
Meeting agenda June 7, 2021

1. Call to order
2. Approval of minutes: 3/15/2021
3. Public comment for non-agenda items
4. Commission member comments
5. County addresses assigned – GIS data
6. PC member voting
7. PC meeting time discussion/vote
8. July/August meeting discussion/vote
9. Coordination with Ag Advisory and other committees
10. Sewer meeting and tour comments
11. Exit 4/Fair Play, I-85 overlay and collision map
12. PC open items
13. 2021 strategies review
14. Adjourn



Oconee County Planning Commission

When & Where

5PM

Monday, June 7, 2021

Council Chambers

415 South Pine Street

Walhalla, S.C.

Staff contact

846-638-4218

planninginfo@oconeesc.com

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.*

Minutes

5:00 pm- Thursday, March 15, 2021

Council Chambers - Oconee County Administrative Complex

Members Present

Frankie Pearson
Mike Smith
Dave Nix
Alex Vassey
Mike Johnson
Gary Gaulin
Pat Williams

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 – None
5. Commission member comment – Mr. Smith stated that the time for public comment has changed from three to four minutes and he would like to add "Staff Updates" as a new agenda item.
6. Approval of minutes: 03/01/2021 –Mr. Pearson made a motion to approve the minutes. Seconded by Mr. Nix and approved 7/0.
7. Entertainment & Recreation – Guest Speakers: Riley Johnson & Ken Sloan
Riley Johnson (City of Seneca Events Coordinator) said the City of Seneca hosted a 5K the previous weekend and 488 runners participated. The event attracted patrons for local hotels, campgrounds and restaurants. The City of Seneca hosts approximately fifty (50) events annually to increase tourism and attract patrons to the City, including:
 1. Jazz on the Alley scheduled every Thursday, beginning March 25, 2021.
 2. Cruizin' on Main scheduled the first Saturday of every month.
 3. Independence Day Celebration on July 3, 2021.

Citizens may visit website (www.seneca.sc.us) or the City Facebook page (Seneca, SC Events) to see what is happening in the City of Seneca.

Ken Sloan (Visit Oconee) Visit Oconee is a marketing organization which markets Oconee County, South Carolina, as a place to stay and play. Marketing strategies for Oconee County include:

1. Fifty thousand visits to the Visit Oconee website per month.
2. Sixty thousand Visitor Guides are distributed every year.
3. Seventy-five thousand social media likes every month.
4. One million individuals reached via social media channels each month.

Funding primarily through local accommodations taxes.

8. Housing challenges in Oconee County report:

Mr. Smith made a motion to accept the report, as presented. Seconded by Mr. Gaulin. Mr. Smith opened the floor for discussion.

Mr. Nix noted that sewer will drive higher wages within the County. Discussion regarding the role sewer has in the establishment of affordable housing and high paying jobs continued.

Mr. Gaulin made a motion to refer the report to County Council. Seconded by Johnson. Discussion continued.

Mr. Gaulin made a motion to amend his previous motion to include that a member of the Planning Commission take the report to County Council as an answer to the Comprehensive Plan. Seconded by Mr. Vassey and approved 7/0.

9. 2010-2020 Oconee County collision report:

Mr. Chapman presented the report to the Planning Commission. Report included in the backup.

Mr. Pearson made a motion to refer the report to the Law Enforcement, Public Safety, Health and Welfare Committee for review. Seconded by Mr. Johnson and approved 7/0.

10. Planning Commission schedule amendment:

Mr. Smith made a motion to cancel the April and May scheduled meetings (four total) and return on June 7, 2021. Seconded by Mr. Gaulin and approved 5/2. Mr. Pearson opposed and Mr. Nix abstained from voting.

11. Planning Commission meeting time discussion:

Mr. Pearson asked the Commission to consider moving meetings to 6:00 pm. No action taken.

