

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, Monday, July 2nd, 2018
Oconee County Council Chambers

Members Present

Mr. Kisker District 1
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
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. June 18, 2018
Mrs. McPhail – Motion
Mr. Johnson – Second
The motion carried 5-0

5. Public Comment for Non-Agenda Items

None

Staff Updates

Mr. Chapman stated that he has been staffing the Planning Commission for one-year now and the Planning Commission thanked him .

7. 2020 Comprehensive Plan and Corridor Plan

Public Comment: Jim Codner noted that the Future Land Use Map is an important part of the Comprehensive Plan and should be updated, along with the 2020 Comprehensive Plan. He also noted that creation of a Current Land-Use Map would be helpful for the County as well.

Discussion: Mr.Chapman noted that his conversation on the previous Friday, with Alta, had begun to lay some groundwork for the Comprehensive Plan. Alta recommended a joint “Kick-off Party” between County Council, Planning Commission, the Public and Alta, to help chart the process for everyone involved.

8. 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

Mr. Markovich stated he sees their being some sections of the draft Mobile Home Park Ordinance that treat Mobile Homes differently than other housing types and that this could be problematic for the County down the road

b. Discussion

Mr. Chapman presented the draft Mobile Home Park ordinance he was asked to prepare at the last meeting. There was a discussion about the definition of “Mobile Home” and Mr.Chapman was asked to look into a better definition. Mr.Kisker asked that all references to Recreational Vehicles be removed. Mr.Kisker and Mr.Johnson both agreed that the definition of Recreational Vehicle, although it exists in our code, is inaccurate and dated. Mr.Johnson questioned why the septic fileds shouldn’t be used for passive recreation and requested that that portion be removed. Mr.Kisker noted that stating what taxes had to be paid on mobile homes was redundant and didn’t belong in this portion of the Code. Mr.Pearson and Mr.kisker had a discussion about “grandfathering” language and that existing mobile home parks should be grandfathered in, until the next unit is added. Mr.Johnson asked staff to make sure that this draft ordinance did not differ or run afoul of the State of South Carolina’s Mobile Home Tenancy Act.

9. Old Business

None

10. New Business

None

11. Adjourn

Mr. Gramling made a motion to adjourn seconded by Mr. Pearson. The vote was unanimous 6-0. Planning Commission adjourned at 6:38PM.