

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

6:00 pm, Monday, June 17, 2019

Council Chambers - Oconee County administrative complex

Members Present

Gwen McPhail

Alex Vassey

Mike Johnson

Frankie Pearson

Mike Smith

Stacy Lyles

Staff Present

Bill Huggins

Vivian Kompier

Media Present

Caitlin Harrington - The Journal

1. **Call to Order** - Mr. Pearson called the meeting to order at 5:59pm
2. **Invocation by Stacy Lyles**
3. **Pledge of Allegiance**
4. **Public Comment for Non-Agenda Items (3 minutes per person)**
Mr. Barnett reminded the commission that the Constitution keeps you out of trouble. He also stated that he believes the Corridor Plan will lead to zoning.
5. **Approval of minutes from 06032019**
Mrs. McPhail made a motion to approve, Mr. Smith seconded the motion. The vote was 6-0 in favor to approve.
6. **Directive from Planning & Economic Development** – skipped for more information.
7. **Planning Commission mid-year report** –
Accomplishments:
 - 1) Review Population, Housing, Natural Resources, and Cultural Resources Elements of the Comprehensive Plan.
 - 2) Highway 123 Corridor Study.
 - 3) Successful Outreach meetings.
 - 4) 600+ surveys returned.
 - 5) Cooperation from media in getting information out.
 - 6) Sign ordinance.
 - 7) Text Amendments.
 - 8) Separation of Community Development and Planning Departments.
 - 9) Added the Agricultural Element to the Comprehensive Plan.

Future Expectations:

- 1) To do a traffic study on the Keowee School/South Cove intersection.

Goals:

- 1) Complete Comprehensive Plan by the November deadline.
- 2) 123 Corridor Plan to County Council.
- 3) Added Executive Summary to the Comprehensive Plan.

Needs:

- 1) More input from Council, Administration, and citizens.
- 2) To know how much the County is growing. (An update of the development applications)

6. Comprehensive Plan 2030**a. Public Comment – Mr. Markovich pointed out:**

- 7-1 mentions that Oconee County was created in 1868, but that is incorrect, there were no counties, there were districts and Oconee was created from the Pickens District.
- 7-3 All jurisdictions must have (needs to be may have) planning commission.
- 7-3 The duty of the Planning Commission that tends to get overlooked is that all planning elements must be an expression and planning commission recommendations to the appropriate governing bodies with regard to the wise and efficient use of public funds. Also to consider is the physical impact of the property owners.
- 7-4 Mr. Markovich states that outside of water service area you're in a section of property that's being developed by a developer and the developer pays for those water lines and that cost gets built in. Also, Water treatment is primarily provided by 4 plants (not 2). Westminster and Pioneer need to be added.
- Table 7-2, Testi is spelled Tesi.
- 7-6 Developer pays it's not an extra cost. It is incorporated in the land price. Also slope has nothing to do with septic tanks.

b. Public Outreach –

- July 9, 2019 – 6pm - Mountain Rest Community Club, Verner Mill Rd. (near the Junction of Hwys 28 and 107) Mountain Rest, SC
- July 11, 2019 – 6pm - Salem Community Center/Town Hall, 5 Park Ave A, Salem, SC
- July 18, 2019 – 6pm - Westminster Depot, Main Street, Westminster, SC
- July 25, 2019 – 6pm - Fair Oak Youth Center, 150 Schoolhouse Rd. Westminster, SC

c. Executive Summary – Mr. Smith said the committee is working on a vision statement and rearranged some of the topics to get a better flow. They will also be outlining topics. This committee meets 30 minutes before the Planning Commission meeting and encourages anyone to sit in.

d. Community Facilities element –

- Ms. Lyles pointed out that on Table 7-8, Station 21 is not listed.
- There was discussion about adding a dropout rate or completion rate for County schools, maybe per high school.

- 7.1.1.1 – Mr. Smith made a motion to ask Alta to reword this to add “expand service and encourage collaboration to share their resources.” Mr. Vassey seconded and approved 6/0.
- 7.1.2.5 – Mr. Johnson made a motion to remove this Strategy, seconded by Ms. Lyles, Approved 6/0.
- 7.1.2.5 – Mr. Smith made a motion to add the Strategy “Encourage septic tank and leach field education” with Oconee County and SCDHEC as the Accountable Agencies. Seconded by Ms. McPhail. Approved 6/0.
- 7.1.3.2 – Mr. Smith made a motion to remove this strategy and make it the objective, with how and when being the Strategy. Mr. Smith seconded, Approved 6/0.
- 7.2.1 – Ms. McPhail made a motion to change the wording to Seek local, state, federal, and community funding... Mr. Johnson seconded, approved by all.
- 7.2.1.3 – Ms. Lyles made a motion to remove the words “and the location of schools” Mr. Johnson seconded, approved by all.
- 7.2.2.1 & 7.2.2.2 – A motion was made by Ms. McPhail, seconded by Ms. Lyles and approved by all to remove these two strategies.
- 7.2.2.3 – Ms. McPhail made a motion, seconded by Mr. Smith and approved by all to add Municipalities to the Accountable Agency.
- 7.2.3.3 – Mr. Vassey made a motion to remove this Strategy, seconded by Ms. McPhail and approved by all.
- Add 7.2.3.8 – Ms. McPhail made a motion to add “Communicate frequently with the citizens of Oconee County about emergency plans.” with Oconee County as the Accountable Agency. Mr. Pearson seconded, approved 6/0.

9. Old Business – None

10. New Business – None

11. Adjourn- The meeting was adjourned at 7:27pm.

