

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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## MINUTES

6:00 PM, Monday, March 19, 2018

Oconee County Council Chambers

### Members Present

Mr. Kisker District 1

Mr. Gramling District 2

Mr. Pearson District 4

Mrs. Lyles District 5

Mr. Johnson 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

Mr. Kisker – Motion

Mr. Johnson– Second

The motion carried 5-0

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

Mr. Smith stated that the Comprehensive Plan document is too long and should be downsized to a more user-friendly document.

## 6. Staff Updates

Mr. Chapman stated that Mrs. McPhail relayed the information to the Agriculture Advisory Board about the Agriculture Element that is going to be implemented into the Comprehensive Plan and they are willing to help with establishing that element.

## 7. Discussion on 2020 Comprehensive Plan

Staff asked the question to the Commission: Who, a consultant or the County planning staff, is responsible for managing the 2020 Comprehensive Plan update process? After an in-depth conversation a motion was made by Ms. Lyles, seconded by Mr. Johnson, and unanimously voted upon, that the Planning Commission will defer on answering the question by staff until after the County Council / Planning Commission workshop.

## 8. 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 he has brought three items for the Planning Commission to consider for amending.

**A.** The section for the Zoning Matrix, that puts the permitted, not permitted, conditional and special exception uses in tabular form, the table doesn't have a heading on it so you can't go to the Code of Ordinance and see "Zoning Matrix". This would allow a user to go straight to the Zoning Matrix inside of the Code of Ordinances. The new heading would be "38-10.16", Mr. Kisker made a motion to approve the change and Mr. Johnson seconded. The vote was unanimous 5-0.

**B.** Currently, the Planning Commission has the final approval on naming subdivisions which have not been done in the past. Staff recommended that the subdivision naming process should be linked with the road naming process and the developer should follow the guidelines that E-911 addressing has, for subdivision naming. Mr. Gramling made a motion to accept staff's recommendation and Mrs. Lyles seconded the motion. The vote was unanimous 5-0.

**C.** The sign code, while recently updated, has some organizational and clarity issues. Staff went through the proposed changes to the sign code line-by-line.

32-517: Currently the ordinance reads that the sheriff's office is responsible for enforcement, staff would like to add the County Building Official or their designee is responsible for the enforcement of the sign regulations.

32-518: Staff recommended reinforcing the grandfathering language however members of the Planning Commission were concerned the language went too far and recommended not including the language. Mrs. Lyles made a motion to delete the recommended language and Mr. Pearson seconded the motion. The vote was unanimous 5-0.

32-519: Mr. Chapman stated that currently a clear definition of a "Building-mounted sign" is not in the definitions. Staff presented Commission with a definition for Building Mounted sign. Mr. Gramling made a motion to approve and Mr. Johnson seconded the motion. The vote was unanimous 5-0.

32-521 : Mr. Chapman addressed the setback and height requirements in the code, in the fact that there is no clear language about signs and their setback or height requirements. Mr. Kisker stated that the underlying zoning district should be the setback requirements. Mr. Gramling made a motion to make the sign setbacks dependent n the underlying zoning district.Mr. Kisker seconded the motion. The vote was unanimous 5-0.

32-521 : Language addressing signs of less than 50 square feet was withdrawn from the options as it was an inappropriate place for that language.

32-521: Addressing height restrictions, a motion was made by Mr. Kisker to utilize the 65-foot height restrictions used in the underlying zoning districts Mr. Gramling seconded the motion. The vote was unanimous 5-0.

32-522 : Mr. Chapman stated that nothing has changed in the 32-522 Billboard sections just rearranged to put everything in one section. Mr. Kisker made a motion to approve staff's request and Mrs. Lyles seconded to motion. The vote was unanimous 5-0.

32-523: Mr. Chapman stated that clarification on the wording of , Mrs. Lyles made a motion for the code to state "All sign up to 75 square feet are allowed on two-lane roads anything under 50 square feet does not require a permit." Mr. Gramling seconded the motion. The vote was unanimous 5-0.

32-524: Mr. Chapman noted that the language regarding abandoned billboards and signs is already in the code, he had just given it a heading in the chapter. Mr.Kisker made a motion, Mr. Gramling seconded the motion. Unanimous vote 5-0.

32-525: Mr. Chapman stated that further explanation on if a permit is required for a "like-for-like" face replacement only. Mr. Kisker made a motion to approve the request and Mr. Pearson seconded the request. The vote was unanimous 5-0.

32-525: Mr. Chapman addressed wording for power to a sign. Mr. Pearson stated that Mr. Carroll needs to state the Building Code side of the regulations and should be brought back before the Commission.

32-526: Mr. Chapman stated that the Billboard and Sign submittal process isn't changing just rearranging it. Mr. Kisker made a motion to approve staff's request Mrs. Lyles seconded the request. The vote passed unanimous 5-0.

32-528: Mr. Chapman stated that in Section 32-528 changing the wording from land use to zoning and flood review as needed. Mr. Kisker made a motion to approve the request and was seconded by Mr. Pearson. The vote was unanimous 5-0. Mr.

32-529: Planning Commission asked Mr. Root to research the appropriate language for the penalties section in regards to placement of signs in the right-of-way language.

## **9. Discussion on Lake Residential Development District**

Mr. Chapman stated that staff was asked to provide a sliding scale for the Lake Residential District (LRD) the same way the Control Free District (CFD) for lot sizes. Mr. Kisker made a motion to table the request and Mrs. Lyles seconded the request. The vote was unanimous 5-0.

## **10. Old Business**

None

## **11. New Business**

Mr. Kisker stated that Mr. Fields passed away and asked to keep the family in your prayers.

## **12. Adjourn**

Mr. Kisker made a motion to adjourn. The vote was unanimous 5-0

7:50pm