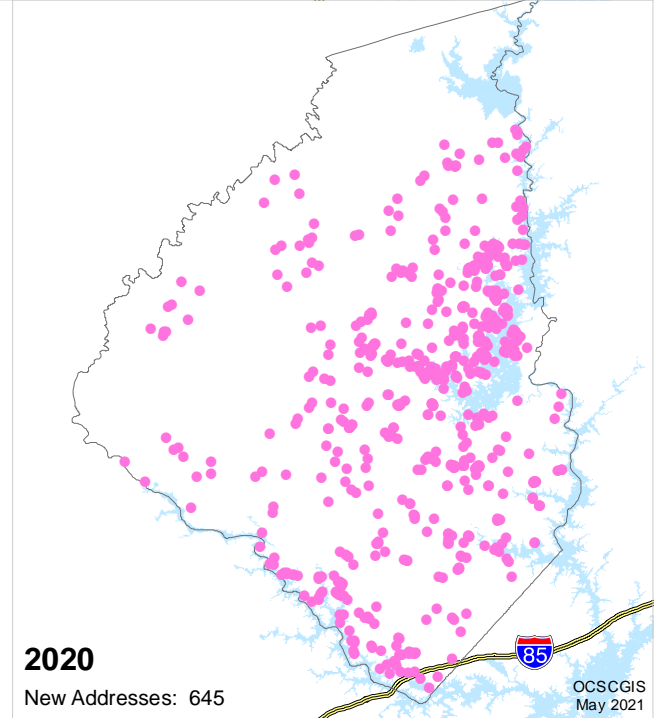
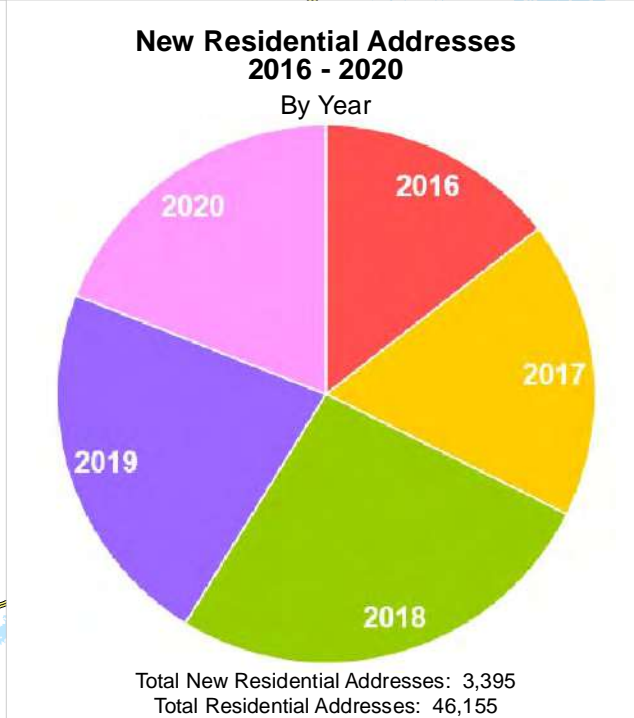
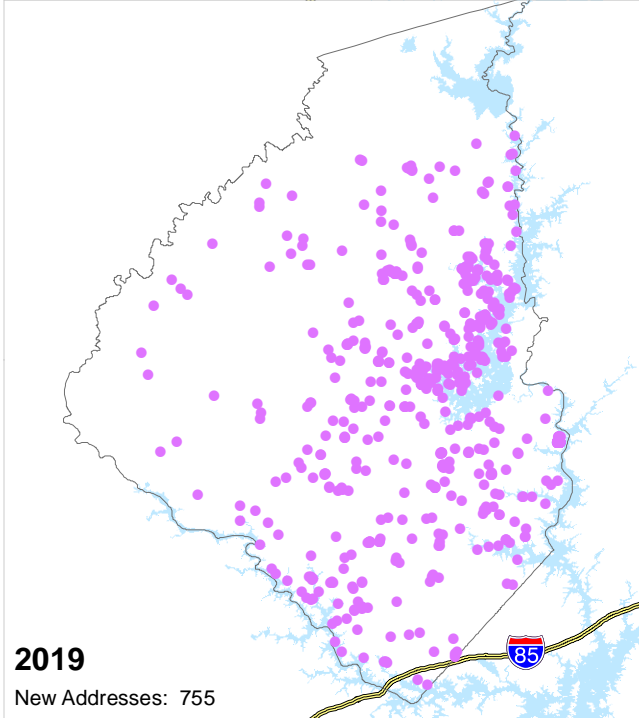
