

Meeting agenda  
February 18, 2021

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1. Call to order
2. Invocation
3. Pledge of Allegiance
4. Public comment for non-agenda items  
(3-minutes per person)
5. Commission member comment
6. Approval of minutes: 02/01/2021
7. Planning Commission goals, objectives, and strategies for implementations for 2021
8. Letter to the Sheriff's office
9. Adjourn



**Oconee County  
Planning  
Commission**

**When & Where**

5PM

Thursday, February 18<sup>th</sup>, 2021

Council Chambers

415 South Pine Street

Walhalla, S.C.

**Alternative participation**

**YouTube:** "YourOconee"

**Zoom:** 888-475-4499 or 877-853-5257 and entering meeting ID # 828 4377 0168

**Radio:** F.M. 92.3 (within 500' of Council Chambers)

**Staff Contact**

846-638-4218

planninginfo@oconeesc.com

**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.

# 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](http://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.*

## **Minutes**

5:00 pm- Monday, February 1, 2021

Council Chambers - Oconee County Administrative Complex

### **Members Present**

Frankie Pearson  
Mike Smith  
Dave Nix  
Alex Vassey  
Mike Johnson

### **Staff Present**

Adam Chapman  
Vivian Kompier

### **Media Present**

Lauren Pierce

1. Call to Order – Mr. Smith called the meeting to order at 5:00pm.
2. Invocation
3. Pledge of Allegiance
4. Public Comment for non-agenda items – Mr. Kenneth Terry Jackson made a presentation about the Speedway gas station (presentation attached).
5. Commission member comment – Mr. Smith mentioned that the 2020 Comprehensive Plan should be their main focus, it’s part of the Commissioners duties to come up with a priority list for this year. Mr. Smith would like them to be on a first name basis, conduct meetings with no interruptions. Homework will be assigned occasionally, please do and submit.
6. Approval of minutes: 01/21/2021 – Mr. Pearson made a motion to accept the minutes, seconded by Mr. Vassey and approved 5/0.
7. 2021-06 Design standards information (Public hearing March 1, 2021) - Mr. Chapman updated the Commission on this ordinance. Mr. Smith made a motion that the Planning Department research

additional cost estimates for incorporating design for building design standards vs the cost without design one and two in building costs for those design standards. Mr. Johnson asked Mr. Smith to clarify and much discussion followed. Mr. Smith withdrew his motion.

8. Impact Fees Update – Mr. Chapman explained that we are trying to find a company that will do the Capital Improvement Plan and Impact Fees are just one of the parts of it. We are also waiting for the 2020 Census numbers to come out, which should be by the end of April.
9. Planning Commission Goals, objectives, and strategies for implementation for 2021 – Mr. Smith gave a presentation (attached). Discussion followed and Mr. Smith asked the Commissioners to do homework and turn it in by Friday. All agreed.
10. Planning Commission chairman term limits – Research was done and other counties do not have term limits.
11. Adjourn – Meeting was adjourned by unanimous vote at 5:51pm.

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).

