

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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6:00 PM, MONDAY, 11/20/2017  
COUNCIL CHAMBERS  
OCONEE COUNTY ADMINISTRATIVE COMPLEX

## **Members Present:**

Mr. Kisker  
Mr. Johnson  
Mr. Vassey  
Mr. Pearson  
Ms. McPhail  
Mr. Gramling

## **Staff Present:**

David Root, County Attorney  
Adam Chapman, Planner I – Community Development

### **1. Call to Order**

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

### **2. Invocation by County Council Chaplain**

Mr. Root gave the invocation.

### **3. Pledge of Allegiance**

### **4. Approval of Minutes**

a. October 16, 2017

Mr. Pearson – Motion

Mr. Vassey – Second

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

Mr. Smith stated that he didn't receive his updated Vegetative Buffer information until today. He asked if there is a time frame of providing the information to the public and commission. Mr. Smith wants item 10, Vegetative Buffer, tabled until the public and commission has enough time to look at what is proposed.

Mr. Markovich spoke about Traditional Neighborhood District (TND) stated that he has never heard of a TND not having some retail or that the roads and alleyways are private. Mr. Markovich stated that school buses aren't allowed on private roads. Mr. Markovich

stated that the builder's permits should not be held up because of a vegetative buffer violation.

Mr. Turetzky stated that we need to combine what we require and Duke Energy requires together. Oconee County needs to think about is a grading permit so everyone is on the same page.

**6. Staff Updates**

Mr. Chapman stated that 36 zoning approvals had come through Community Development in the last two weeks. At the Agricultural Advisory Board (AAB) meeting they approved a slogan of "Oconee Grown" along with a mission statement. They also would like to meet with the Planning Commission regarding agriculture and how the AAB could work with the Planning Commission.

**7. Election of Chairman**

Mr. Root stated that the motion made November 6<sup>th</sup> was a motion to Postpone to a Time Certain, being such time as when all Commission members are present. As all Commission members were not present, the election remains postponed.

**8. Discussion on Planning Commission Schedule for 2018**

Staff noted that a schedule should be made. The Planning Commission members wants to keep the first and third Monday's of each month as the set date. However in January, the two dates scheduled are on holidays. The Planning Commission looked at January 9<sup>th</sup> and 23<sup>rd</sup> as possible dates. Mr. Johnson made a motion to approve the schedule as the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month except for in January, where the 9<sup>th</sup> and 23<sup>rd</sup> will be the meeting dates with a second by Ms. McPhail.

**9. Discussion on the addition of the Traditional Neighborhood Development Zoning District**

Mr. Johnson asked if "mom and pop" retail businesses would be allowed. Staff stated that the PDD is the zoning classification that allows a mixed use of residential and retail. The PDD was used in other places in order to circumvent the residential ordinance. The Commission had several other questions about what would be allowed and what would not be allowed. Staff suggested taking the Commission concerns back the Economic Development Board for more discussion.

**10. Discussion on amending the Vegetative Buffer**

Mr. Kisker stated that this is a discussion only on amending the Vegetative Buffer requirements in the Lake Overlay District. Ms. McPhail stated that if the changes would help make the staff's job easier, also to give the Commission more time to look over the material in more depth. Mr. Johnson stated that section 5.3 needs to be changed to "invasive or poisonous and otherwise protected by law". There are 25 endangered plant species in South Carolina that are usually around the lake, section 5.4 is in conflict with section 5.9. Mr. Kisker asked who would contact the SCDHEC, Duke Energy, and

SCDNR? Staff stated that the Planning and Zoning Department would contact the agencies. Mr.Kisker suggested that the ordinance, at section 5.2, should state “shall start at the 800 foot mark”. Mr. Gramling asked what is Duke Energy’s stance on the silt in the lake and how do they manage it. Mr. Kisker stated he wants the ordinance scaled back. Mrs. McPhail stated that it needs to return to staff for adjustments, motion made with a second by Mr. Gramling.

**11. Discussion on the Comprehensive Plan review**

Goals Element: Everything in blue is complete everything in red is ongoing. Mr. Chapman went through each section in the Goals Element and explained what is and isn’t complete also whats’ ongoing.

Mr. Root stated that a Resolution needs to be sent forward to County Council when all Elements have been reviewed.

**12. Old Business**

None

**13. New Business**

Staff needs to know who will be here in December so Finance can get the Commission’s compenstation for serving on the Commission.

**12. Adjourn**

Mr. Pearson made the motion to adjourn at 7:37 PM

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: [achapman@oconeesc.com](mailto:achapman@oconeesc.com).