

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, Monday, July 16, 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
Mrs. McPhail At-Large

Staff Present

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

1. Call to Order

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

2. Invocation by Mr. Root

3. Pledge of Allegiance

4. Approval of Minutes

a. July 2, 2018

Mrs. McPhail – Motion

Mr. Kisker – Second

The motion carried 6-0

5. Public Comment for Non-Agenda Items

None

Staff Updates

Mr. Chapman stated that the following has occurred in the Community Development Department:

January 1 to July 16, 2018

Site Plan Reviews - 532

Zoning Inspections - 32 (houses on Lake Keowee)

Residential Building Finals - 358

Total inspection - 3345 (128 per week or ~26 per day)

7. Labor Day Planning Commission Meeting rescheduling

The Commission suggested September 6, 2018. Mr. Chapman stated that he will check on the date and get back to the Commission at the next meeting. Mr. Pearson stated that a meeting date between the Council and the Planning Commission needs to look a to discuss the 2020 Comprehensive Plan and Corridor Plan. Mr. Chapman stated that Alta wants to meet with the Council and Commission.

8. 2020 Comprehensive Plan and Corridor Plan

a. Public Comment for Agenda Item

Mrs. Sewell stated she is on the Agriculture Committee and is willing to help on the Agriculture Element and the Resources Element.

b. Discussion

Staff asked the Commission to consider a joint meeting with County Council along with Alta to discuss the layout and vision of the 2020 Comprehensive Plan. The Commissioners floated a few ideas of dates and staff will find some dates from Alta.

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

a. Public comment for Agenda Item

Mrs. Sewell stated to take the Lake Jocassee and Lake Keowee in mind when planning the future.

b. Discussion

REVISED Draft Mobile Home / Manufactured Home Park Ordinance

Mrs. McPhail stated that under Grandfathering that the words home/sites should be removed.

Mr. Pearson asked if someone adds additional sites to an existing park will the new regulations apply. Mr. Chapman stated that it would apply. Mr. Root stated that the park manager would have to register with the Community Development Department any existing parks would only have to register if additional units are added. Mrs. Lyles stated that the whole park would need to be brought up to standards if plans are to expand the site. Also, that putting just the new additional units to these new regulations and bring the road up to the current road standards. Mr. Chapman stated that the drive would have to be brought up to current standards once you get to the 4th unit, but referred to Kyle Reid as being the person to contact about that issue.

Mr. Gramling stated that mobile homes are considered affordable housing and Oconee County is lacking in that. Mr. Pearson stated that there need to be some guidelines in place to control the parks so won't become like the unsightly existing parks. Mr. Chapman stated that the only cost would be the addition of the parking requirements per unit the land for the open space and the septic tank. Mr. Root stated that what we have in non-conforming uses is that buildings or structures that are part of a business and are grandfathered they can increase the footprint up to 50% without losing the grandfathered status once they exceed that 50% they would lose the status and have to bring the whole thing up to the standards. Also, if mobile home parks and apartment complexes are in the same class how could we require the 800 square feet and the 2 parking spaces for mobile home parks and not for apartment complexes stating you got to have a rational basis it's got to serve a reasonable purpose.

Draft Recreational Vehicle Park Standards

Mr. Chapman stated that he took the information from surrounding counties. Our current definition is actually the FEMA definition. Mrs. McPhail stated that a site plan for RV's used for construction sites shouldn't be required. Mrs. Lyles stated that the six-month maximum shouldn't be in the requirements because some commercial construction site can last longer. Mr. Pearson agreed that it should be longer. Mr. Vassey stated that these regulations are geared towards temporary RV parks not stating that an RV is going to be there for 6 months. Mrs. McPhail stated that the word consecutive wasn't used meaning they could come and go for several different weeks at a time. She also stated that a commercial RV park that brings in income would these regulations apply. Mr. Chapman stated these regulations would apply. Mr. Chapman stated that we take hand-drawn site plans now for approval. Mr. Root stated that would be adequate. Mr. Chapman stated he would make the changes the Commission requested and bring it back at the next meeting. Mrs. Lyles asked about the four or more. Mr. Chapman stated that he was keeping with the current road standards.

10. Old Business

None

11. New Business

None

12. Adjourn

Mr. Kisker made a motion to adjourn seconded by Mr. Vassey. The vote was unanimous 6-0. Planning Commission adjourned at 7:55 PM.