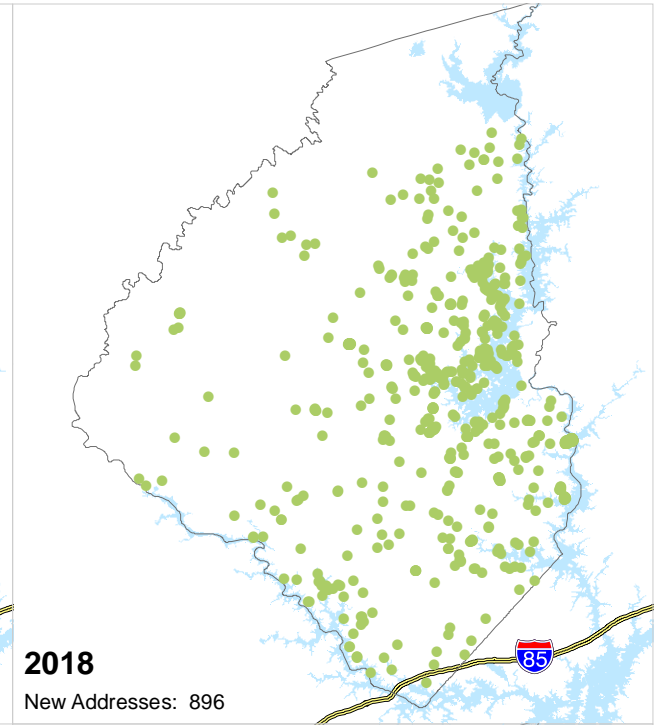
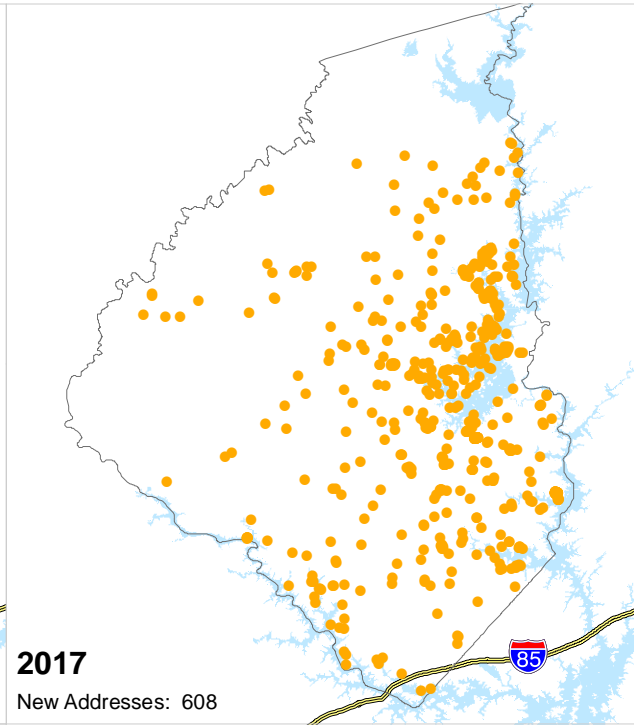
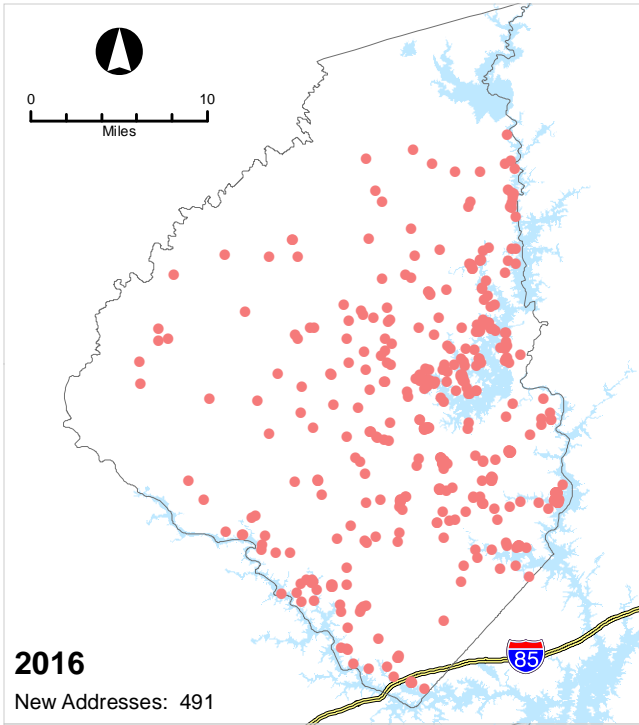
12. Staff comments:

