

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Commission meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a “first-come” basis.

*Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County’s YouTube channel, which can be found via the County’s website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **828 4377 0168**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.*

PARTISAN POLITICAL ACTIVITY PROHIBITED

During this election season, please remain aware that engaging in partisan political activity during a County Commission meeting is prohibited. Oconee Code of Ordinances Section 2-61. “Partisan political activities” are those activities that are directed at the success or failure of a political party, candidate for political office, or political group.

Planning Commission agenda- 5:00PM, Thursday, September 10, 2020

Council Chambers - Oconee County administrative complex

Planning Commission – 5PM- Council Chambers

1. Call to Order
1. Invocation
2. Pledge of Allegiance
3. Public Comment for Non-Agenda Items (3-minutes per person)
4. Commission member comment
5. Approval of minutes from 08/17/2020
6. Affordable Housing- Guest speaker from Habitat for Humanity
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Vote
7. Planning Commission Comprehensive Plan 2020 items for evaluation
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Vote
8. Comprehensive Plan “Annually review” items
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Vote
9. Corridor discussion
 - A. Discussion
10. Adjourn

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.

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Minutes

5:00 pm- Monday, August 17, 2020
Council Chambers - Oconee County Administrative
Complex

Members Present

Frankie Pearson
Mike Smith
Gwen McPhail
Alex Vassey
Mike Johnson
Andy Gramling
Stacy Lyles

Staff Present

Adam Chapman
Vivian Kompier

Media Present

None

- 1. Call to Order** – Ms. McPhail called the meeting to order at 5:00pm.
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Public Comment for Non-Agenda Items** – Citizens made comments on topics ranging from gun ranges to storage facilities in our county.

5. Commission member comment – Mr. Johnson commented that zoning is not a high priority in this County. Ms. McPhail mentioned that the County is growing exponentially.

6. Approval of minutes from 08/03/2020 – Mr. Smith made a motion to accept the minutes with a wording change in Development Standards discussion from “is to” to “will” be doing the maintenance. Mr. Pearson seconded and approved 7/0.

7. Affordable Housing

Citizen comment (3-minutes per person)

Ms. Lauren Richardson, Manager of Our Daily Rest, made a presentation about affordable housing.

At this point a motion was made by Ms. Lyles to adjust the agenda to move the Junkyard ordinance citizen comment to follow the presentation on Affordable Housing so that citizens do not have to sit through the more of the meeting than necessary. Mr. Johnson seconded and the motion passed 7/0.

Discussion – Everyone agreed that affordable Housing/Low income housing is a complex subject and the commission needs to learn more. Mr. Smith has invited a speaker from Habitat for Humanity to speak at our next meeting.

Vote- No vote.

8. Junkyard/Scrap yard discussion

Citizen comment (3-minutes per person)

Several speakers from the junk/scrap yard industry spoke out with concerns on increased regulations. There are a variety of business involved in “junkyards”. Mr. Chapman agreed to meet with a group of involved citizens to learn more and get details on how to maintain safety standards for these facilities within different communities but not over-regulating the industry as well as look into possible help with recycling opportunities.

Vote – No vote, more research is necessary.

9. Planning Commission priorities for 2020

Citizen comment (3-minutes per person) - None

Discussion - #7 RV Park ordinance is done and can be marked off. The Commission was reminded that the county cannot become an internet provider.

Vote - Mr. Pearson made a motion to add internet to the list of priorities, seconded by Ms. Ms. Lyles and approved 7/0.

Mr. Pearson made a motion to take a 5-minute break, seconded by Mr. Johnson and approved 7/0.

10. Comprehensive Plan yearly review items

Citizen comment (3-minutes per person) - None

Discussion – Look through the compiled goals and objectives in the Comprehensive Plan that are to be reviewed annually for the next meeting.

Vote - None

11. Development standards ordinance

Citizen comment (3-minutes per person) – Ms. Dale Wilde and Mr. Gary Owens spoke about development standards.

Discussion – Mr. Chapman showed some real world examples of the buffers.

Vote – Mr. Smith made a motion to accept the Development Standards ordinance with the accepted revisions and that it be put in final format and return it to Planning Commission for review, Mr. Pearson seconded and approved 7/0.

12. Corridor update

Discussion – Ms. Lyles and the committee will be doing a conference call with SCDOT, so not to duplicate what they are already doing

Vote - None

13. Letter of Appreciation

Discussion – A letter was drafted recognizing Mr. Wayne McCall and his service to the County. It will be presented to him at the County Council meeting tomorrow.

