



# Oconee County Planning Commission

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## Minutes Planning Commission October 14, 2013

The Oconee County Planning Commission held a meeting on October 14, 2013 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: David Lyle, Chairman  
Ryan Honea  
Andrea Heller  
Bill Gilster  
William Childress  
Bradley Hancox

Staff Present: Mr. Stephens, Deputy Director of Community Development  
Matthew Anspach, Planner I  
Mr. Tom Martin, Esq., County Attorney

Media Present: None

### Item 1: Call to Order

Mr. Lyle called the meeting to order.

### Item 2: Approval of the Minutes from August 26th Meeting

Mr. Gilster made a motion that the minutes be approved as written. Ms. Heller seconded the motion and the motion passed unanimously.

### Item 3: Public Comment for Agenda and Non-Agenda Minutes

None

### Item 4: Update from the Ordinance Review Sub-Committee

Ms. Heller stated that there was one meeting since the last Commission meeting. There is nothing new to discuss. She also commented that she hopes to have more information for the next Planning Commission meeting.

Mr. Stephens added that he and Mr. Anspach are continually reviewing the Ordinances and hope to have a final draft by the next meeting in November.

### Item 5: Presentation of Capital Improvements Project Listing

Mr. Stephens mentioned that this is an annual event. He covered the process and scoring system used to develop the Capital Projects Improvement Listing. Mr. Stephens went over the two projects that had been scored by Capital Projects Advisory Committee (CPAC) in 2013: South Cove and the “Library Package”. He also covered the Planning Commission’s responsibility to recommend to County Council adjustments and prioritizations to the list.

Ms. Heller asked Mr. Stephens how they prioritize the list.

Mr. Stephens responded that he could get the Commission the score sheets used by CPAC.

Mr. Lyle had some questions concerning the contents of the CPAC review/score packet.

Mr. Stephens explained what the CPAC review/score packet contained.

Mr. Honea noted that the sewer line was in the wrong place on the score sheet because it had already begun.

Mr. Gilster pointed out that most of the projects on the list past the first couple of priorities apparently do not have funding inferring from the statement on the packet that reads “if and when funds become available, how would you prioritize?”. He also echoed what Ms. Heller previously mentioned in that it is difficult to know what comments to make on prioritization when they do not know how they were prioritized based on their scoring.

Mr. Stephens explained that “if and when funds become available” does not necessarily mean that funds are not available. For example, Sewer South is on the list and the project is already moving forward.

Mr. Stephens explained that the packets from last year contained the score sheets for last year’s projects and disclosed how they were scored and reiterated that he could get them for the Commission.

Mr. Honea pointed out that it is not the Planning Commission’s duty to decide whether there is funding for the projects but the Councils.

Ms. Heller asked who sent the packets to them.

Mr. Stephens answered that staff forwarded the scored projects packets to the Commission for review.

Mr. Lyle mentioned CPAC meets next month and then asked whether the Committee would be reviewing any projects. Mr. Stephens answered that he did not believe they had anything up for review and that if they did it would not be up for review by the Planning Commission until next year.

Mr. Stephens continued that the only difference to this year's and last year's was the scoring of South Cove and the Library Package.

Mr. Gilster motioned to table the issue until they receive the score sheets.

Ms. Heller seconded the motion. The motion passed unanimously.

### **Item 6: Activity Update**

Mr. Stephens spoke to activity going on over the last couple of weeks including a rezoning request. There is also a dentist office, some expansions of industrial facilities, and Point West is entering Phase III.

### **Item 7: Old Business**

None

### **Item 8: New Business**

Next meeting date: Mr. Stephens stated that he met with Mr. Lyle today and they considered the 18<sup>th</sup> of November.

Mr. Lyle asked if this would be a workshop. Mr. Stephens answered that it would as long as the Sub Committee Review was on schedule.

We may have a meeting in early December. Mr. Stephens stated he spoke with the Clerk to Council about potential dates.

Mr. Martin offered to explain the ties between Capital Project Sales Tax Committee (CPSTC) and the Planning Commission. In the Comprehensive Planning Act, one of the functions for the Planning Commission is to look at capital projects of the County. The Planning Commission has to look at it from a land use planning standpoint from the overall Land Use Plan while the County Council and staff look at it from a funding standpoint.

Ms. Heller explained that she was concerned that County Council and the Capital Projects Sales Tax Committee (CPSTC) could come up with two different lists entirely.

Mr. Gilster expressed his concern over the multiple amounts of projects that aren't scored and that there is no date set to meet and eventually score them.

Mr. Martin answered that it is still ultimately up to the County Council to decide on when to move on a particular project.

Mr. Gilster asked Mr. Martin whether he was implying that it is not necessary for all capital projects to go through the Capital Projects Advisory Committee (CPAC), and then on to the Commission.

Mr. Martin responded that he would need to get back to him on the question because he did not review the code for the CPAC.

Mr. Stephens stated that staff coordinates the review internally because we didn't have to have a decision today.

**Item 9: Adjourn**

Ms. Heller moved to adjourn. Mr. Gilster seconded the motion. The motion passed unanimously.