

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 pm, THURSDAY - SEPTEMBER 6TH, 2018

Council Chambers - Oconee County administrative complex

Members present

Frankie Pearson, Chairman

Brad Kisker, Vice-Chair

Gwen McPhail

Mike Johnson

Andrew Gramling

Stacy Lyles

Staff present

David Root, County Attorney

Adam Chapman, Zoning Administrator

Media present

None

1. Call to Order

Mr. Pearson called the meeting to order at 6PM

2. Invocation by County Council Chaplain

3. Pledge of Allegiance

4. Approval of Minutes – August 20th, 2018

Motion made by Mrs. Lyles, seconded by Mr. Gramling, 6-0 in favor to approve

5. Public Comment for Non-Agenda Items (3 minutes per person)

None

6. Staff Update

Mr. Chapman noted some statistics regarding land ownership. The largest 100 landowners, by acreage, own less than 11% of total county land if Duke and the USFS are removed.

7. 2020 Comprehensive Plan and Corridor Plan

The Commission identified several locations throughout the County which to host public meetings for the Comprehensive Plan meetings. The Planning Commission decided on bringing the consultants in at the end of October and staff should set up the logistics of those meetings.

8. Discussion on clarification of certain code sections bearing on land use and development in specific regards to Recreational Vehicle Parks

a. Public Comment for Agenda Item (3 minutes per person)

Tom Markovich - Mr. Markovich is against the creation of standards and regulations for R.V. parks.

b. Mr. Chapman stated that the edits and adjustment that Commission had asked about. Mrs. Lyles asked about the genesis of the proposed R.V. parks. Mr. Chapman noted that several issues brought this to the forefront. Mr. Kisker noted his issue with the lack of definition of the term “temporary park” and how “temporary” could be enforced uniformly. A discussion was held among Planning Commission members about needs, enforcement, and utility of this proposed ordinance. Mr. Pearson asked for a motion to be made to send the R.V. Park ordinance to County Council, Mrs. McPhail made the

motion, Mrs. Lyles seconded the motion. The vote was 5-1 , with Mr. Kisker being the dissenting vote.

9. **Discussion on clarification of certain code sections bearing on land use and development in specific regards to Minimum Lot Size and associated language.**
 - a. **Public Comment for Agenda Item (3 minutes per person)**

Tom Markovich - Mr.Markovich stated that the proposed language, regarding the disclaimer requirement, may run afoul of the state requirements for surveys.
 - b. **Discussion**

Mr.Root described the procedural stems for replying back to Council on this matter. Mr.Chapman described the genesis of this language and how it would and could be applied. Mr.Johnson provided a case study of how lots created by certain developers are unbuildable when County, DHEC, private restrictions, and other factors are put into place. The Commission had a discussion on the merits and issues with the language. Mr.Root made mention of the potential liability that the County may have in regards to this language. Mrs. Lyles made a motion to send a report back to Council that removes the language related to unbuildable lots, Mr.Gramling seconded the motion, and the vote was unanimous in favor of the motion.
10. Old Business - none
11. New Business - none
12. Adjourn - Mr.Johnson made the motion to adjourn, Mr.Kisker seconded the motion. The meeting adjourned at 7:33PM

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.