

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## MINUTES

6:00 pm, **Monday, December 3rd**, 2018

Council Chambers - Oconee County administrative complex

### Members Present:

Alex Vassey  
Andrew Gramling  
Brad Kisker  
Frankie Pearson  
Gwen McPhail  
Mike Johnson  
Stacy Lyles

### Staff Present:

David Root - County attorney  
Adam Chapman - staff liaison

### Media Present:

None

1. **Call to Order-** Mr. Pearson called the meeting to order at 6 PM
2. **Pledge of Allegiance**
3. **Approval of Minutes** – 11/19/2018 - Motion by Mrs. McPhail, seconded by Mr. Kisker, 7-0 approved.
4. **Public Comment** - None
5. **Staff Update**

Mr. Chapman replied to a two questions from the previous meeting. The first being what the process was for using a conex for residential uses and Mr. Chapman noted that any new residential building must meet all applicable building codes. The second being the trends for mobile homes within the County and Mr. Chapman noted that the number of mobile homes being setup in the country has remained fairly consistent over the last four-years.
6. **2019 Calendar**

Public Comment: None

Discussion: The Planning Commission, in preparing their 2019 calendar of meeting dates decided on the following alternate meeting dates when the first or third Monday of the months are holidays:

Thursday, January 17<sup>th</sup>  
Thursday, February 21<sup>st</sup>  
Thursday, September 5<sup>th</sup>
7. **2020 Comprehensive Plan**

Public Comment - None

Mr. Chapman noted that he had not yet received feedback on a joint Planning Commission / County Council meeting, but hopes to know by the next day. Mr. Chapman noted he had received a first-draft of the Population element and was going over the draft for preliminary edits. Mr. Kisker asked if we were running on schedule with the Comprehensive Plan and Mr. Chapman noted that receiving the population element before the end of the year put us ahead of schedule. Mr. Pearson asked about advertising events for the comprehensive plans and how we could go about advertising in the newspapers. Mr. Kisker noted advertising for individual meetings would be an effective means of communicating. Mr.

Vassey asked about creating a social media presence and Mr. Chapman noted he had asked and was awaiting feedback.

## **8. Riparian protection**

Public Comment:

*Mike Smith* - Mr. Smith noted that the creation of riparian buffers could be an effective tool in maintaining water quality throughout the County. Mr. Smith noted that creating an ad hoc committee to look into the creation of a riparian buffer ordinance could be beneficial and he noted several entities that should be involved, if an ad hoc committee was to be formed.

*Tom Markovich* - Mr. Markovich noted that a large amount of land would be taken out of developable land if even a 25' buffer was put in place. Mr. Markovich noted that erosion has played an important role in creating the farm land and the other area of the County. Mr. Markovich noted that there are other ways of managing storm water in the County other than buffers.

Discussion / Vote:

Mr. Pearson is in favor of providing protection to the water resources that the County has. Mr. Pearson noted that he is against clear cutting of properties due to the detrimental effects on the local and regional eco-systems. Mr. Johnson noted that the lakes ( Keowee / Jocassee) should not be part of this conversation. Mr. Johnson noted that the lakes have protections surrounding them through Duke's environmental areas and other regulations. Mrs. McPhail noted that doing nothing to protect the county's soil and environment is not a solution. Protection flowing water that is flowing down-state from taking the soil from the County is important. Mr. Johnson pointed out that treating developers differently from farmers or other kinds of development may be helpful. Mrs. McPhail asked if someone from Soil and Conservation district to come speak to the Commission regarding buffers and riparian protections. Mr. Gramling asked if a representative from the Forestry service could be invited as well as someone from DHEC to speak about storm water. Mr. Chapman noted that the legislation about storm water is complicated and worthwhile to look into sooner rather than later. Mr. Root noted that having someone with expertise come and speak could be helpful. Mr. Kisker asked if riparian buffers are a widespread solution to isolated issues and if creating more regulations would be effective in solving issues. Mrs. Lyles noted that there is no reason to enact laws that the state has rules for that they are just not enforcing.

**10. Old Business -None**

**11. New Business - None**

**12. Adjourn - 6:45PM**