

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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## MINUTES

6:00 PM, Monday, February 5, 2018

Oconee County Council Chambers

### Members Present:

Mr. Kisker District 1  
Mr. Gramling District 2  
Mr. Vassey District 3  
Mr. Pearson District 4  
Mrs. Lyles District 5  
Mrs. McPhail At-Large

**Staff Present:** David Root, County Attorney  
Adam Chapman, Zoning Administrator

**Media Present:** None

### 1. Call to Order

Mr. Pearson called the meeting to order at 6:00 PM.

### 2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

### 3. Pledge of Allegiance

### 4. Approval of Minutes

- a. January 22, 2018  
Mr. Kisker – Motion  
Mrs. McPhail – Second

### 5. Public Comment for Agenda and Non-Agenda Items

Mr. Marcovich stated that tax increment finance (TIF) should be added to the Priority Investment Element as a method for financing growth the next time the plan is updated. Mr. Marcovich said that the Priority Investment Element states that there aren't any impact fees but, in reality, there are impact fees, just called by another name. When a builder puts in more than 10 dwellings on a county road a study is done and if an upgrade has to be done the builder has to pay to do that, and that is an impact fee.

### 6. Staff Updates

Mr. Chapman stated that he contacted Alta Planning, which is the County's on-call Planner, and requested a quote as to what they would charge to manage the Comprehensive Plan update. Mr. Chapman will update the Planning Commission when the information is available. Mr. Chapman also asked Alta about a quote for a Corridor Plan for Hwy 123 and they stated it has already been done and asked the Planning Commission members if anyone recalls receiving

that from Alta. Mrs. McPhail stated that she doesn't recall having seen the study. Mr. Chapman stated that Alta is going to send it to him when they send Mr. Chapman the quotes on the other things requested. Mr. Chapman stated that Mr. Blackwell will be available March 5 to come and speak if there is anything particular if you could let Mr. Chapman know beforehand so the information could be forwarded to him.

#### **7. Discussion on Priority Investment Element revision**

Mr. Chapman stated that the tables, in Appendix A, had been restructured, not changed. New information that had been added was in red letters. The items that had been accomplished were moved to a new table and the items that the County no longer had funds or interest in pursuing was in another table, and noted as such. Mr. Kisker asked how the information for the new tables was formulated. Mr. Pearson stated that the County Administrator had input into which items belonged in which tables. Mr. Chapman stated on page 4 were redlined out under projected needs "Projected Needs" because since there is not a Capital Improvement Plan (CIP), projecting those needs are not possible. Mr. Chapman stated that the new numbers on the first and second pages came from the Director of Finance. Mr. Chapman asked if any Commission members wanted in-depth discussion about the numbers, the Finance Director could be asked to come and speak. Mr. Pearson asked for a motion to approve this Element as amended. Mrs. McPhail made a motion to approve and it was seconded by Mr. Kisker the vote was unanimous.

#### **8. Discussion on Revised 2010 Comprehensive Plan, including action on Resolution 2018-01**

Mr. Root stated all of the sections of the Plan have been reviewed and updated consistent with Planning Commission instructions, so at this point it would be appropriate for someone to move to approve the Comprehensive Plan as reviewed and amended and adopt the Resolution 2018-01 by the Planning Commission. Mr. Pearson asked for a motion, Mr. Kisker made a motion to approve and Mrs. McPhail seconded the motion. The motion was voted on and it was a unanimous vote. Mr. Chapman asked if he could thank the people that helped make the review of the Comprehensive Plan possible, Mr. Pearson agreed. Mr. Chapman thanked the following: Sherrie Williams, Bill Huggins from Planning, Lisa Simmering with GIS, Casey Neal and Cynthia Adams from the Building Department, Amanda Brock, Scott Moulder, LaDalle Price and Sally Lowry from Finance, Kyle Reed from Roads and Bridges, Shane Gibbs and Scott Kriene from EMS, Gloria Moore from the School Board, Rich Smith from Quarry, Richard Blackwell, Emily Hodge, Mr. Root as well for all their help on getting this done in three months. Thank you from the Planning Department to these people. Mr. Pearson thanked Mr. Chapman for his help as well.

#### **9. Discussion on Collision & Fatality Research**

Mr. Chapman gave an overview of the collision and fatality research. Mr. Pearson asked for a vote to send the research to Council. Mrs. McPhail made a motion to send this document on Collision & Fatality to Council requesting specific direction for our next steps. Mr. Gramling seconded the motion. Mr. Root asked if we are asking Council to tell us about corridors to focus on or are we asking if we want specific information that we want back. Mrs. McPhail stated we've indicated to Council that we are not qualified traffic planners, and that the Planning Commission needs some professional guidance. Mrs. McPhail mentioned that at the last meeting 25,000 thousand dollars was mentioned as an amount to secure a professional recommendation of future possibilities, regarding Corridors. Mr. Root stated that the County

Administrator recommended a letter be written from the Planning Commission, to County Council, signed off by the Chairman, requesting money for the corridor plan. so that can go to Council it could be appropriated. Mr. Root stated that bundling these, the request for funds and the staff research, together would be an efficient way of communicating with Council. Mr. Gramling asked could we get a Corridor Plan done for that \$25,000. Mr. Root stated that an engineering company gave a cost of \$27,000 but stated we could pick and choose what we wanted and that \$25,000 may be able to cover the associated costs. Mr. Pearson asked for a motion to amend the previous motion to incur bundling the staff research with the request for funds. Mrs. McPhail made the motion, Mr. Gramling seconded the motion, the vote was unanimous vote in favor.

#### **10. Discussion on Confirmation of appointment of Secretary**

Mr. Pearson asked for a nomination for this position. Mrs. McPhail nominated Mr. Chapman. Mr. Root stated that in the past it has always been a staff member has served and recommendation would be the motion to confirm that Mr. Chapman as Secretary it would be consistent with State Law. Mrs. Lyles seconded the motion the vote was unanimous in favor.

#### **11. Old Business**

None

#### **12. New Business**

Mr. Kisker asked that since this Comprehensive Plan review is completed will it need to be adopted by the Council before we can start the update. Mr. Root stated that it would need to be adopted by Council before changes are made. The Resolution , 2018-01, signed off on tonight, will be on the next Council agenda for first reading. The Council will have 3 readings and it will become the new Comprehensive Plan. Mrs. Lyles asked about the time frame for final reading and Mr. Root stated that it could be completed by the middle of March. Mr. Kisker asked what the deadline for the 2020 update is and Mr. Root stated that November 2019 would be the deadline. Mr. Chapman stated it is going to be very important to involve the community for each Element. Mrs. Lyles asked if the staff has any suggestions on where we need to start. Mr. Chapman stated that the Goals Element is the first 20 pages of the document is based on all the following pages, we'll take Capitol Project Plan which we don't have is referenced in the Priority Investments that's something to look at which we are legally required to have but don't, is a portion of it. The Priority Investment Element will take some time, it's the shortest section and it took the longest amount of time to get through for the review. The population Element can't be rushed because of the Census. . Mr. Chapman stated he has reached out to Alta Planning and we can reach out to other planning groups to see what they would charge. The Land Use Element was done by a consultant because they did a parcel by parcel survey of the entire county we don't have the staff to do that. Mr. Chapman stated that he will come up with a plan of action. Mr. Chapman stated that the Capital Facilities Element should be first because that will take some time as well.

#### **13. Adjourn**

Mr. Gramling made a to adjourn and was seconded by Mrs. McPhail at 6:43pm