



# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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## MINUTES

6:00 PM, MONDAY, MARCH 9, 2015

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Honea  
Mr. Kisker  
Ms. McPhail  
Mr. Ownbey  
Mr. Richards

Staff Present: Josh Stephens, Deputy Director of Community Development  
Matthew Anspach, Planner

Media Present: None.

### 1. Call to Order

Ms. McPhail called the meeting to order. 6:00 PM

### 2. Approval of Minutes for Monday, February 23, 2014

Mr. Stephens commented on some last minute corrections to the minutes.

Mr. Honea motioned to approve the minutes as corrected from February 23, 2014.

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

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

Mr. Danny Day, Library Board, Chairman of Trustees, spoke on his support for the library system to remain on the CIP list as a priority.

Bill Caster, Library Board, Trustee, expressed his support for the library system and it to remain as a priority on the CIP list.

Becky Heatherington, Library Board, Trustee, expressed her support for the library system and it to remain as a priority on the CIP list.

Donna Linsin encouraged the Commission to consider their seating arrangement so that the public could hear them better.

**4. Consideration of Ord. 2015-14 (2015SUB01)**

Mr. Anspach presented the matter before the Commission. He informed the Commission that the request for rezoning would have no bearing on approval for development and that a rezoning would bring the property more in line with the Future Land Use Map.

Mr. Honea motioned to recommend to Council to approve the rezoning.

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

**5. Consideration of the Capital Improvement Program List**

Mr. Anspach reintroduced the Capital Improvement Program (CIP) list to the Commission.

Ms. McPhail asked staff to determine the status of improvements to the Manned Convenience Center listed on the CIP list, in terms of safety.

Mr. Honea motioned to recommend to Council that they look strongly at (1) bringing sewer to I-85 and (2) investment in the Library System with emphasis on development of a new Seneca branch library as priorities for the capital projects.

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

Ms. McPhail called for a 5 minute recess.

**6. Continued Discussion of 2015 Priorities**

Mr. Stephens presented the Commission with a compilation of the Commission's list of priorities. He highlighted that recycling and scenic highway protections topped their lists. Mr. Stephens also discussed examples and ideas to help preserve and enhance the agricultural character of the County. He went on to discuss ways to improve communication between the County and all of the towns and municipalities to help the community as a whole. He reminded the Commission that it is their role to recommend things to Council including ways strategize or improve planning and action ideas for the County. Mr. Stephens cited examples of government efforts in Kentucky for Ag. Preservation as well downtown redevelopment in Greenwood, SC.

**7. Consideration of the 2015 Comprehensive Plan Review Action Plan**

Ms. McPhail suggested that the Commission send Mr. Stephens comments on what goals and objectives are done or not as they review the Comp Plan individually.

Mr. Richards mentioned that as home development became more prominent in the County, the Commission would have to begin to really look at form based code.

Mr. Honea talked about how the Commission would also need to look at how to incentivize more building of workforce housing.

Mr. Richards added that the workforce housing market would grow with the help of the industrial market.

Mr. Ownbey talked about how he believed the Commission should be focusing on the issues in the presentation due to some of the recent economic news, including the Newspring/Casto development.

Ms. McPhail commented that the County should focus on the gateways to the County first and that if they succeed in building character in those areas, the rest of the County will likely follow.

Mr. Richards mentioned that Council would need to direct the Administrator to develop a plan for costs, in regards to implement a County recycling program.

Ms. McPhail expressed that she would like to know what it costs and how much does the County make in regards, currently with solid waste/recycling.

Mr. Stephens presented SmartSheet software used by staff to help keep track of multiple projects. He showed how he plans to utilize the software to assist with the Comp Plan. He added that the Commission will need to keep track of work being done with the Plan but also, that staff will update and remind them as they go. Mr. Stephens requested that the Commission call and ask questions or drop by the office to ask any questions or discuss topics before meetings so that he can properly answer or explain them. He surmised that the Commission would like to see staff put together concepts in writing on how to incorporate some of the ideas expressed in the presentation. He added that, if so, the plan would start with looking at how to apply in very small areas.

Ms. McPhail responded that staff's next step would be to come up with and present some practical ways for Oconee County to utilize tools such as form based code in the Comp Plan.

Mr. Stephens emphasized incentives, bonuses, and policies in general, being included in the Comp Plan elements to help make the Plan more achievable. He added that the plan should look like: goals-elements-policy. He also talked about the importance of a coordination element to have better communication with other municipalities.

**8. Old Business**

Mr. Stephens presented on updates and meetings concerning the Agricultural Advisory Committee. He added that hopefully within a couple of months, there will be an outline and formal presentation for the Commission's discussion and consideration.

**8. New Business**

Mr. Honea brought up an issue with lots in the County that abut the Corps Line on Lake Hartwell. He mentioned that there should be a special setback or exemption from the normal setbacks, to a setback of only 5', specifically for property abutting the Corps Line on Lake Hartwell.

Mr. Stephens responded that staff would look into solutions for the next meeting.

**9. Adjourn**

Mr. Ownbey motioned to adjourn the meeting.

Mr. Richards seconded the motion. The motion passed unanimously. 8:15 PM