

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## MINUTES

6:00 PM, Monday, March 5, 2018

Oconee County Council Chambers

### Members Present

Mr. Kisker District 1  
Mr. Gramling District 2  
Mr. Vassey District 3  
Mr. Pearson District 4  
Mr. Johnson At-Large  
Mrs. McPhail At-Large

### Staff Present

David Root, County Attorney  
Adam Chapman, Zoning Administrator  
Media Present: None

### 1. Call to Order

Mr. Pearson 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. February 22, 2018  
Mrs. McPhail – Motion  
Mr. Kisker – Second  
The motion carried 6-0

### 5. Public Comment for Agenda and Non-Agenda Items

None

### 6. Staff Updates

Mr. Chapman stated that County Council could possibly be sending the Planning Commission a task involving the creation of a sliding scale for setbacks for some of the Zoning Districts.

### 7. Guest speaker from the Oconee Economic Alliance

Mr. Blackwell presented the Commission with an update on the County from an economic standpoint as well as future needs of the County to continue growth. The main needs, as per the Oconee Economic Alliance, were

- Proactive Infrastructure Enhancements
- Corridor Plans
- Encourage Workforce Housing
  - Targeted Areas
  - Higher Density
  - Inclusionary Zoning
  - Permitting Process

#### **8. Discussion on amending Oconee County's E911 Addressing policy**

Mr. Chapman stated that the current E911 addressing policy falls under the jurisdiction of the Planning Commission. Lisa Simmering is currently overseeing the E911 Addressing Policy and has drafted some suggestions to bring the policy up to the Federal standards. A motion was made by Mrs. McPhail to accept the amendments as presented and Mr. Pearson seconded the motion. The motion passed unanimously.

#### **9. Discussion on Traditional Neighborhood Development**

Mr. Chapman, he attended the Planning and Economic Development meeting and Mr. Cain stated that a particular developer could not move forward with a proposed development because the current zoning ordinance does not address the particular requirements that are planned for. Currently, work on the TND is paused until a meeting with the developer can be had to see exactly what the developer feels is not possible to build within Oconee County's current framework.

#### **10. Discussion on the 2020 Comprehensive Plan**

Mr. Chapman stated that there are a few things that needs to be addressed:

1. Are we going to ask for the \$89,000.00 to help with the 2020 Comp Plan from Alta Planning?
2. Ask the Agricultural Advisory Board to help with the Agricultural Element.

Mr. Pearson suggested coming up with a detailed breakdown of the \$89,000.00 Mr. Johnson stated that we also need to show why we need the funds for a facilitator. Mr. Johnson stated documentation needs to be submitted to County Council on why the Comprehensive Plan is so important to Oconee County. Commission asked staff to provide a breakdown of costs for reviewing the Comprehensive Plan in-house as well as a breakdown of the Consultant's fee. A motion was made by Mrs. McPhail for staff to reach out and officially ask the Agricultural Advisory Board to have them included in that Element and seconded by Mr. Vassey, the vote was unanimous.

#### **11. Discussion on clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of Ordinances.**

Mr. Chapman stated that the list of clarifying issues in the code sections was took to the Planning and Economic Develop committee and they saw issues and asked staff to come up with clarifying or fixing the issues. Mr. Pearson stated that coming with language on both sides being who is for it and who is against all items. Mr. Marcovich stated that DHEC does not have a minimum lot size standard. DHEC does, however, review subdivision to make sure that the septic system will meet the standards by the number of bedrooms. Mr. Kisker stated that Mr.

Chapman needs to go through the items and bring a suggested draft back. Mr. Pearson stated that Mr. Chapman should make the items that will be understood by staff and the general public.

**12. Old Business**

None

**13. New Business**

Mr. Chapman stated that he needs any input on the fill in the blank part for the Comprehensive Plan, it has to be into the office by Monday because it has to be by the Wednesday prior to the meeting.

**14. Adjourn**

Mr. Kisker made a motion and a second by Mrs. McPhail the vote was unanimous.

7:18 pm

DRAFT