



# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## MINUTES

6:00 PM, MONDAY, JULY 13, 2015

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

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

Staff Present: Josh Stephens, Deputy Director of Community Development  
Matthew Anspach, Planner I  
William Brewer, Planning Intern

Media Present: None.

### 1. Call to Order

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

### 2. Approval of Minutes for Monday, July 7, 2015

The minutes were not approved. It was agreed upon by present members to vote on the minutes at the next meeting.

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

Mr. Tom Markovich explained his concerns with the proposed Coordination Element and how the concepts in the document are already included throughout the Comprehensive Plan. He also stated his position against a growth management boundary. He also expressed that the Airport Ordinance should be a zoning overlay district, and not a performance standard.

Ms. Sammie Lipscomb presented the Commission with documents that illustrated and explained her concerns with the possible construction of a communication tower on property adjacent to her own.

### 4. Selection on Location of Community Meetings

Mr. Anspach explained that staff is organizing meeting locations and requested that the Commission suggest their top two locations within each of their district.

The Planning Commission made suggestions regarding meeting locations.

Ms. McPhail requested that the Commission inform staff if there are any conflicts with dates that would be selected for the meetings.

Mr. Richards inquired about notification and publications of the meetings.

Ms. McPhail responded that Mr. Stephens has been working on notification of meetings.

## **5. Discussion of Coordination Element for Comprehensive Plan**

Mr. Anspach began the discussion on the proposed Coordination Element by explaining that the draft was preliminary and simply a concept for the Commission to consider including in the Comprehensive Plan.

Mr. Richards stated that the concept was concerning. He stated that there may be too many regulations.

Ms. McPhail stated that she could understand how it may be important to coordinate on investments with certain projects to prevent dual spending.

Mr. Kisker explained that he thought aspects of the Coordination Element were included throughout the Comprehensive Plan. He also stated that he does understand the concept of coordinating investments.

Mr. Anspach explained that the document is a way to provide more detail in how to communicate and coordinate between jurisdictions.

Mr. Richards stated that the document included too much material and could be simplified to a paragraph explaining intent.

Ms. McPhail suggested that members of the Commission submit corrections to the document to staff in one week, by Monday, July 20.

## **6. Presentation on Airport Ordinance**

Mr. Stephens presented on the proposed Airport Ordinance for the Commission to consider.

Mr. Stephens described recent amendments made to Title 55 of State Law. He explained that those changes require the County to notify the State Aeronautics Commission about

projects located in the Airport Notification Zone. Mr. Stephens stated that staff is working with current projects on processing notifications.

He added that it is staff's recommendation that the Planning Commission direct staff to work with the Airport Director, Oconee Aeronautics Commission, and other stakeholders to draft an ordinance regarding airport land use compatibility.

Mr. Honea motioned to direct staff to work with the Airport Director, Oconee Aeronautics Commission, and other stakeholders to draft an ordinance regarding airport land use compatibility.

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

## **7. Discussion on Wi-Fi Tower Permitting**

Mr. Anspach introduced the proposed amendment to Chapter 32, Article 4 regarding communication towers and, in particular, Wi-Fi towers.

Ms. McPhail inquired if any action must be taken to separate Wi-Fi towers into their own category in the ordinance.

Mr. Stephens explained that no action is needed at this time.

Ms. McPhail stated that the Wi-Fi tower permitting process should be distinct from communication towers

Ms. McPhail inquired about ham radio towers at the request of Council Chairman Wayne McCall.

Mr. Stephens answered all concerns regarding ham radio towers.

The Commission asked staff to draft an amendment to Chapter 32, Article 4 regarding the permitting of Wi-Fi towers.

## **8. Discussion on Continuing Education for Members**

Mr. Anspach explained that the Commission will be watching American Planning Association conference presentations regarding certain planning issues. He explained that each member will be watching at least three hours of educational presentations after meetings.

Ms. McPhail requested a schedule of times that they could watch the presentations.

Mr. Anspach explained that other times to attend could be available.

**9. Old Business**

Mr. Stephens briefed the Commission on the idea of removing height restrictions in Chapter 32, Article 9, because Chapter 38 already contains height provisions. He requested that staff instruct him to move on this action.

Mr. Ownbey motioned to direct staff to draft an amendment to consolidate height regulations found in Chapter 32, Article 9 and Chapter 38 of Oconee County's Code of Ordinance.

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

**10. New Business**

Mr. Stephens informed the Commission that the next meeting is set for Monday, July 27.

**11. Adjourn**

Mr. Richards motioned to adjourn the meeting.

Mr. Ownbey seconded the motion. The motion passed unanimously. 7:17 PM