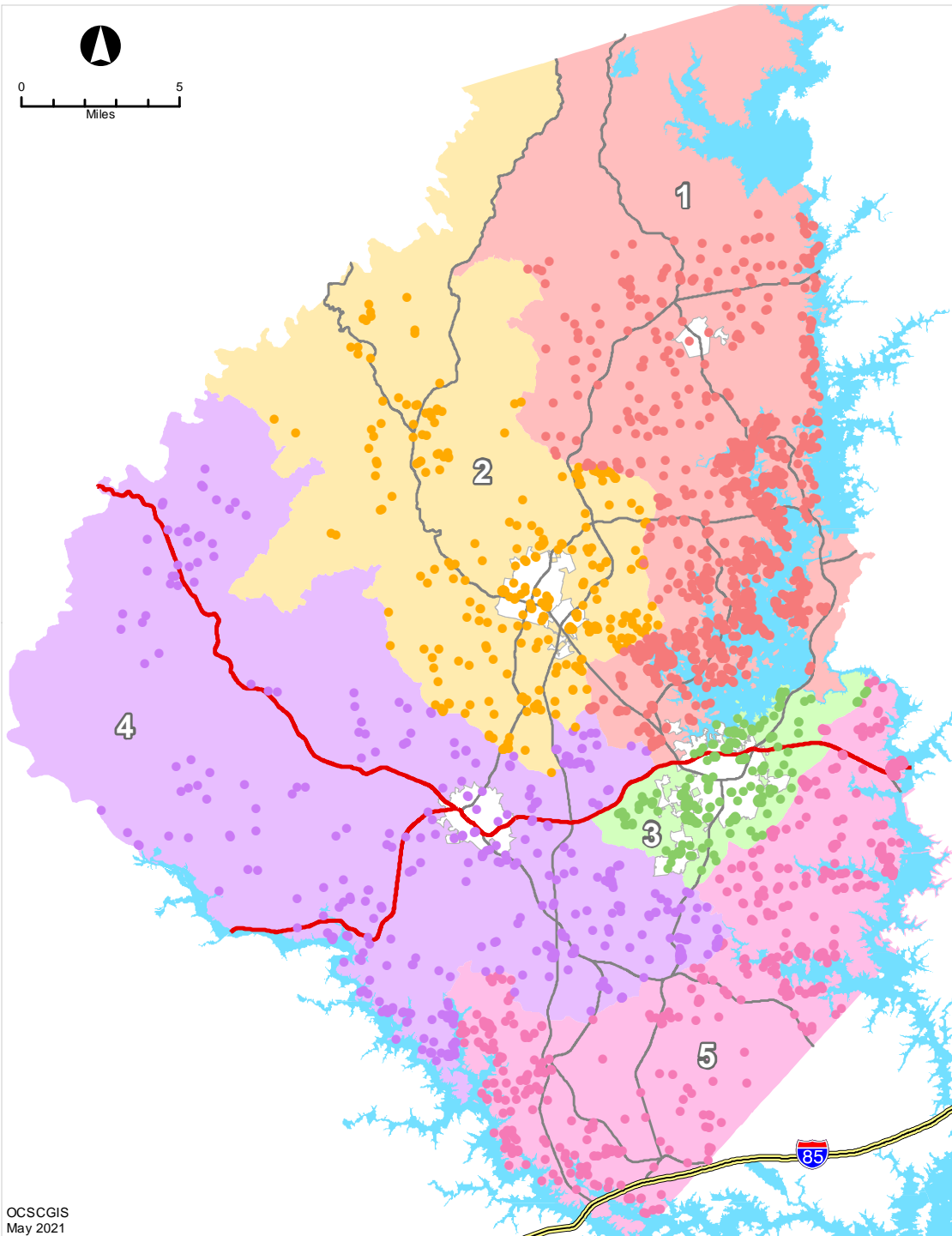
Mr. Chapman spoke to his time with Oconee County, suggested the Commission continue to be cordial while discussing topics and asked that they please continue to support farmers and agriculture after he takes his leave.

