

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

6:00 pm- Monday, October 21, 2019

Council Chambers - Oconee County administrative complex

## Members Present

Mike Johnson  
Frankie Pearson  
Mike Smith  
Andrew Gramling  
Gwen McPhail  
Stacey Lyles

## Staff Present

Adam Chapman  
Vivian Kompier

## Media Present

Caitlin Harrington - The Journal

1. **Call to Order - Mr. Pearson called the meeting to order at 6:00pm**
2. **Invocation by Ms. Lyles**
3. **Pledge of Allegiance**
4. **Public Comment for Non-Agenda Items (3 minutes per person)**  
Mr. Barnett has issues with the Agricultural Advisory Board.
5. **Approval of minutes from 10/07/2019** – One minor correction – Mr. Barnett is “pleased”. Ms. McPhail made a motion to approve and Mr. Johnson seconded and was approved 6/0.
6. **Authorization for Vivian Kompier to review and sign plats on behalf of the Planning Commission –**
  - a. **Public comment** – None
  - b. **Discussion/Vote** -  
Ms. McPhail made the motion to approve, Mr. Smith seconded and was approved 6/0.
7. **Comprehensive Plan - Agricultural Element**
  - a. **Public Comment** –  
Mr. Barnett spoke about the Land Use element. Farm land is one of his bank accounts and no one can take his bank account.  
Mr. Gary Owens spoke for Advocates for Quality Development, Inc. (AQD). The Planning Commission did a great job with the Comprehensive Plan and all the community outreach. The group encouraged the Commission & Staff to move forward and implement the goals and strategies.

Ms. Linda Lovely wants to see more of building codes department out looking at homes, as before zoning the homes were built substandard.

**b. Land Use Element**

i. **Discussion** – There was much discussion regarding the colors used in the Future Land Use Map.

ii. **Vote** –

**Page 11-6/B** – A motion was made by Mr. Johnson to change the word “blueprint” to “reference”, seconded by Ms. McPhail and approved 6/0.

**Page 11-6/B - Take out second sentence** – Mr. Johnson made a motion to take out the second sentence “Implementation...Regulations.”, seconded by Ms. Lyles and approved 5/1.

**Page 11-6 – Rural** – A motion was made by Mr. Johnson to change Rural to Rural/Agricultural and after the word lifestyle add “lifestyle, farming, agricultural activities”. Also after commercial uses add “small businesses” Also, take out “that serve as a hub of activity in the area.” seconded Ms. McPhail and approved 6/0.

**Page 11-6 Rural Suburban** – A motion was made by Mr. Johnson to add the words “and farming.” after rural landscape, seconded by Mr. Gramling and approved 6/0.

**FLUM** – Ms. Lyles made a motion to change the area from Westminster to Seneca purple/orange, seconded by Mr. Johnson and approved 6/0.

Ms. Lyles made a motion to change Rural (beige) to green with green stipes, seconded by Mr. Gramling and approved 6/0.

**Page 11-13 Goals -**

Ms. McPhail made a motion to switch Strategies 11.1.3.1 and 11.1.3.3, seconded by Ms. Lyles and approved 6/0.

**c. Review of Goals, Objectives & Strategies for Implementation from all elements**

i. **Discussion** – There was discussion about changing dates for completion, adding/removing a column.

ii. **Vote** –

**A motion** was made for a 5-minute break by Ms. McPhail, seconded by Mr. Johnson, approved by all.

**A motion** was made by Mr. Smith to reconvene, seconded by Mr. Johnson and approved by all.

**A motion** was made by Mr. Smith to take out the Time Frame for Completion column completely, seconded by Mr. Gramling and a vote of 3/3 was made and not approved.

**A motion** was made by Ms. Lyles to change the column title “Time Frame for Completion” to “Time Frame for Evaluation” and add a column titled “Date of Completion”, seconded by Ms. McPhail and approved 6/0.

**d. Directive to Staff to compile 2020 Comprehensive Plan draft –**

i. **Discussion** – None

ii. **Vote** – Ms. McPhail made a motion to approve, seconded by Ms. Lyles and approved 6/0.

**8. Corridor Planning Sub-Committee –**

i. **Discussion** – Mr. Chapman recommend that a sub-committee be formed for the implementation of the Corridor Plan.

- ii. **Vote** – Mr. Smith made a motion to have a sub-committee, seconded by Ms. McPhail – Motion was withdrawn. Ms. Lyles made a motion to table this discussion until we know how many members there will be and who, seconded by Mr. Johnson and approved 6/0.
- 9. **Ten At The Top / LKSWPT** – Mr. Smith attended and said it was a very informative meeting, a great presentation with audience participation.
- 10. **Commissioner attendance for the balance of the year** – Please let staff know by the end of the week if you will be missing any meetings.
- 11. **Unfinished Business** - None
- 12. **New Business** – None
- 13. **Adjourn** – The meeting was unanimously adjourned at 8:05pm.

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).