



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, MONDAY, MAY 2, 2016

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

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

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

Media Present: Ray Chandler, Anderson Independent

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 18, 2016. Mr. Honea seconded the motion. The motion passed unanimously.

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

Mr. Jerry Barnett expressed his opposition to the creation of the Agricultural Advisory Board.

Mr. Mike Smith thanked the Commission for taking up the issue of Appalachian Rustic Elegance.

4. Recommendation regarding Recycling

Mr. Richards made a motion, seconded by Mrs. McPhail, to make the following recommendation to County Council:

- Increase recycling education efforts/programing within school system

- Improve recycling efforts within Oconee County Administrative Complex and other appropriate Facilities
- Improve logistics at Convenience Centers
 - o Possible traffic flow improvements
 - o Increase number of recycle bins to ensure collection continues as items are transported from the centers
 - o Review bin replacement procedures with the goal of ensuring centers are 'down' for the shortest amount of time possible
- Evaluate the role of the municipalities and current relationships between the county and municipalities as they relate to recycling
- Consider incentives such as a pay-as-you-throw program to help achieve overall recycling goals

The motion passed unanimously.

5. Continued Discussion Regarding Agricultural Zoning

Based on previous discussions with the Commission and Commission direction, Mr. Stephens presented 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.

Ms. McPhail made a motion, seconded by Mr. Honea, to direct staff to draft an ordinance that would amend Chapter 38 of Oconee County Code of Ordinances in accordance of the proposed draft of an Agricultural District – 5, Agricultural District – 50 and proposed updated Use Matrix. The motion passed unanimously.

6. Continued Discussion Regarding Residential Zoning

Mr. Stephens stated that the proposed drafts of cluster/pocket neighborhood standards had been distributed to a number of local developers for review and comment. Mr. Stephens stated that staff would update the Commission when all comments had been received.

7. Discussion of Appalachian Rustic Elegance

There was lengthy discussion amongst the members of the Commission as to the particulars of this issue – would the standard be mandatory, where would the standard apply and how detailed should the standard be, etc.

The Commission asked staff to present more information on the matter at the next meeting – specifically as to how such standards could apply to corridors.

Staff stated they would continue working on the matter.

8. Old Business

Mr. Stephens updated the Commission as to the Equus Winery project, based on the Commission's request.

9. New Business

Mr. Stephens stated that state required training would be provided on May 12th at 9:00 AM in County Council Chambers.

10. Adjourn

Ms. McPhail motioned to adjourn. The motion passed unanimously and the meeting adjourned at 7:17 PM.