

415 South Pine Street - Walhalla, SC



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## MINUTES

6:01 PM, MONDAY, JULY 3, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Ownbey  
Mr. Gramling  
Mr. Johnson  
Mr. Pearson  
Ms. McPhail

Staff Present: Bill Huggins, Planner – Community Development  
Adam Chapman, Planner I – Community Development  
David Root, County Attorney

Media Present: None.

### 1. Call to Order

Mr. Ownbey called the meeting to order at 6:01 PM.

### 2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

### 3. Approval of Minutes

The Chairman requested that Mr. Root discuss the status of minutes from the previous meeting. Mr. Root explained that some possible defects had been pointed out to him prior to the meeting by Commission members; and as a result he would ask that the staff go back through those meeting and make necessary changes and corrections in order to present the minutes to Council at the next regular meeting in July.

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

Mr. Markovich addressed the Commission concerning an item on the agenda addressing designation of plat approval authority. He was unclear why this was on the agenda, and he went on to discuss the history of land development regulation creation for the County. He cautioned against significant revisions to that document. He mentioned that there is a sixty day approval period for subdivision development by State statute. He had heard

there may be some interest in giving the Planning Commission authority to review plats for new subdivisions and he expressed his opinion that the current arrangement works well by allowing projects that meet County standards to be approved at the administrative level without involvement by the Planning Commission.

**5. Discussion regarding Plat Approval**

*[to include Vote and/or Action on matters brought up for discussion, if required]*

The Chairman asked Mr. Root to respond. Mr. Root explained that the plat request on the agenda is not related to a policy or material change in the code that would require Planning Commission approval of all plats. It is simply a function of Mr. Gordos leaving County employment, necessitating that someone else be designated with the same authority to approve certain plats at the staff level. The Community Development director would retain the authority for final approval signoff on major subdivisions.

Mr. Pearson made a motion to confer plat and other related authority and responsibilities held by Mr. Gordos to Mr. Huggins and Mr. Chapman. Ms. McPhail seconded the motion. The Commission voted 5-0 to approve the request.

**6. Discussion by County Attorney regarding Scenic Highway Ordinance.**

Mr. Root updated the Commission on the status of the Scenic Highway Ordinance. He stated that Highway 11 is a State scenic highway. The County, he said, only has a portion of Highway 28 designated under County Ordinance. Mr. Root stated that because the Council had difficulty filling seats on the Scenic Highway Committee, the Economic Development Committee of Council had asked that the Planning Commission consider taking over the authority to act on petitions by applicants to include new segments in the program. These could be submitted through the Planning staff and the Commission could either create an ad hoc committee to review them or simply review them directly.

After some discussion, Mr. Pearson made a motion to turn the responsibilities of the Scenic Highway Commission over to the Planning commission for review and approval of scenic highway petitions following evaluation by the Planning staff. Mr. Owenbey seconded the motion. The Planning Commission voted 5-0 to approve the motion.

**7. Continued Discussion on Chapter 38 Article 8. – Amendments and Rezoning**

Mr. Root explained that he and staff are not ready to submit the formal amendment requested by the Commission at its previous meeting. This is due to the recent staff turnover and associated time constraints, in addition to insuring that the draft minutes are corrected, since several questions had been raised about statements in the minutes by at least one Commission member. These are related to the formal request that the Commission is making relative to Ordinance amendments.

Mr. Gramling felt that the Commission had been in favor of both changes but he understood that there would be a presentation about the issues by staff. Mr. Root explained the need to table the items to allow staff to address the cited issues.

A motion was made by Mr. Pearson to table Item 7, discussion and possible action on Chapter 38, Article 8. Ms. Mcphail seconded the motion. The Commission voted 5-0 to approve the motion.

**8. Continued Discussion on Chapter 38 Article 10. – Zoning Districts**

*[to include Vote and/or Action on matters brought up for discussion, if required]*

Mr. Pearson made a motion to table item 8, concerning Chapter 38, Article 10. Ms. McPhail seconded the motion. The Commission voted 5-0 to approval the motion.

**9. Old Business**

Mr. Root reminded the Commission about the process for adding items to the agenda and about the tabling process.

**10. New Business**

Mr. Ownbey stated that he would like to have Staff give updates on projects that have become public knowledge. He suggested adding an item to each agenda for that purpose. This would insure that the Commission members are aware of active projects early in the process. There was general agreement to do this in the future.

**11. Adjourn**

Mr. Pearson motioned to adjourn. The motion was seconded by Ms. McPhail. The motion passed 5-0 and the meeting adjourned at 6:32 p.m.