## Planning Commission Goals-Objectives-Strategies

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Board Member Comments
<u>Strategy 3.1.1.3.</u> Review and amend land use plans and regulations, relevant policies, and proposed residential developments, to ensure compatibility between new residential development and existing agricultural uses.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2021	Ensure compatibility between existing ag and new residential
<u>Strategy 3.1.1.4.</u> Review and amend land use plans and regulations to identify and remove possible barriers to the development of a variety of housing options and residential development types.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2021	
<u>Objective 4.1.2.</u> Balance support for retention, expansion, and recruitment of businesses.			Recruit high paying businesses; use county land resources/business parks as needed to recruit entrepreneurs and new businesses
<u>Strategy 5.1.1.2.</u> Enhance the visual and aesthetic character of the County and its municipalities using code enforcement, architectural review boards, and other measures as appropriate.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2021	
<u>Strategy 5.1.2.4.</u> Explore the purchase and adaptive reuse of the Utica Mill site.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• City of Seneca</li> <li>• Private Businesses/Nonprofits</li> </ul>	2021	
<u>Strategy 5.3.1.1.</u> Maintain and communicate a shared vision and guiding principles for tourism and recreation development in Oconee County among the public and private sectors.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Museums/Arts Organizations</li> <li>• Business Owners</li> <li>• Oconee Chamber of Commerce</li> </ul>	2021	
<u>Strategy 5.3.1.3.</u> Ensure the County's visibility in the regional tourism market to support sustainable tourism development and make the County a destination for cultural enrichment, leisure, entertainment, and the arts.	<ul style="list-style-type: none"> <li>• Upcountry SC Tourism Association</li> <li>• Visit Oconee SC</li> <li>• Oconee Chamber of Commerce</li> <li>• Oconee County</li> </ul>	On-Going	
<u>Strategy 6.2.4.4.</u> Work with community partners to promote programs for residents of all ages to discourage littering and encourage participation in litter pickup programs and initiatives.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Keep Oconee Beautiful Assn.</li> <li>• SDOC</li> <li>• Local Civic Groups</li> </ul>	2023	Litter control improvement – explore measures to reduce litter on roadsides, including more litter control officers and use of prison population to clean up
<u>Strategy 6.3.2.3.</u> Support and coordinate with SCDHEC to mitigate identified water quality impairments.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Utility Providers</li> <li>• NPDES Permitted Dischargers</li> <li>• SCDHEC</li> </ul>	2021	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Board Member Comments
	<ul style="list-style-type: none"> <li>Oconee County Soil &amp; Water Conservation District</li> </ul>		
<u>Strategy 6.3.3.1.</u> Establish strategies and adopt measures necessary to create a framework for the efficient implementation of erosion and sediment control regulations.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Oconee County Soil &amp; Water Conservation District</li> </ul>	2030	
<u>Strategy 6.3.4.4.</u> Explore and promote best practices to protect waterways in agricultural and developing areas.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>Oconee County Soil &amp; Water Conservation District</li> </ul>	2021	
<u>Goal 7.2.</u> Manage community facilities, infrastructure and public resources in a manner that ensures both current residents and businesses and future generations can enjoy the benefits and opportunities that make Oconee County an attractive and affordable place to live.			Explore measures to ensure high speed internet access is provided to all county citizens; look for ways to incentivize fiber optic and related communications infrastructure development
<u>Strategy 7.2.2.2.</u> Seek out innovative and alternative technologies that provide a long-term solution to current and projected solid waste needs and may also be used in the future to mitigate and reclaim closed facilities.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2025	
<u>Objective 7.2.3.</u> Regularly review public safety needs and enhance facilities as required and needed.	<ul style="list-style-type: none"> <li></li> </ul>		Shortage of deputies at Sheriff's Office; explore possible shortage of 10-20 deputies based on county population and propose remedy to Council
<u>Strategy 7.2.3.2.</u> Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Emergency Services Commission</li> </ul>	Annually	
<u>Strategy 7.2.4.2.</u> Continue to explore ways to increase the efficiency of emergency medical services throughout the County	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Emergency Services Commission</li> <li>Oconee EMS</li> </ul>	On-Going	
<u>Strategy 8.1.1.3.</u> Work with SCDOT and other state and regional agencies to ensure projects for infrastructure facility maintenance and expansion will not be detrimental to the continuation of agriculture and silviculture.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>SCDOT</li> <li>Oconee County Chamber of Commerce</li> <li>Municipalities</li> </ul>	2021	
<u>Strategy 8.1.1.4.</u> Limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2021	
<u>Strategy 8.1.1.7.</u> Ensure that the impacts to adjacent farms and forest land is part of the deliberation and decision making for proposed public projects.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Oconee County Cooperative Extension Service</li> </ul>	2021	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Board Member Comments
	<ul style="list-style-type: none"> <li>Oconee County Chamber of Commerce</li> </ul>		
<p><u>Strategy 8.1.2.7.</u> Promote farm stands and farmers markets in rural and urban areas and local food hub(s) with adjoining counties</p>	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Oconee County Cooperative Extension Service</li> <li>FARM Center</li> </ul>	2023	Look for ways to incentivize development of local produce stand market along with local farmer input
<p><u>Strategy 9.2.1.4.</u> Explore and adopt appropriate traffic management tools and techniques available through land use regulation that utilize concepts such as limiting the number of curb cuts in high traffic areas.</p>	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> </ul>	2021	
<p><u>Strategy 9.3.2.2</u> Develop standards that encourage developers to incorporate sidewalks and bicycle trails and lanes into residential developments</p>	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2021	
<p><u>Strategy 9.3.2.4.</u> Find and repair any conflicts that exist within the current code of ordinances to provide and maintain adequate, safe, and accessible trails.</p>	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2021	
<p><u>Entertainment and Recreation</u> – Planning Commission should send a letter to the Tourism Board letting them know the local residents may be unfamiliar with all there is to do in the area. Planning Commission could help by:</p> <ul style="list-style-type: none"> <li>Announce in our meeting there is a great website (<a href="http://www.VisitOconeeSC.com">www.VisitOconeeSC.com</a>) which highlights a robust calendar of events monthly</li> <li>Suggest the Social Engagement opportunities by “following” VisitOconeeSC on Facebook, Instagram and/or Twitter.</li> <li>Invite Ken Sloane, Oconee County Tourism Director to speak</li> </ul>			
<p><u>Downtown Retail</u> – Planning Commission can:</p> <ul style="list-style-type: none"> <li>Invite city managers of each municipality to give a short statement about what they are doing in their city to promote growth <ul style="list-style-type: none"> <li>City managers could speak of retail and restaurant openings, space availability and square footage space available in their shopping and dining districts</li> </ul> </li> <li>Invite the Small Business incubator (if we have one) to</li> </ul>			

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Board Member Comments
<p>Speak about any programs they might have to match up local investors with local entrepreneurs in search of capital partners.</p>			
<p><u>Road Maintenance Planning</u> – Planning Commission can:</p> <ul style="list-style-type: none"> <li>• Ask CATbus where they are looking for future expansion, identifying and mapping areas of county control, for future anticipated needs</li> <li>• Continue working with staff on corridor identification and action planning</li> <li>• Continue the discussion of sidewalks to identify if our current ordinance is a good “as is” or if it needs revision to certain areas or corridors</li> </ul>			
<p><u>Review</u> – Important that planning staff is updating Planning Commission on issues/ordinances in conflict with resident requests; identifying hurdles, obstacles, and issues</p>			

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

February 18, 2021

County Council members,

Oconee County currently has 90 police officers and according to national standards 120 officers would be the recommended minimum for our County's population. Due to the large geographic size of the County having additional uniformed-patrol officers to respond to citizen's in-need is critical. Other divisions within the Sheriff's office including Narcotics, Cyber-crime, and the Child/Elder abuse investigations units would benefit from a staffing increase. The Planning Commission recommends County Council fund the Sheriff's Office to hire at least eight more officers in the coming fiscal year and supply funds to pay our current officers at or above regional pay-rates.

Regards,

Oconee County Planning Commission

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**Mike Smith, Chairman**

**Frankie Pearson, Vice-Chairman**

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**Mike Johnson**

**Alex Vassey**

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**David Nix**

**Pat Williams**

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**Gary Gaulin**