



# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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## MINUTES

6:00 PM, MONDAY, APRIL 18, 2016

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Ownbey, Chairman  
 Mr. Johnson  
 Mr. Kisker  
 Ms. McPhail  
 Mr. Richards  
 Mr. Honea

Staff Present: Matthew Anspach, Planner 1  
 Josh Stephens, Deputy Director – Community Development  
 David Root, County Attorney

Media Present: Steven Bradley, The Journal

### 1. Call to Order

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

### 2. Approval of Minutes

Ms. McPhail motioned to approve the minutes from April 4, 2016. Mr. Honea seconded the motion. The motion passed unanimously.

### 3. Public Comment for Agenda and Non-Agenda Items (3 minutes)

Mr. Mike Smith requested that the Commission consider formally defining Appalachian Rustic Elegance.

Mr. Tom Markovich stated his opinion concerning Oconee’s current initial rezoning methods defined in Chapter 38 of the Oconee County’s Code of Ordinances.

### 4. Discussion regarding Recycling

The Commission discussed a number of ideas and possible recommendations related to recycling that included the following:

- Increase recycling education within schools

- Improve recycling efforts within Oconee County Administrative Complex/Facilities
- Improve logistics at Convenience Centers
- Evaluate the role of the municipalities and current relationship as they relate to recycling
- Consider incentives such as a pay-as-you-throw program

It was the consensus of the Commission that staff should draft these items into a recommendation letter for possible consideration by County Council.

**5. Review and Consideration of Ordinance 2016-17: A Proposal to Establish an Agricultural Advisory Board**

Mr. Stephens briefed the Commission that staff has edited Ordinance 2016-17 in a manner to reflect the concerns stated at the previous Commission meeting. Mr. Stephens also stated that should the Commission vote to recommend the matter to Council that staff would be making only formatting changes to the ordinance in order to prepare the ordinance for Council.

Ms. McPhail made a motion to recommend that Council adopt Ordinance 2016-17 as presented. Mr. Honea seconded the motion. The motion passed unanimously.

**6. Continued Discussion regarding Agricultural Zoning**

Based on previous discussions with the Commission and Commission direction, Mr. Stephens presented a updated drafts of the zoning use matrix and a number of proposed new agricultural zoning districts that incorporated a number of issues of concern to the Commission with regards to agricultural zoning. Specifically an Agricultural District – 5 and Agricultural District – 50 were presented along with proposed updates to the use matrix for the existing Agricultural District, AD-5 and AD-50.

Mr. Richards motioned to direct staff to draft updates that reflect the following 1] to keep the existing Agricultural District; 2] adopt Agricultural District-5 and 3] adopt Agricultural District-50. Ms. McPhail seconded the motion and the motion passed 5 – 1 with Mr. Kisker dissenting.

**7. Continued Discussion of Residential Zoning**

The Commission a number of particulars related to this matter, and there was general consensus the additional research and work was needed.

Staff stated they would continue working on the matter.

**8. Old Business**

Mr. Richards asked if staff could check on the status of the Equus Winery project. Staff said they would reach out to the developer for a status update.

**9. New Business**

Based on presented public comment, Mr. Ownbey asked that each member of the Commission prepare their own description of Appalachian Rustic Elegance and be prepared to discuss the matter at the next Commission meeting.

**10. Adjourn**

MS. McPhail motioned to adjourn. Mr. Honea seconded the motion. The motion passed unanimously and the meeting adjourned at 7:38 PM.