

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

AGENDA

6:00 PM, MONDAY, NOVEMBER 6th, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. Call to Order
2. Invocation by County Council Chaplain
3. Pledge of Allegiance
4. Approval of Minutes
 - a. October 16th, 2017
5. Public Comment for Agenda and Non-Agenda Items (3 minutes)
6. Staff Update
7. Election of Chairman
 - To include Vote and/or Action on matters brought up for discussion, if required
 - a. Discussion by Commission
 - b. Commission Recommendation
8. Discussion on proposed "Multi-family" language for the Control-Free District
 - To include Vote and/or Action on matters brought up for discussion, if required
 - a. Discussion by Commission
 - b. Commission Recommendation
9. Discussion on the Comprehensive Plan Update
 - [To include Vote and/or Action on matters brought up for discussion, if required]
 - a. Discussion by Commission
 - b. Commission Recommendation
10. Old Business [to include Vote and/or Action on matters brought up for discussion, if required]
11. New Business [to include Vote and/or Action on matters brought up for discussion, if required]
12. Adjourn

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: achapman@oconeesc.com.

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

6:00 PM, MONDAY, 10/16/2017
COUNCIL CHAMBERS
OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present:

Mr. Kisker
Mr. Johnson
Mr. Gramling
Mr. Vassey
Mr. Pearson
Ms. McPhail

Staff Present:

David Root, County Attorney
Adam Chapman, Planner I – Community Development
Sherrie Williams, Planner – Community Development

1. Call to Order

Mr. Kisker called the meeting to order at 6:00 PM.

2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

3. Pledge of Allegiance

4. Approval of Minutes

a. October 2nd, 2017

Mr. Johnson – motion

Mr. Gramling noted a typing error on page 2 and Ms. McPhail noted a typing error on page 3 to be corrected.

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

Mr. Barnett has concerns on the rural community and property rights being stripped. Mr. Marcovich had two topics of discussion, Multi-Family not being addressed in the comprehensive plan, Traditional Neighborhood Development being in a separate ordinance suggested that the existing PDD should be updated to show what the TND will show in the new ordinance.

6. Staff Updates

Approximately 46 Flood Plain and Zoning reviews in the last two of weeks. New Planner, Sherrie William was introduced.

7. Proposed Corridor Overlay

Staff explained that this is what was discussed last meeting and that it is for all Corridor Overlays. Mr. Root has drafted a revised draft for the Commission's review based on what input the Commission gave last meeting. Mr. Kisker suggested tableing any discussion until the meeting next week with County Council. Mr. Chapman asked what the Board wants him to bring to the workshop. Planning Commission members suggested the following: that the Council get a copy of the proposed ordinance, general map of potential corridors to show the impact, map of available undeveloped parcels along HWY 123 between Clemson and Seneca.

8. Multi-Family amendment(s) or ordinance for the Control-free District

Staff suggested a discussion among the Planning Commission members about the proposed Multi-family ordinance. Ms. McPhail asked would Multi-Family only be in Control-free. Mr. Root explained it has just been a conversation for Control-free because of a lack of maximum density. Mr Root offered different options for moving forward:
Different options

1. Remove the setbacks completely
2. Leave the setbacks but add that they would not apply to shared walls.

Staff explained that Control-free District does not have the density requirements that all other Districts have. Ms. McPhail stated that in the past the board had already started discussion on allowing multi-family elsewhere in zoning ordinance. Mr. Pearson asked if the PDD wording could be changed to allow TND. The density in the other districts would prohibit the Multi-family use because of the setback requirements. Mr. Kisker asked if Multi-family could be allowed in all districts with a variance. Mr. Root stated he would need to check into that to see if that could be possible. Mr. Kisker requested labeling Multi-family ordinance until after the joint County Council and Planning Commission workshop.

