



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, MONDAY, APRIL 27, 2015

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

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

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

Media Present: None.

1. Call to Order

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

2. Approval of Minutes for Monday, April 13, 2015

Mr. Honea motioned to approve the minutes from April 13, 2015.

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

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

Ms. Donna Linson spoke about her concerns regarding potential lack of transparency from the Planning Commission and Planning Staff. She provided a copy of the Planning Commission Rules to the Planning Commission.

4. Continued Review of Comprehensive Plan – Goal 2

Goal 2:

Objective 1-

The Commission discussed matters related to this section of the Comprehensive Plan.

Objective 2-

The Commission discussed matters related to this section of the Comprehensive Plan.

Objective 3-

The Commission discussed matters related to this section of the Comprehensive Plan.

Objective 4-

The Commission discussed matters related to this section of the Comprehensive Plan.

Objective 5-

Mr. Richards questioned whether Strategy 3 was actually moved to the location in the comments section. Mr. Stephens clarified that he would add Objective 5, Strategy 3 to Strategy 3 of Objective 2, rather than Objective 3 as it stated.

Objective 6-

The Commission discussed matters related to this section of the Comprehensive Plan.

Objective 7-

Ms. McPhail pointed out that Strategy 1 needed an “and” between “industrial” and “agricultural”.

5. Review of the Comprehensive Plan – Goal 3

Goal 3:

Objective 1-

The Commission discussed matters related to this section of the Comprehensive Plan.

Objective 2-

The Commission discussed removing Strategy 1, due to the fact the entire County is zoned and therefore it should no longer be a goal to utilize a ‘countywide’ process because it has already been utilized.

Based on public comment from Mr. Tom Markovich and discussion among the Commission, the use of the word “appropriate” in Strategy 2 was removed.

Ms. McPhail added to recommend adding “for” in front of “land use” and to move the phrase to after “and design standards”.

Objective 3-

The Commission discussed matters related to this section of the Comprehensive Plan.

Objective 4-

Mr. Richards recommended the phrase “including but not limited to agriculture, ecotourism, manufacturing, and tourism” to be in place of the removal of “including ecotourism”.

Ms. McPhail welcomed public comment from those in attendance and opened the floor for public comment.

Mr. Tom Markovich spoke on land use regulations and zoning overlays and their distinct applications, and how each can work well in certain situations.

6. Old Business

Mr. Stephens discussed the diversity of responses in regards to the Commission’s submittals for Comprehensive Plan priorities. He suggested a more uniform method of assigning priority rankings to the goals section of the Comprehensive Plan. There was consensus among the members of the Commission to delay the assigning of priorities until after public comment could be gathered.

7. New Business

Mr. Stephens informed the Commission that both of the regularly scheduled meetings in May being on County holidays, that the offices would be closed. He informed the Commission that it was the wish of the Chair to have at least one meeting in May, and that the date that was decided upon would be Monday, May 18.

Mr. Stephens also stated that the Planning Department had hired a new intern through a partnership with Clemson University's Masters of City and Regional Planning Program. He added that the new intern, William Brewer, would begin between May 11 and May 18.

8. Adjourn

Mr. Richards motioned to adjourn the meeting.

Mr. Honea seconded the motion. The motion passed unanimously. 6:55 PM