

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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## MINUTES

6:00 PM, Monday, August 6, 2018  
Oconee County Council Chambers

### Members Present:

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

### Staff Present

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 Mrs. McPhail

### 3. Pledge of Allegiance

### 4. Approval of Minutes

- a. July 16, 2018  
Mrs. McPhail – Motion  
Mr. Vassey – Second  
The motion carried 5-0

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

None

### 6. Staff Updates

Mr. Chapman stated that we have a code enforcement officer.

### 7. Rescheduling of the first meeting in September of the Planning Commission

Mr. Pearson asked if September 6, 2018. Mr. Johnson made a motion to change the September meeting from the 3rd to the 6th Mr. Vassey seconded the motion it passed unanimously 5-0.

### 8. 2020 Comprehensive Plan and Corridor Plan

- a. Public Comment for Agenda Item  
None

b. Discussion

Staff had a meeting with Cheryl Matheny and Carol Rhea about the comprehensive plan meeting. They will be coming back to discuss with the Commission what data they have collected in October. In November and December, they will be drafting the elements they have acquired data for. In January or February, they will come for a joint meeting with Council and the Planning Commission to show what they have drafted so far. They will have stakeholder meetings and public meeting to get input for the elements. They will submit one element at a time for review.

**9. 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

Mrs. Sewell stated that when looking at the RV park ordinance the addition of buffer areas need to be considered when adjacent to residential areas. Mr. Markovich stated that the number of RV parking sites to qualify a property as an RV Park should be more than four. Mr. Markovich also questioned the maneuvering and driving parameters and a definition is needed to clarify the difference between the two.

b. Discussion

Mr. Johnson stated that when a site plan is submitted the applicant might not know where the utilities will be and the language should be changed to "proposed". Mr. Johnson asked about the language that notes the distances between structures and between sites to be clarified. Mr. Johnson stated that having the quick disconnect doesn't prohibit having a permanent structure with power. Mr. Johnson stated that the one-way drive isle could cause some problems. Mr. Gramling asked about how this language would affect hunting and fishing camps and several other Commission members asked similar questions about festivals and fairs. Staff will address these issues in the next version of this draft language.

10. Public Hearing on 32-213 Subdivision Naming

Public Comment:

Mr. Markovich asked why the language had to be changed and that adding specificity opened up the County to trouble.

Discussion: Mr. Pearson noted that this is the same language that had already been voted upon several meetings ago and now was up for public hearing. Mrs. McPhail noted that times have changed and having language that state no vulgar or offensive names is now necessary. Mr. Vassey made the motion, Mrs. McPhail seconded it, it passed 5-0

11. Old Business

None

12. New Business

None

13. Adjourn - Mr. Johnson made the motion, Mr. Vassey seconded the motion. 5-0