

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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6:00 PM, MONDAY, AUGUST 28, 2017
COUNCIL CHAMBERS
OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present:

Mr. Kisker
Mr. Gramling
Mr. Johnson
Mr. Pearson

Staff Present:

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

Media Present:

Dick Mangrum, WGOG

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

- Tom Markovich spoke concerning the small acre method for rezoning of property. He remarked that he feels that it is unfair for individual property owner to be excluded from requesting rezoning unless they can compile a minimum acreage to make the request.
- Mr. Markovich also reiterated his position that setback requirements should be in the subdivision (land development) regulations and not in the Zoning section of the Code.

4. Approval of Minutes

Motion made to approve minutes by Mr. Pearson, and seconded by Mr. Gramling. Mr. Gramling stated that his motion at the previous meeting was to make 0 acres the standards for rezoning acreage, not 7 acres as indicated. The amended minutes were approved 4-0.

6. Staff Updates

Mr. Chapman spoke about permits submitted and issued. There was also some discussion about the schedule for continuing education. Mr. Chapman also presented elevation drawings Tru Hotel, explaining the design elements that are included to abide by the standards of the development agreement for Hartwell Village. He also updated the Commission on the submitted site and building plans for the Epoch development.

7. Small Area Rezoning

Mr. Root suggested that the item be tabled at this meeting because only four members are present and because the item had been returned to the agenda after an initial vote at the last meeting. Mr. Pearson made a motion to table the item until the next Planning Commission meeting. There was some discussion led by Mr. Root about possible legal challenges based on various approaches and about the fact that the 200 acre requirement only applies with respect to the Control Free District and not to property that has already been placed in one of the traditional zoning categories. The motion to table until the next meeting was approved 4-0.

7. HWY 123 Corridor Overlay Ordinance

The Chairman called on Mr. Mike Smith to comment about the overlay project. He urged members to take time to review the process with a focus on just one component of the overlay at each meeting. Concerning the appeals process in the draft document, Mr. Smith asked for clarification about whether or not that approach is acceptable. He also indicated that the draft addresses a maximum height for monument signs based on Appendix A from the zoning ordinance but does not address other signs. He expressed concern about not utilizing a more complete sign code relative to the overlay. Mr. Smith continued by suggesting that more complete design standards are needed for the overlay. He added that Section D.4 contains standards for refuse screening, as does E.3 but the two are not compatible. He added that there are no color standards in the guidelines.

Mr. Kisker suggested that the Commission get confer with Council soon to make sure that the Commission is going in the right direction with the effort. Ms. Edda Cammick, the County Council chairman, spoke to the Commission, suggesting a workshop with the two bodies to review the issues. Mr. Kisker pointed out that this effort focuses on the 123 corridor, and there might need to be some consideration of adapting to the other corridors.

There was some discussion about grandfathering uses and when the corridor standards would apply upon change of use or new construction. Mr. Pearson indicated that he opposes the requirement to place parking in the rear or side of a new building. The Chairman requested that the Commission consider focusing on the corridor overlay at the next meeting and that staff forward the Commission the key elements for study prior to the meeting and request feedback prior to the meeting. Another issue was raised concerning a limit of curb cuts to every 500 feet.

Some discussion occurred about percentages of building facades that should require embellishment through structural elements other than walls and about how each wall would be treated. Mr. Kisker questioned whether or not the current draft under states what is being sought from a design standpoint.

8. Staff Presentation: Multi-family/Group development Options

Mr. Chapman provided a summary of the draft multi-family guidelines. This included an open space requirement and the ability to increase density with more open space. The presentation also addressed parking and setbacks, as well as development access.

10. Old Business

No old business

11. New Business

No new business

12. Adjourn

Motion made to adjourn at 7:17 PM

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.