilman asked him to do. Mr. Richards also commented that "it's time for the Planning Commission to force the body of administrators to get off their fat fannies and...start to put together a better plan to get to 85% recycling".

Ms. McPhail added that agricultural preservation should be a priority.

Mr. Ownbey agreed that sewer service to the interstate should be a priority. He added that revisions to Chapters 32 and 38 should also be completed in 2015.

Ms. McPhail asked whether 32/38 revisions are workable in light of County Council tabling them.

The Commission discussed whether 32/38 could even be discussed.

Mr. Richards believed that 32/38 could not be discussed.

Mr. Honea motioned to request the 32/38 revisions topic be returned to the Planning Commission from County Council, if necessary.

Mr. Ownbey seconded the motion. The motion passed 6-0.

Mr. Richards talked about the importance of creating a bypass in Fair Play to alleviate any truck traffic from the potential industrial development at the Golden Corner Commerce Park. He asked what the Commission could do to push for a bypass.

Mr. Kisker added that he also believes it is very important to be prepared to handle the influx of development that is likely to happen in Fair Play to protect it from looking like other unnamed areas.

Ms. McPhail asked if staff could look into ways to improve land use regulations to protect the beauty of Oconee County and encourage growth.

Mr. Stephens responded that staff would look into examples of policies that could be used to protect Oconee County's character. Mr. Stephens suggested that the Commission may want to approach this topic with a '30,000 foot' view. He stated further that the Commission may want to consider exploring the creation of a framework that recognizes the link between land use and fiscal policy and serves as a guide for overall policy development.

Ms. McPhail explained that the tabling was most likely due to timing and that Council was only weeks away from having a new member in the New Year.

Mr. Lyle added that he feels the issue of workforce housing is important. He believed that the County needs to develop ways to encourage housing for that market so that people will live in Oconee County when the jobs come and to help appropriately preserve farmland at the same time.

Ms. McPhail expressed that land use policy examples would make for a good overview of the next meeting.

6. Discussion of the 2015 Review of the Comprehensive Plan

Mr. Stephens presented on the upcoming Comprehensive Plan review. He then presented the Commission with a series of options on the format of review the Commission would like use.

Mr. Ownbey motioned to direct staff to administer review option 2 filed with these minutes.

Mr. Honea seconded the motion. Mr. Kisker questioned whether option two might be too much to take on considering all of the other work presented to be done in 2015.

The motion passed 6-0.

7. Old Business

Mr. Stephens mentioned that the Agricultural Advisory Committee meeting was pushed back to Tuesday, March 3 at 8:30 a.m.

Mr. Stephens also informed the Commission that any changes to regulations within Chapter 32 Article 6 require a Planning Commission public hearing according to 32-6.32-226.4. Mr. Stephens stated this was in regards to the Ordinance 2015-08 and that the required public hearing has been scheduled for the March 23rd meeting of the Planning Commission.

8. New Business

Mr. Stephens reminded everyone of County Council's meeting on Tuesday, February 24 and their strategic planning retreat on Wednesday, February 25.

Mr. Kisker suggested Wi-Fi towers be discussed and action to be taken on this issue.

Ms. McPhail added that the next meeting date would be Monday, March 9.

9. Adjourn

Mr. Richards motioned to adjourn the meeting.

Mr. Honea seconded the motion. The motion passed unanimously. 7:27 PM