Mr. Smith thanked Mr. Chapman for all he has done for the Commission.

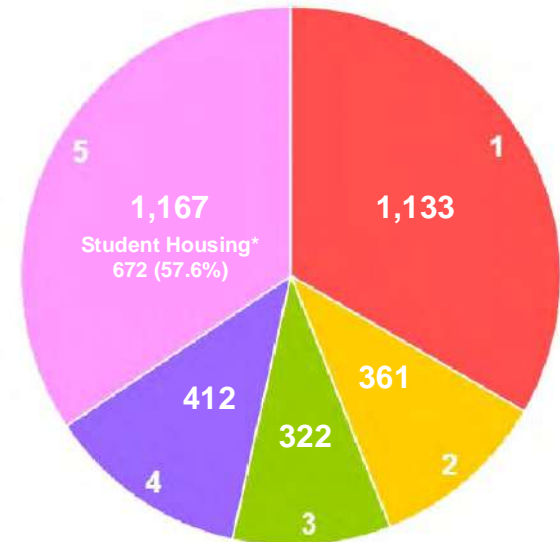
13. Adjourn – Meeting was adjourned by unanimous vote at 7:08 pm.

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.





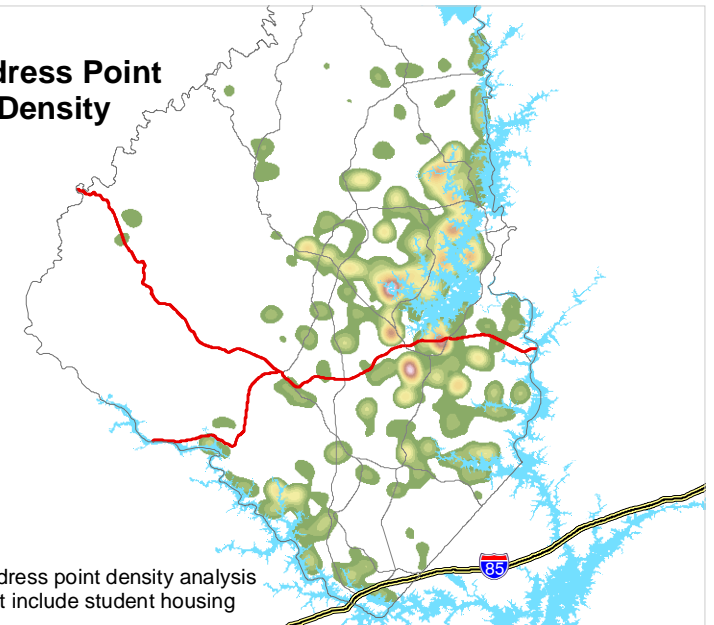
New Residential Addresses 2016 - 2020 By Council District