Vote – Mr. Pearson made a motion to sign and present the letter to Mr. McCall at the 8/18/2020 County Council meeting, Mr. Gramling seconded and approved 7/0.

14. Adjourn – The meeting was adjourned at 7:35pm.

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Oconee Count Administrative Offices
415 S. Pine Street, Walhalla, SC 29691 / 864.638.4218 / www.oconeesc.com

Time frame for Evaluation - 2020

1. Strategy 5.1.1.3. Survey, list, and record the County's archaeological and historical assets, and inventory and add potential sites within the County that have historical and cultural significance.
2. Strategy 7.1.3.1. Determine staff, facility and resource needs and partnerships to implement the Comprehensive Plan

Time frame for Evaluation - Annually

1. Strategy 3.3.1.1. Support and encourage participation in the annual Point-in-Time Homeless count to determine the extent of homelessness in Oconee County in the effort to prevent and eliminate homelessness.
2. Strategy 6.2.3.1. Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.
3. Strategy 6.2.3.4. Expand and maintain public parks and recreation spaces to a uniform standard of excellence.
4. Strategy 6.3.2.2. Explore local and regional strategies to minimize non-point source pollution and institute Best Management Practices for the protection of water resources.
5. Strategy 6.3.5.1. Periodically review floodplain regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions that may require more stringent standards.
6. Strategy 6.3.5.2. Review and update the Oconee County Flood Damage Prevention Ordinance as needed
7. Strategy 7.2.3.1. Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.

- . Strategy 7.2.3.2. Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.
- 9. Strategy 7.2.3.3. Partner with private entities in the development of emergency satellite facilities and specialized response equipment.
- 10.Strategy 7.2.3.4. Continue to conduct regular updates to the County Disaster Preparedness Plan.
- 11.Strategy 7.2.3.5. Work closely with local energy and utility providers and emergency management agencies to ensure coordination in the event of major natural or man-made events.
- 12.Strategy 7.2.3.6. Work with communications providers to ensure optimum communications access and speed for emergency services, local governments, businesses, residents, and visitors.
- 13.Strategy 7.2.3.7. Communicate frequently with citizens of County about emergency plans.
- 14.Strategy 7.2.6.1. Reduce the high school dropout rate
- 15.Strategy 9.2.1. . Upgrade County roads that were built prior to current standards and align roads that pose safety hazards, if feasible.
- 16.Strategy 9.3.1.2. Explore incentives or requirements that increase the connectivity of local, connector, and arterial components of the County's roadway network.
- 17.Strategy 10.1.1.2. Review, update, and adopt the Infrastructure Master Plan.
- 1 .Strategy 10.1.1.4. Create and update plans and cost estimates that address specific infrastructure priorities with accurate inventories and analyses of existing county conditions.

- 19.Strategy 10.1.1.6. Prioritize infrastructure and facilities needs and capital investment.
- 20.Strategy 10.1.2.5. Regularly review public safety needs and enhance facilities as required and needed
- 21.Strategy 10.1.2.7. Upgrade and maintain the County road system in a manner that meets the needs of Oconee County’s growing population and provides safe and efficient routes through the County.
- 22.Strategy 10.1.2. . Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.
- 23.Strategy 10.1.3.1. Support and participate in the efforts of Oconee County municipalities in planning for future public infrastructure and facilities needs.
- 24.Strategy 10.2.1.3. Explore and pursue other revenue sources such as user-based fees, impact fees, and other sources to help fund infrastructure.
- 2 .Strategy 10.3.1.2. Coordinate with adjacent and relevant jurisdictions and agencies on updates to the Oconee County *Priority Investment Element*

Mission Statement:

The mission of the Roads and Bridges Department is to perform necessary road and bridge maintenance; to be utilized as a “special projects” construction team; provide professional engineering and surveying services; plan, prepare, and respond to winter weather events and other emergencies; all while balancing safety, environmental protection, and cost considerations.

Description of Services:

To provide efficient and effective road and bridge maintenance and construction programs; keep staff properly trained to perform tasks in a safe manner; and complete tasks assigned by Council in a safe, timely, efficient, and cost effective manner.

Accomplishments:

The Roads and Bridges Department strives to keep the roads and bridges safe for the citizens of Oconee County and its visitors. They also supply support to other County Departments. Some of the accomplishments that the Department has completed are listed below.