9. Traditional Neighborhood Development District

Staff stated that at a meeting with the Planning and Economic Development Board asked that Planning Commission look into adding Traditional Neighborhood Development to the zoning matrix. Staff came up with some bullet points for discussion for the Planning Commission meeting. The PDD ordinance allows commercial and residential, the TND would only be residential. A property owner or developer would have to choose to be in the TND district. Principals of the TND would be: Connectivity, Walkability, Mixed Housing Types, Compatible architecture, and Community Oriented Design. If a developer wanted to be in the TND the property would have to go to

County Council to be rezoned. Ms. McPhail stated she likes the idea and would like to see it available for the property owner. Mr. Vassey asked if Patrick Square was the developers vision or was it required by Pickens County, staff stated Patrick Square was a PUD (planned unit development). Mr. Kisker stated a more efficient way would be to amend the PDD code to be residential only or limited commercial or does the Planning Commission need to create another zoning district. Staff stated that the Planning and Economic Development Board had interest in adding another zoning district to the ordinance. Mr. Kisker tabled the TND until after the joint County Concil and Planning Commission workshop.

10. Old Business

No old business

11. New Business

Ms. McPhail wanted to make the interim chairman and interim vice-chairman positions permanent. Mr. Root stated that it would need to be put on the agenda in the future because the chairman and vice-chairman appointment would need to be voted on.

12. Adjourn

Mr. Pearson made the motion to adjourn at 6:56 PM

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Staff Report

Multi-Family language addition

The language asked for by the Planning Commission and provided by the County Attorney provides an excellent framework for developers to build various types of multi-family housing in Oconee County. This language may be an excellent first step in growing the County in a more compact fashion.

It is often mentioned in our meetings, and elsewhere, that regulations drive away businesses and hurt the economy. The chart below compares the size of the Land Use portions of Ordinances to the number of businesses and median housing values in some counties and cities of note in the region. This brief survey does not suggest that regulation is a determining factor in driving away businesses. The data is from Muni-Code and the U.S. Census.

| <u>Area</u> | <u># of Pages of Land Use Regualtions</u> | <u>Number of Businesses</u> | <u>Median Housing Value</u> |
|-------------------|---|-----------------------------|-----------------------------|
| Oconee County | 107 | 5,580 | \$147,000 |
| Columbia , SC. | 175 | 13,080 | \$162,200 |
| Greenville County | 182 | 41,898 | \$156,200 |
| Atlanta , GA. | 1119 | 64,593 | \$209,200 |

MULTI-FAMILY HOUSING WITHIN THE CONTROL-FREE DISTRICT

Language to be located Sec. 38-10.2 *Control Free District*

Setback requirements do not apply to lot lines separating dwelling units which are part of a multi-family housing structure (e.g., townhouses).

As to multi-family housing structures located on one lot (e.g., duplexes or apartments), setback requirements apply only to the exterior perimeter wall of the entire structure.

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November 6th, 2017

RE : Corridor Planning Directives

Dear Members of the County Council,

Planning Commission was tasked by County Council on April 24th, 2017 with creating Corridor Overlay Districts that would mitigate issues and enhance the safety, look and feel of the identified Corridors throughout the County. To this end the Planning Commission utilized existing Overlays Districts from other areas as well as integrating locally-sourced ideas and parameters. Over the course of several months the Planning Commission had created a draft outline which was presented to County Council at the Joint Workshop on October 17th, 2017.

After this meeting it is clear that the Planning Commission and County Council did not understand the goals, foci and parameters, which the Overlay Districts are to cover. To that end , the Planning Commission is requesting a well defined list of goals, foci, and other parameters from County Council. These parameters will be section headings for the Planning Commission to work from to create a Corridor Overlay District that County Council can be comfortable with. Until Planning Commission receives these directives we will delay any additional discussions regarding the Corridors. Planning Commission looks forward to receiving the requested information.

Sincerely,

Brad Kisker (Interim Chairman)

Frankie Pearson (Interim Vice-Chair)