Total New Residential Addresses: 3,395
Total Residential Addresses: 46,155

*Student Housing: The Pier, Hartwell Village, Clemson EPOCH

Address Point Density

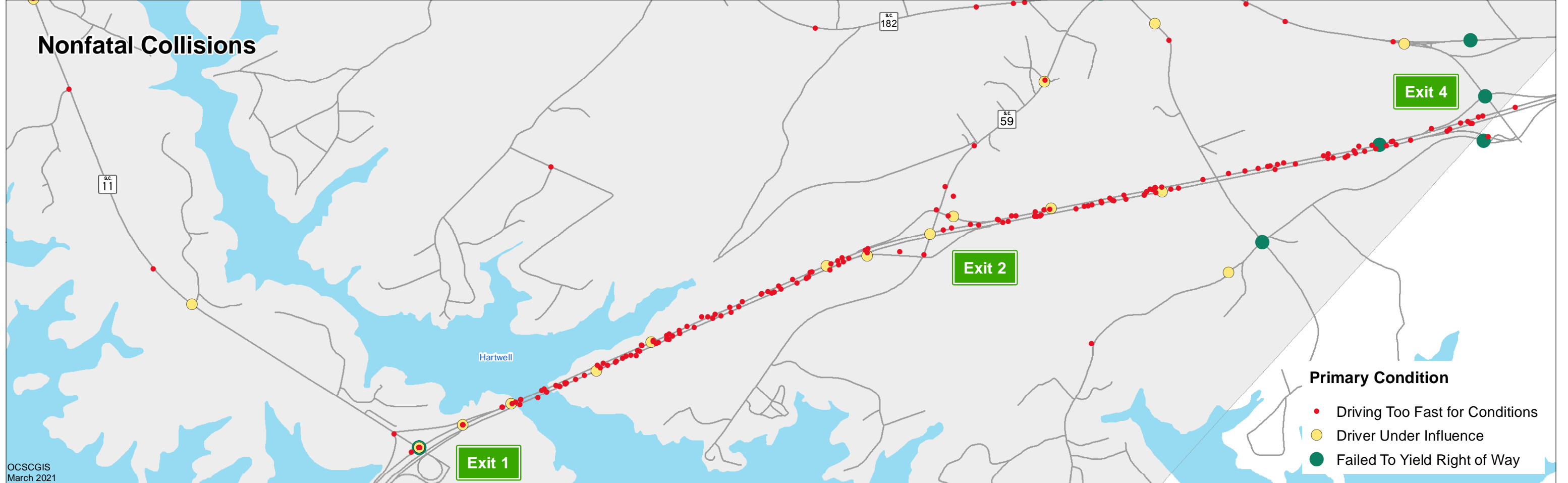


Note:
New address point density analysis
does not include student housing

Fatal Collisions



Nonfatal Collisions



Primary Condition

- Driving Too Fast for Conditions
- Driver Under Influence
- Failed To Yield Right of Way

COMPREHENSIVE PLAN LIST OF 2021 STRATEGIES LISTED
AS 'TIME FRAME FOR EVALUATION'
NUMBERS 1 THRU 5 ORIGINALLY SELECTED BY PC.
REMAINING STRATEGIES HAVE CATEGORY ASSIGNED –
SEE CATEGORY LIST FOR FURTHER EXPLANATION

- #1 Housing (3.1.1.1,3.1.1.4/ 3.1.2) #14 topic most mentioned at community meetings– 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.
Review- Housing white paper sent to county council on April, 2021
- #2 Entertainment and Recreation – (5.3.1.1, 5.3.1.3,7.3.1.4, 2.1.2.3) #1 topic most mentioned at community meetings. PC should send letter to the Tourism Board letting them know the local residents may be unfamiliar with all there is to do in the area. Web site visitoconeesc.com highlights calendar of events monthly. Invite Ken Sloan to speak.
Review – Riley Johnson – Seneca and Ken Sloan – county tourism manager made presentations to PC. Asked for support of 2% Hospitality Tax to support tourism. Greenway Feasibility and Implementation funds in budget.
- #3 Protect ag land (8.1.1.4, 6.2.1) #21 topic most mentioned at community meetings. Limit non-ag development in productive and prime ag areas to densities and development patterns that are consistent with the continuation of viable ag.
Review – Pat agreed to review. Some suggestions: (Development Standards) - Screening, Zoning, Revise zoning ord to add Ag 5/50 Zoning categories, Urban growth boundaries, Conservation Easement, consult Ag Board.
- #4 Downtown Retail – (4.3.1.1, 5.3.2.3) #3 topic most mentioned at community meetings –
Review – Is PC action required??

#5 Road Maintenance Planning – (9.3.3.2, 9.3.2.2) #5 topic most mentioned at community meetings- sidewalks, bike lanes, etc.) Ask CAT bus where they are planning for future expansion. Continue the discussion of sidewalks to identify if our current ordinance is good ‘as is’ or if it needs revision to certain areas or corridors.

Review – Sidewalk discussion. Schedule CAT bus rep for future plans in county. Review recent SCDOT improvement of Route 24 and other roads recently announced for paving.

CAT 5 3.1.1.3 – (No comments received from community meetings) Review and amend land use plans and regulations relevant policies and proposed residential developments to ensure compatibility between new residential developments and existing ag uses.

Review – See #3 above. (Development Standards) - Screening between incompatible entities. Zoning, Revise zoning ordinance to include Ag 5/50 categories, Urban growth boundaries.

