

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

6:00 PM, Monday, 12/18/2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present:

Mr. Kisker

Mr. Johnson

Mr. Vassey

Mr. Pearson

Mrs. McPhail

Mr. Gramling

Mrs. Lyles

Staff Present: David Root, County Attorney

Adam Chapman, Planner I – Community Development

Media Present: None

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. December 4, 2017, as submitted

Mrs. McPhail – Motion

Mr. Pearson – Second

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

Mr. Markovich stated he is in favor of the setback removal language in the CFD for a commercial use.

6. Staff Updates

Mr. Chapman stated that next year is the 150 anniversary and Phil Shirley has a schedule of events for the upcoming year. There is a proposed PDD near Keowee but not on the lake for next year.

7. Discussion on January 2018 meeting dates

Mr. Chapman stated that in January the first four Mondays and Tuesdays are not available. Mr. Kisker stated that if the Planning Commission meets on January 29th that staff would only have one-week to prepare for the February 5th meetings. February 26th is out because of the Board of Zoning Appeals will meet that evening if any applications are submitted. Mrs. McPhail and Mrs. Lyles stated that they couldn't attend a meeting on Wednesday's. Mr. Kisker asked about Thursday's in January and the members stated that Thursday's would work, so the 11th and 25th of January would be the dates and go back to first and third Monday's starting in February. A motion was made by Mrs. Lyles and seconded by Mr. Pearson. The vote was unanimous.

8. Discussion on Comprehensive Plan Review

Staff noted that the first two pages are in reference to the Housing Element and the CFD didn't match the Land Use Element. The proposed language "Control Free District, which, as the name indicates, imposes no use limitations on the parcel, [apart from perhaps setback requirements to the extent they are considered use limitations,] but establishes the conditions necessary to overlay limited performance standards in certain areas." This verbiage would make both Elements have the same meaning. The Economic Development Element was worked on by Erica Hodge and Mr. Blackwell with Economic Development Alliance reworked the entire Element. They wasn't any updated information for the Agriculture section, the 2020 update will have much better farm data. The Transportation Element shows updated numbers for the Average Daily Trips (ADT's) along I-85, US 76/123, SC 28, and portions of SC 130, SC 183, SC 11, SC 59, SC 188 and Wells Highway. The Land Use Element was done by a consultant by an aerial fly over with a fee of \$160,000. Staff recommended adding the big projects for the review and can be updated better in 2020. There are only two Elements left for review the Land Use Element and the Priority Element, which should be ready for the next meeting.

9. Discussion on Corridors

Staff stated that County Council sent a letter to Mr. Kisker and Mr. Chapman about the Corridor development. The request was that safety is the most important topic Highway 123 being #1 priority #2 identify alternative routes nonpriority is design standards and signage. Staff's recommendation is to do a traffic research not a traffic study to see what exists as far as what already there. Mrs. Lyles asked if that would be something that the SCDOT would do. The SCDOT stated in a previous meeting that if the County comes up with a traffic research then they would work with us on the matter of curb cuts and helping the County implement projects but the County would need to fund the projects. Mr. Johnson asked if the maps have the most current data. Staff stated that the numbers come from different years and a new set of numbers could be possible for 2018. Council wants us to look at mitigating traffic and make safer roadways. Mrs. McPhail stated that she spent the afternoon making the drive that is of concern to Council and stated it is a nightmare. Mrs. McPhail also stated that the Planning Commission doesn't have the knowledge to make these decisions and unfortunately, the County needs to pay a professional to do the research on what the future holds for us. Mr. Kisker asked if getting Pickens County and City of Clemson's input on the traffic issue.

10. Discussion on removing Commercial setbacks within the 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.

Setback requirements do not apply to lot lines separating commercial units which are part of a multi-unit commercial structure (e.g., strip malls).

As to multi-unit commercial developments located on one lot (e.g. traditional malls, town centers, or mixed-use developments), setback requirements apply only to the exterior perimeter wall of the entire structure.

Mr. Root stated that the first paragraph will go before Council on December 19, 2017, for third and final reading. Mr. Root stated that Council asked the Planning Commission to create, as a second ordinance, the language regarding commercial setbacks, to be taken before Council for three readings. A motion was made by Mr. Pearson and a second by Mrs. McPhail to send the request to Council, and it was a unanimous vote.

11. Discussion on adding the Control Free District to the Zoning Matrix

Staff stated the following; Sec. 38-10.1. - Establishment of base zoning districts Base zoning districts is created to provide comprehensive land use regulations throughout Oconee County. There are 14 base zoning districts that provide for a variety of uses that are appropriate to the character of the areas in which they are located in accordance with the Oconee County Comprehensive Plan. All permitted, conditional, and special exceptions are identified in the zoning use matrix.

Mrs. Lyles asked when zoning was introduced the residents didn't want to have regulations in the rural areas of Oconee County. Mr. Root stated when it was originally written in 2008 it was going to be governed by chapter 38 that why it wasn't part of the matrix. It was going to be part of chapter 32 as performance standards, but in 2015 they added setbacks to Control Free which made it part of chapter 38. Mr. Pearson stated that if CFD is put in the matrix it's going to confuse people that they can go back and forth. This was a top-down zoning that the Council did. Mr. Pearson stated he doesn't think it should be put in the matrix and if it's put in the matrix there needs to be a disclaimer stating that once you rezone out of the CFD the property could not go back to CFD. Mr. Johnson asked at a staff level should it be in the matrix. Staff stated for clarity purposes so it could be compared to other districts. Mr. Pearson made a motion to leave it like it is and Mrs. Lyles seconded the motion, the motion passed unanimously.

12. Old Business

None

13. New Business

Mrs. McPhail recommended adding an Agriculture Element to the Comprehensive Plan. Mrs. Lyles agreed with adding an Agriculture Element.

14. Adjourn

Mr. Pearson made the motion to adjourn at 7:01 PM

DRAFT