- Patched potholes and pavement
- Fixed culverts and drainage issues
- Maintained 160 miles of gravel roads
- Performed ditching on county roads
- Trimmed and mowed rights-of-ways
- Installed signs on roads in the county
- Performed Safety Training for staff
- Road Paving Contract
- Participated in school educational activities
- Clean up from rain events and repaired roads that were completely washed out; Winter weather
- OITP- Constructed the road to Tri-County Tech Oconee Campus and Hamilton Career Center
- South Cove Park- remove trees; paved maintenance shed and dump station; added septic drain fields for maintenance shed; and prepped for concrete pad under dumpsters.
- High Falls Park-helped with septic issues; cleared trees; hauled gravel
- Chau Ram Park-Graded out for dumpster area
- Village Creek, Whetstone, and South Cove Fire Substations – Grading and Paving
- Heritage Fair Ground – Eastern Entrance
- Airport-mowing and hauling mulch; repaired runway; and removed trees
- Pine Street- removing trees, hydro-seeded
- Solid Waste – Landfill-repaired road; assisted with mulching and crushing
- GCCP-Hydro-seeded
- Sheriff's Office – removed trees at the Firing Range; repaired parking lot at Animal Shelter
- Savannah Drive – Rudimentary Road

Summary of Expenditures and Revenues

DESCRIPTION	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Budget	FY 2020 Approved
Salaries and Benefits	2,150,893	2,003,005	2,028,723	2,131,445	2,266,640
Operational Cost	447,179	515,814	479,533	565,190	570,190
Capital Outlay	-	19,000	150,468	310,000	-
TOTAL	\$ 2,598,072	\$ 2,537,819	\$ 2,658,724	\$ 3,006,635	\$ 2,836,830

Cost to Serve Analysis	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Percentage of Budget	6.18%	5.62%	5.35%	6.32%	5.67%
Departmental Total Cost	\$2,598,072	\$2,537,819	\$2,658,724	\$3,006,635	\$2,836,830
Departmental Direct Revenue	38,859	29,958	32,885	25,500	28,500
Other Revenue	311,391	344,144	234,950	284,183	302,911
Cost in Tax Dollars	\$2,247,822	\$2,163,717	\$2,390,889	\$2,696,952	\$2,505,419
Estimated Millage	4.34	4.13	4.45	5.02	4.57

Major Expenditure and Revenues in Council Approved Budget:

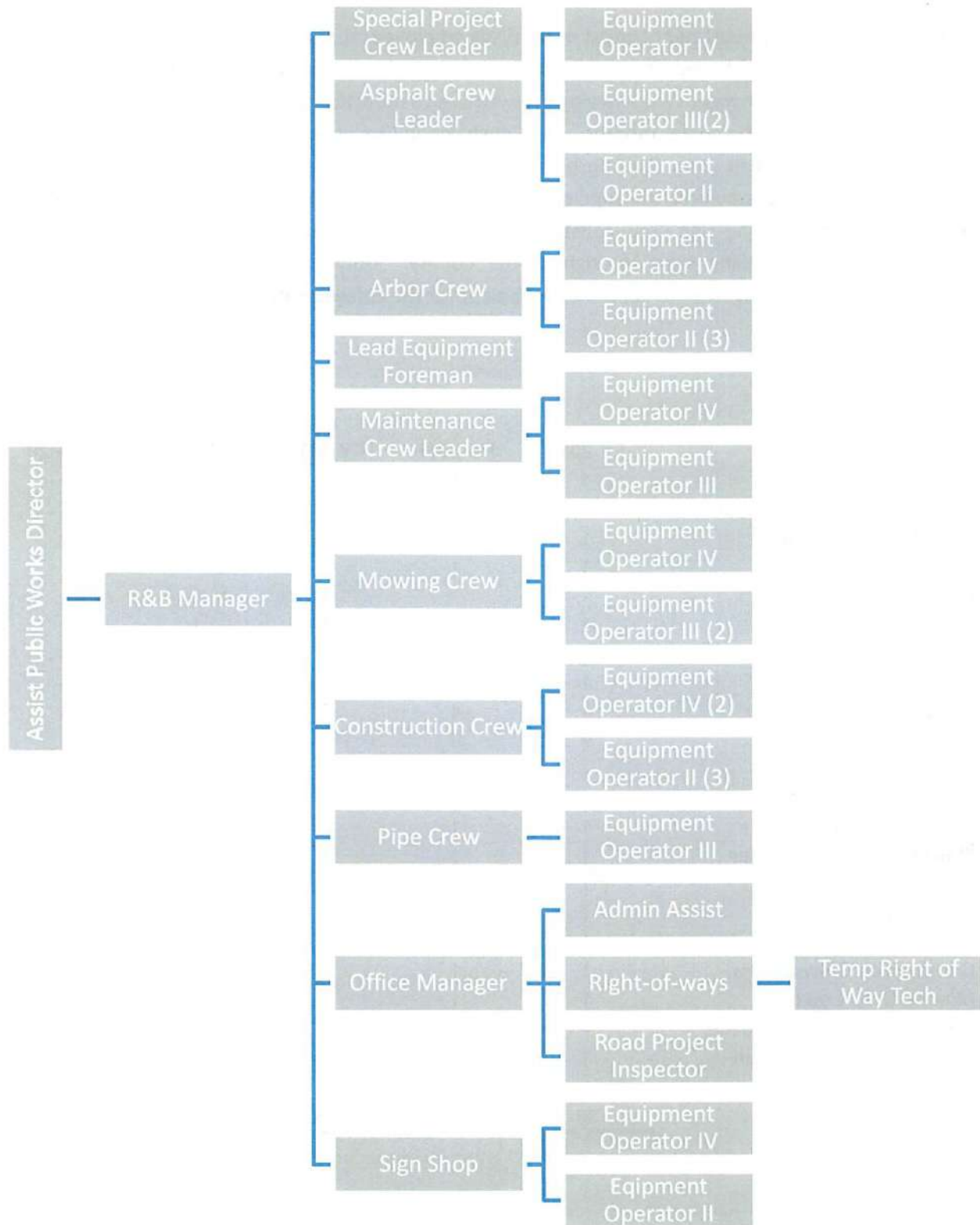
Vehicle maintenance line item has increased due to costly repairs on older equipment. However, Council approved funds based on the Administrator's recommendation to buy several pieces of equipment. Additionally, the Roads and Bridges Department will be replacing and contracting out several culverts damaged from recent storms, as well as, road paving, striping, and crack fill and seal contracts. Otherwise, the majority of the expenditures for the Road Department are directed towards salaries to fund the positions needed to perform necessary functions for the department and daily operations.