CAT 4 3.2.1.4 – (No comments received from community meetings) Work with the state and other organizations to identify and secure funding for housing and neighborhood rehabilitation for declining and unsafe residential areas through the public, non-profit and private sectors.

Review- There is funding in Covid 19 bill - \$213 billion for ‘retrofitting and building affordable housing’ (WSJ, April2, 2021) How much and when will it reach Oconee?? “Rehabbed and Ready” 20 billion in tax credits to refurbish housing. (WSJ-May 25)

CAT 3 4.3.2.5 – (4 comments received at community meetings) Identify projects and promote Opportunity Zone Incentive areas.

Review – Opportunity Zone are economically distressed communities that may qualify for tax capital gain deferment. Oconee Economic Alliance can best identify these areas and contact parties interested in this type investment.

CAT 5 5.1.1.2 – (No comments received; 6.2.4.4 -decrease littering – received 26 comments at community meetings) Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other measures as appropriate.
Review – Litter Control Ordinance recently revised (2021-09) . County has posted job offering for Code Enforcement Officer

CAT 5 5.1.2.1 – (No comments received at community meetings)
Promote the on-going improvement and maintenance of property condition and appearance of historic structures and districts
Review – Open strategy. New ordinance 2021-11 at 2nd reading that addresses this.

CAT 3 5.1.2.4 – (No comments received at community meetings.) Explore the purchase and adaptive reuse of the Utica Mill site.
Review – Contact Annie Caggiano at Oconee Economic Alliance for current info.

CAT 3 6.2.1.2 – (6.2.1 received 10 comments from community meetings) Provide appropriate assistance from County departments and agencies in efforts to identify and preserve significant lands and scenic areas.
Review – Around Lakes Keowee and Jocassee, funds are available to create, enhance and protect fish and wildlife habitats along the shores. When docks are installed a fee (\$400?) is added by Duke for habitat enhancement.

CAT 3 6.2.3.2 – Work with public conservation partners to identify additional significant natural resources including viewsheds and habitats that warrant protection.
Review – See 6.2.1.2. Review riparian ordinance.

CAT 5 6.3.2.3 – (22 comments received at community meetings) Support and coordinate with SCDHEC to mitigate identified water quality impairments.
Review – Storm Water Engineer in 2021-22 budget. LKSWPT has funds to repair septic tanks along water ways. They have tried to get interest from residents along Cane Creek for septic tank repair, Riparian ordinance review, Junkyard ordinance (drainage into ground water)

CAT 5 6.3.4.2 – (22 comments received at community meetings) Explore partnerships to develop a master plan for preserving their watershed areas surrounding our lakes including Keowee, Jocassee, and Hartwell.
Review – See 6.3.2.3.

CAT 5 6.3.4.4 – (22 comments received at community meetings) Explore and promote best practices to protect waterways in ag and developing areas.
Review – See 6.3.2.3.

CAT 3/4 8.1.1.3 – (no comments at community meetings) 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 ag and silviculture.
Review – Public hearings will be conducted for these types of projects.

CAT3/4 8.1.1.7 – (no comments received at community meetings) Ensure that the impacts to adjacent farms and forest land is part of the deliberation and decision making for proposed public projects.
Review – Public hearings will be conducted for these types of projects.

CAT 3 8.1.2.1 – (no comments received at community meetings) Work with state and federal agencies to attract ag related grants and revenue sources and support efforts to establish pilot programs related to new ag technologies and products.
Review – Coordinate with Ag Advisory Committee on all Element 8 strategies.

CAT 3 8.1.2.2 – (no comments received at community meetings) Provide appropriate assistance to expand non-traditional and specialty ag opportunities.

Review – Coordinate with Ag Advisory Committee

CAT 3 8.1.2.3 –(no comments received at community meetings) Ensure the ability of a farm to have a farm-related business onsite.

Review – Is there anything to prevent this? Coordinate with Ag Advisory Committee.

CAT 3 8.1.2.6 – Support SC right -to-farm laws and consider adopting a county right-to-farm policy.

Review – Coordinate with Ag Advisory Committee. Can they take the lead?

Cat 3/5 8.2.1.3 – Support efforts to permanently preserve important forestland.

