

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, Monday, April 2, 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
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. March 19, 2018

Mr. Kisker—Motion

Mrs. Lyles— Second

The motion carried 6-0

5. Public Comment for Agenda and Non-Agenda Items

Mr. Gilster chairman of the Board of Zoning Appeals spoke about item 11 on the agenda regarding the recommendations from the Ad Hoc Committee on notification to the public should be in the code. Mr. Codner, speaking on behalf of AQD, spoke on the notification to the public and the recommended balloon test for cellular towers and wants the balloon test put in the code as being required with the submittal.

6. Staff Updates

Mr. Chapman stated that the Oconee School District does have a waiver form for allowing school buses on private roads with approval from the road owner and all resident owners on the property.

7. Discussion on 2020 Comprehensive Plan

Mr. Chapman stated that the money required for the Comprehensive plan will be put in the proposed budget for FY2018/2019. Mr. Root stated that the Council will discuss the allotment for the budget when it comes before them. Mr. Kisker made a motion to send a letter to the Council requesting the \$89,000.00 for Alta to do the 2020 Comprehensive Plan and Mrs. McPhail seconded the motion the motion passed 6-0. Mrs. Lyles made a motion that the Planning Commission unanimously wants Alta to do the Comprehensive Plan and was seconded by Mrs. McPhail the motion passed 6-0.

8. Discussion on Lake Residential Development District

Mr. Kisker made a motion to bring the tabled item up for discussion and Mrs. McPhail seconded the motion. Mr. Chapman stated that the CFD has a sliding scale, similar to the proposed LRD sliding scale. This change would not affect density; just increase the buildability of smaller lots zoned LRD. The motion passed 6-0.

9. Discussion on Neighborhood Development District

Mr. Chapman stated that these, below, were some options for the TND. Mr. Chapman also stated he would meet with developers and other planners to create usable language regarding the TND.

Staff Recommendation 1:

Rename from Traditional Neighborhood Development (TND) to Neighborhood Development (ND). The TND moniker sows confusion when talking about residential-only neighborhoods.

Staff Recommendation 2:

Eliminate timely public process for developers by allowing staff to approve ND administratively. Strive to create a process that allows a developer to gain all necessary County approvals within 30 business days.

Staff Recommendation 3:

Do not create a new zoning district for ND. Create performance standards that would allow a developer, meeting all applicable performance standards, to create their development as-of-right, without seeking approvals from Planning Commission or County Council.

Staff Recommendation 4:

Nuts & Bolts:

1. Create an "Exemption" in Chapter 26, Roads & Bridges, that notes that road standards in the code are flexible if performance standards for Neighborhood Development, in Chapter 32-###, are met. Final approval of plans is contingent upon road plans being approved by Emergency Services and the County Engineer.
2. Create performance standards in Chapter 32 for Neighborhood Development that may be administratively approved.

Mr. Chapman stated that he will do more research and bring the information back to the Planning Commission for approval.

10. 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 presented the proposed changes to the code sections. Mr. Gramling made a motion to send the approved changes as submitted to County Council and seconded by Mrs. McPhail the motion passed 6-0.

11. Discussion on the BZA ad hoc committee's recommendation on the notice changes

Mr. Root stated that the changes recommended could be put into the existing ordinance or made a policy, enforced by staff. Mr. Pearson stated that the Commission should read over the proposed changes and the item be brought back to the next meeting for a discussion.

12. Old Business

None

13. New Business

None

14. Adjourn

Mr. Kisker made a motion to adjourn and was seconded by Mrs. Lyles the motion passed 6-0.

7:15 pm

DRAFT