

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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MINUTES

Comprehensive Plan Review Subcommittee

5:30 PM, MONDAY, MAY 16, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Gilster, Chair
Mr. Honea
Mr. Childress

Staff Present: Josh Stephens, Deputy Director of Community Development
Art Holbrooks, Strategic Planner
Matthew Anspach, Planner I

Media Present: None

1. Call to Order

Mr. Gilster called the meeting to order. 5:30 PM

2. Approval of Minutes from Friday, May 19, 2014

Mr. Honea made a motion to approve the minutes.

Mr. Childress seconded the motion. The motion passed unanimously.

3. Public Comment for Agenda and Non-Agenda Items (3 minutes)

None.

4. Review of the Comprehensive Plan --- Goals Section

a. Staff Comments

Mr. Stephens suggested that the group continue discussion of Goals 4 and 5.

Mr. Holbrooks led a discussion and overall review of Goal 4. He spoke on the importance of bringing in the professional(s) to the Subcommittee meetings for each particular issue such as fire and emergency services.

Goal 4 Obj. 3:

Mr. Holbrooks spoke on the issue of solid waste and its cost. He also talked about the Keowee-Toxaway Relicensing Agreement and Oconee's 3rd place standing in the state in recycling efforts.

Goal 4 Obj. 4:

Mr. Holbrooks spoke on public safety and emergency response. He added that specific professionals would need to be included in the planning meetings when discussing the issues concerning public safety, and emergency response.

Goal 4 Obj. 5:

Mr. Holbrooks spoke briefly on Oconee's history with Early Action Compact and the ozone standards.

Goal 4 Obj. 6:

Mr. Holbrooks talked about access to social programs for Oconee citizens. He talked about the higher than average amounts of elderly retirees in the County as well as the youth populations in regards to access to social programs.

Mr. Gilster asked what medical facilities the County owns.

Mr. Holbrooks talked about the Lakeview Nursing Home and Rosa Clark Medical Center in which the County contributes financially.

Mr. Stephens added that in order to help provide access for the youth and elderly certain elements can be provided through zoning code such as sidewalks in certain zones.

Mr. Ben Teretzky spoke about the high number of elderly people around the lake and making sure that there are adequate standards in place for things such as handicap parking.

Goal 4 Obj. 7:

Mr. Ben Teretzky spoke on radon and Oconee County's placement in comparison with other counties. He mentioned that it is important to make sure realtors are aware of radon as well as the Home Builders Association. He added radon detection and prevention should be included in the building code. He spoke specifically about adding four inch pipe that can be capped in the crawl space of all new houses that could be used to help mitigate radon levels.

Mr. Gilster asked if the pipe idea could be included in building code standards.

Mr. Stephens replied that he would pass the idea on to the Community Development Director.

Goal 4 Obj. 8:

Mr. Holbrooks spoke on the County Engineer's efforts in improving the County roads inventory.

Goal 4 Obj. 9:

Mr. Holbrooks talked about funding and funding studies concerning public transportation in the County. He also talked about the Transit Advisory Committee. He mentioned potential routes that the studies are looking at.

Goal 4 Obj. 10:

Mr. Holbrooks talked about suggestions for improving pedestrian and bike routes to allow for greater use of alternative forms of transportation and ecotourism. He talked about involving Phil Shirley and Ken Sloan with Mountain Lakes Convention and Visitors Bureau (CVB) and Parks & Recreation to discuss tourism.

Goal 4 Obj. 11:

Mr. Holbrooks presented about the asset that the airport is to the County based on ability for corporations to access the area readily.

Goal 5 Obj. 1:

Mr. Holbrooks discussed the importance of promoting the County's cultural heritage.

Goal 5 Obj. 2:

Mr. Gilster asked what effort was being done to upgrade or identify historic sites or properties.

Mr. Stephens discussed efforts made since the last version of the Comp Plan dealing with Scenic Highway 11 and where the Subcommittee wanted to go with it in the future.

Mr. Ben Teretzky spoke on efforts made by previous art councils to educate elementary schools on cultural heritage and arts in the past. He also talked about property maintenance issues throughout the County.

Mr. Stephens suggested summarizing what has been discussed; compile a list of items that the Subcommittee is certain need to be looked at as priorities; and bring the list before the full Commission to see how they recommend going forward. He added

community meetings would follow once they hammer out what the specific topics are that need to be addressed.

Mr. Holbrooks added that things such as impact fees need to be discussed or will need to get a lot of attention and need to get dealt with. He spoke on how the Subcommittee would need to get a better handle on the issue before going out to the community.

Mr. Gilster asked if running notes and revisions might look a lot like the ordinance review.

Mr. Stephens suggested the Subcommittee review everything for themselves and compile a list based on points of interest from the Subcommittee review to develop a master list or report to bring before the Commission.

Mr. Gilster suggested the Subcommittee meet again concerning their new lists before bringing it before the Commission.

4. Old Business *[to include Vote and/or Action on matters brought up for discussion, if required]*

Mr. Gilster talked about looking at the potential growth areas map presented.

Mr. Stephens explained the graphics of the map of the potential growth areas presented.

Mr. Ben Teretzky discussed how Duke looked at future growth on the lake.

Mr. Jim Codner suggested developing a current land use map that would describe where current infrastructure is to help predict where development is coming.

Mr. Holbrooks added that much of that type of work could likely be done by the County compared to years ago where the resources would not be available.

Mr. Ben Teretzky mentioned the pull of Atlanta and the effect that it could have on Fair Play. He also talked about bringing together organizations and developers or home builders to get input on where development is heading.

Mr. Holbrooks discussed talking with GIS and seeing how long it would take to develop and infrastructure map or current land use map.

Mr. Stephens talked about the importance of getting the on the ground perspective that community members will bring to the table in regards to current land use and trends within their respective community.

Mr. Gilster discussed presenting to the Commission the Subcommittee's consensus on goals and priorities, a current land use map, and a future land use map showing potential conservation areas among other things.

5. New Business *[to include Vote and/or Action on matters brought up for discussion, if required]*

None.

6. Adjourn

Mr. Honea motioned to adjourn.

Mr. Childress seconded the motion. The motioned passed unanimously. 7:36 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: jstephens@oconeesc.com.