Summary of Authorized Positions:

The Roads and Bridges Department consist of thirty-six employees that are spilt up into several different crews to maintain the roads and bridges of Oconee County. The Arbor Crew trims/removes trees and tree limbs off the right-of-ways. The Mowing Crew strives to mow the right-of-way at least twice a year and slope mows during the cooler months. The Construction Crew constructs new roads and upgrades existing roads. The Asphalt Crew fixes potholes, patches and paves new and existing roads. The Pipe Crew installs and repairs culverts throughout the County, and The Maintenance Crew maintains the County's gravel roads. The Sign Crew constructs, installs and maintains street name signs, stop signs, and other traffic controlling signs throughout the County. During weather events or emergency situations all crews pull together to keep the roads clear for the citizens' safety.

Full Time:

TITLE	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Public Works Director	1	1	-	-	-
Assist Public Works Director	-	-	1	1	1
Road Division Manager	1	1	1	1	1
Secretary III	1	1	-	-	-
Office Manager	-	-	1	1	1
Road Project Inspector	1	1	1	1	1
Equipment Operator III	9	9	6	6	6
ROW Specialist	1	1	1	1	1
Equipment Operator II	4	4	7	7	8
Equipment Operator I	9	9	-	-	-
Equipment Operator IV	-	-	7	7	7
Sign Shop Foreman	1	1	1	1	1
Engineering Technician	1	1	-	-	-
Maintenance Crew Leader	1	1	1	1	1
Asphalt Crew Leader	1	1	1	1	1
Pipe Crew Leader	1	1	1	1	1
Arbor Crew Leader	1	1	1	1	1
Construction Crew Leader	1	1	1	1	1
Mowing Crew Leader	1	1	1	1	1
Special Projects Crew Leader	-	-	1	1	1
Lead Equipment Foreman	1	1	1	1	1
Administrative Assist	1	1	1	1	1
TOTAL POSITIONS	38	38	35	35	36



Goals, Objectives, and Performance Measures:

Goal 1: Keep providing proactive and responsive reactive road and bridge maintenance.

Objective: Remain efficient, effective and educated.

Measurement	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Budget
Work Orders	5,429	9,332	5,593	4,338	4,500
New Construction Roads	1	2	2**	2	1
Gravel Hauled (Tons)	31,321	26,539	26,000	29,935	30,000
Permits, Right-of-way	150	277	225	252	275

Work Orders are used to track the citizen's concerns. They are also done to try to prevent major issues with the roads or bridges. The new construction roads are mostly gravel roads that are becoming paved roads. Permits are a way to track growth of the County.

**Work Orders FY 2016 reflect Private and County Road signs inspections.*

***Roads built for Economic Development at GCCP and OITP.*