



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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MINUTES

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

Members Present: Mr. Childress
Mr. Honea
Mr. Kisker
Mr. Lyle
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 at 6:03 PM. She informed the public that the Commission would welcome their comments before each review of each section of Goal 1 of the Comprehensive Plan review.

2. Approval of Minutes for Monday, March 9, 2015

Mr. Lyle motioned to approve the minutes from March 9, 2015.

Mr. Ownbey seconded the motion. The motion passed 5-0, with Mr. Childress and Mr. Lyle abstaining.

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

None.

4. Public Hearing: Ordinance 2015-08

Ms. Jean Jennings spoke on her thoughts concerning the Agricultural Residential District language presented.

Mr. Tom Markovich spoke on his proposed draft for the setback ordinance.

Mr. Stephens spoke on Ordinance 2015-08 which contained proposed amendments to two items: Agricultural Residential District and setbacks. The setbacks section change proposed for amendment were found in Chapter 32 Article 6 and he explained the requirement for public hearing on any proposed recommendation for an amendment to regulations in Chapter 32 Article 6.

The Commission discussed possible recommendations to improve setbacks for property adjacent to land owned by the United States Corp of Engineers.

Mr. Stephens pointed out that the proposal in Ordinance 2015-08 would move the development standard setbacks into Chapter 38 for the Control Free District, and would lessen the setback restrictions, making them more appropriate for some of the smaller lots in question.

Mr. Richards motioned to recommend Ordinance 2015-08, as presented, to County Council.

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

5. Recommendation to County Council regarding Recycling

Mr. Richards commented that he would like to instruct the Administrator and his staff to come up with a formidable plan to improve the recycling program.

Ms. McPhail mentioned that she would like to know who the top two counties in South Carolina are for recycling. She added that Oconee could potentially take some pointers from them to improve its program.

Mr. Stephens added that it was his understanding that the County Administrator has already been looking into the recycling program.

Mr. Richards motioned to recommend to Council that the Council provide direction to staff to create a plan, which could be phased in over time, that is financially responsibly with obtaining the goal of 85% recycling.

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

6. Discussion on how to move forward with the Ch. 32/38 Review

Discussion regarding the Chapter 32/38 review ensued among the Commission.

Mr. Richards motioned to request another meeting with County Council to specifically discuss their views with regard to items in Chapters 32 and 38 that were not tabled, as well as to remove from the table, and bring back to the discussion, the issue of communication towers.

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

7. Review of Comprehensive Plan – Goal 1

Ms. McPhail called for a five minute recess. 7:05.

Mr. Jim Codner spoke on his thoughts concerning sewer, specifically that there should be a requirement for any project that goes up near a sewer line, that it should have to connect with that sewer line.

Mr. Stephens recommended that the Commission be sure to tell staff what they want to see in the Comp Plan, and how they want it to read. He added that going forward, the Comp Plan would no longer work with dates for completion, but rather, items would be assigned a priority level: low, medium, or high.

Ms. McPhail commented that she believes better development standards needs to be looked at as the potential for growth in the southern party of the County becomes more evident.

Mr. Lyle mentioned the Bountyland area of the County as an example of growth that could have been better thought out in terms of development.

Mr. Tom Markovich spoke on the difficulty of managing storm water for better water quality and quantity due to the ever-changing EPA rules on the matter. He added that the current County regulations make the flexibility needed very difficult to achieve. He also suggested the use of redevelopment zones to spur development in areas.

Discussion regarding water quality ensued among the Commission. They discussed possible future issues with well water quality and quantity.

Mr. Tom Markovich spoke on his thoughts concerning preservation of types of land.

Ms. McPhail mentioned that to encourage best practices for agricultural and forestry uses, that it would be helpful to put together a list from those in the farming and forestry professions on what best practices would consist of.

Mr. Richards added that the development of the Agricultural Advisory Committee is a great step in improving best practice awareness.

Mr. Stephens presented that in regards to development of a greenway, there would need to be a determination as to what a greenway would consist of. He also began to describe potential programs to help preserve agricultural and other types of land through

incentives, etc. He added he would take the notes and comments from the meeting, and any comments throughout the days between the next meeting, to form some more concrete strategy statements. Mr. Stephens commented that he would like to hopefully move from Goal 1 to Goal 2 after looking over those new strategies.

8. Old Business

Mr. Stephens discussed issues concerning setbacks on property abutting United States Corp of Engineers property, and the solution hinged on what happens with the proposed Ordinance 2015-08.

8. New Business

The regularly scheduled 2nd Monday meeting date for Monday, April 13 was confirmed.

9. Adjourn

Mr. Honea motioned to adjourn the meeting.

Mr. Ownbey seconded the motion. The motion passed unanimously. 8:35 PM