Review – See item 5 (8.1.1.4, 6.2.1) Forestland is now sold as carbon credits. Screening, Zoning, Revise zoning ord to add Ag 5/50 Zoning categories, Urban growth boundaries, Conservation Easement.

CAT 5 9.2.1.4 – (32 comments received about road maintenance and planning – 9.2.1.2) Explore and adopt appropriate traffic management tools and techniques available through land use regulation that utilize concept such as limiting the number of curb cuts in high traffic areas.

Review – Collision data presented to PED on June 1,2021

CAT 3 9.3.2.4 – Find and repair any conflicts that exist within the current code of ordinances to provide and maintain adequate safe and accessible trails.

Review – Is there an ordinance for trail maintenance? Parks and Recs commission should take lead.

CAT 5 11.1.2.7 – Identify the location and density of RV parks to determine if additional regulation is needed to manage traffic, ensure health and safety and address environmental impacts with particular emphasis on waterbodies.

Review –RV ordinance completed.

CAT 5 11.1.3.1 – Map prime and functioning ag properties to determine areas that may request protection from incompatible uses.

Review – See item 5

CAT 5 11.1.4.2 – Develop overlay districts, primarily along principle community entrances (highway corridors) to meet the individual needs of each district in areas such as signage, appearance, transportation needs, etc.

Review – Tried at CC level

CAT 5 11.1.4.3 – Promote development that is consistent with the character of SC Hwy 11 through the incorporation of a corridor overlay, conditional use provisions, or other mechanisms; and explore ways to preserve and maintain tree lines and scenic vistas along SC Hwy 11.

Review – Part of 24 and 28 and 107 are also scenic highway in Oconee. No support from CC for this type effort.

CAT 3 4.1.1.1 Maintain economic incentives for new and expanding industry.

Review – Incentives in place.

Cat 5 4.2.2.2 – Prepare Oconee County graduates and residents for high demand, higher wage careers and occupations, equipping them with the training and education to apply their skill in a broad and diverse economy.

Review – Medium income about \$10,000 less than State medium income. Career center training in place??? Attract higher paying businesses.

CAT 5 4.2.2.3 – Increase access to local employment opportunities that can reduce overall commuting distance and costs for residents.

Review – Is this a problem?

CAT 5 7.1.2.1 – Expand sewer service throughout areas identified by the Land Use Element as potential areas of development, while implementing appropriate measure to avoid negative impacts on sensitive areas.

Review – Municipalities control expansion. County not member of sewer board.

CAT 3/4 9.2.1.2 – Develop an ongoing systematic road maintenance and upgrade program based on steady revenue sources.

Review – Gas Tax increase resulted in improvements in rt 24. 6.4 miles of hwy 11, 6 miles of Country Junction Road and 3.5 miles of Welcome Church Road planned. Road also for about 25 to 30 roads. Time frame for this not available. Contract to be released about middle of June

CAT 4 9.2.1.7 – Enhance communication with local and state departments of transportation on current and proposed projects.

Review – See 9.2.1.2 –

THIS PRIORITY CATEGORY LIST WAS DEVELOPED FOR REVIEW OF 2021 'TIME FRAME FOR EVALUATION' STRATEGIES. THE CATEGORY ASSIGNMENT PROCESS, IS AN ACCEPTED PROCESS FOR THESE TYPES OF TASKS.

THE STRATEGIES NUMBERED 1 THRU 5 WERE PREVIOUSLY AGREED BY THE PC AS PRIORITY STRATEGIES AND WILL CONTINUE TO BE DISCUSSED. NEXT, OUR OBJECTIVE SHOULD BE TO ADDRESS CATEGORIES 1 AND 2.

Category 1 –Action by PC should have positive effect on this strategy. Related PC time and implementational expense minimal. Strategy should be in the top 75 of comments received from citizens at community meetings.

Category 2 - Action by PC may have marginal effect on this strategy. Related PC time and implementational expense a consideration.

Category 3 –Action by other committees/commissions/OEA needed on this strategy and coordinate with PC – if required - during development of draft ordinance.

Category 4 – Coordination at county administrator or county council level would result in more timely and beneficial response from other municipalities and/or state agencies.

Category 5 – This strategy recently addressed or under review or is not achievable or obtainable.