

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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## MINUTES

6:00 PM, Monday, June 4th, 2018  
Oconee County Council Chambers

### Members Present

Mr. Kisker District 1  
Mr. Gramling District 2  
Mr. Vassey District 3  
Mr. Pearson District 4  
Mrs. Lyles District 5  
Mr. Johnson At-Large  
Mrs. McPhail At-Large

### Staff Present

Adam Chapman, Zoning Administrator  
Sherrie Williams, Planner  
Media Present: None

### 1. Call to Order

Mr. Pearson called the meeting to order at 6:00 PM.

### 2. Invocation by Mrs. Lyles

### 3. Pledge of Allegiance

### 4. Approval of Minutes

- a. May 21, 2018  
Mr. Vassey – Motion  
Mr. Gramling – Second  
The motion carried 7-0

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

None

## **Staff Updates**

Mr. Chapman stated that in order to make changes to the Chapter 32 a public hearing is required. A hearing regarding Lot Improvements has been scheduled for the next Planning Commission meeting. The public hearing for any proposed changes has been advertised 30 days ahead of time which is required. The Agriculture Advisory Board next meeting will have a Farmer and Rancher listening session to hear what the farmers and ranchers of Oconee County have to say about the future of agriculture.

## **7. Discussion regarding Staff responsible for Plat Approvals**

### **a. Public Comment for Agenda Item**

None

### **b. Discussion**

Mr. Gramling made a motion to allow Sherrie Williams sign off on plats to be recorded in the Register of Deeds Office the motion was seconded by Mrs. McPhail. The motion's vote was unanimous 7-0.

## **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.**

### **a. Public Comment for Agenda Item**

None

### **b. Discussion**

Mr. Chapman stated that Minor Subdivisions are a growing part of our work load and the Code of Ordinances does not address this. Mr. Johnson gave a presentation on his finding for the Commission to discuss. Mr. Johnson is very concerned that creating regulations for developers does not negatively impact private landowner's rights to do with their land as they choose to. Mrs. Lyles asked Mr. Chapman what the current code says. Mr. Chapman stated that all it says is "Minor Subdivision Reserved" meaning that there are no current regulations. Mrs. Lyles stated that the Planning Commission utilize a Corridor Plan and not regulate private drives. Mr. Kisker stated that currently no minor subdivision regulations are in the code and that this is just proposed language. Mr. Kisker stated the current definition of dwelling unit needs to be updated. The Commission as a whole took issue with the County having private drive/road standards if the County is not responsible for maintaining those private drives and roads. Mr. Chapman stated that he can invite Kyle Reid, director of Roads and Bridges, and Chief King, of the Oconee County Fire Department, to come and speak about the road and bridges standards as well as the emergency response side related to private roads and bridges. Mr. Chapman stated that the current road regulations have been in effect since 1976 and updated in 2008 and is already in the code. Mr. Chapman floated the idea of managing access to minor subdivisions on only state defined Collector and Arterial roads. Mr. Chapman recapped the Commission's request; look up definition of dwelling units, definition of subdivision, contact roads and bridges and EMS about the private road standards. Mr. Gramling made clear that he objected to any more

regulation within the Control-Free district. Mr. Chapman showed some various parameters for mobile home parks and R.V. park regulations. Mrs. Lyles made clear that the two, mobile homes and R.V. parks, should be treated independently from one another. There was a discussion related to requiring electricity for vacant mobile-homes. Mr. Vassey noted that mobile-home parks without utilities often decayed and become eyesores and nuisances throughout the County. Mr. Chapman was instructed to look at some other County's mobile-home and R.V. park standards and bring it back to the next Planning Commission.

#### **9. Old Business**

Mr. Pearson asked the status of the Comprehensive Plan. Mr. Chapman stated that the funds will be available when the new budget is allotted. Mr. Pearson also stated that the County Council meeting is 06-05-2018, regarding the budget.

#### **10. New Business**

None

#### **11. Adjourn**

Mr. Gramling made a motion to adjourn seconded by Mr. Pearson. The vote was unanimous 7-0. 7:13 pm

DRAFT