

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## MINUTES

6:00 pm, **Monday, November 19th**, 2018

Council Chambers - Oconee County administrative complex

### Members Present:

Alex Vassey  
Andrew Gramling  
Brad Kisker  
Frankie Pearson  
Gwen McPhail  
Mike Johnson  
Stacy Lyles

### Staff Present:

Adam Chapman - staff liaison

### Media Present:

None

1. **Call to Order-** Mr. Pearson called the meeting to order at 6 PM
2. **Pledge of Allegiance**
3. **Approval of Minutes** – 11/05/2018 - Motion by Mrs. McPhail, with grammatical corrections, seconded by Mr. Kisker, 7-0 approved
4. **Public Comment** - None
5. **Staff Update**  
Mr. Chapman updated the Commission about the Farmer and Rancher session that had occurred since the last Planning Commission meeting. Mr. Chapman noted that of the approximately 1000 homes that have been built in the County in 2018 approximately 750 were stick built and almost 350 were mobile home setups. Mrs. Lyles asked if those numbers could be looked at over the last few years to see if a trend exists.
6. **Planning Commission's 2018 Attendance / 2019 Calendar**  
Public Comment: None  
Discussion: Mr. Chapman provided the Commission with a 2019 holiday calendar that shows conflicts with the Planning Commission's 1 & 3<sup>rd</sup> Monday schedule. Mr. Chapman asked the Commission to look at the 2019 calendar and give some feedback at the next meeting. Mr. Chapman, working on the member's stipends, asked the members for their schedule for the remaining December meetings.
7. **2020 Comprehensive Plan**  
Public Comment - None  
Discussion / Vote: Mrs. Lyles asked about the potential for a joint Planning Commission / County Council and the Consultants for the comprehensive plan meeting in January, and if that meeting could take the place of one of the Commission meetings. Mr. Chapman fielded a date of January 17<sup>th</sup> for that meeting. Mr. Johnson made a motion to request a joint Planning Commission and County Council meeting on 01/17/19, Mr. Kisker seconded the motion, motion passed 7-0. Mr. Johnson and Mr. Pearson updated the Commission on the meeting they facilitated for the Southern Oconee Improvement Association regarding the comprehensive plan.

## 8. Riparian protection

Public Comment - None

Discussion / Vote: As per instruction at the previous meeting, Mr. Chapman has gathered some notes and draft ordinances related to the creation of riparian protections within the County. SCDHEC's standards for riparian buffers were included in the backup material. Mrs. Lyles and Mrs. McPhail noted the strict regulations that agricultural operations must meet for riparian protection. Mrs. McPhail noted that Dorchester County, S.C. has a good riparian buffer ordinance. Mrs. McPhail made a motion to have staff create a draft of a riparian buffer for the County, Mr. Lyles seconded the motion, and the motion passed 7-0

**9. Agricultural Buffers**

Public Comment - None

Discussion - Mr. Chapman noted the process that brought this buffer discussion to the Planning Commission. Mr. Chapman noted that this discussion is because of the setbacks that DHEC has in place of 400' to a shared property line and 1000' to a dwelling unit, regarding confined animal feeding operations (CAFO). Mr. Chapman suggested that the Planning Commission can address these issues through ordinance or through talking with DHEC. Mr. Kisker made a motion that the Agricultural Advisory Board reaches out to the local state delegation to address the standards that DHEC has regarding setbacks for farms. Mr. Pearson seconded the motion, motion passed 7-0. A conversation was had regarding notification of adjacent landowners who move in or intend to build next to a farm. The definition of "farm" was discussed and looked at, from the definition in the S.C. Right to Farm Act. Mrs. McPhail noted that the number one destructive force for agriculture is urban sprawl and encroachment onto farm land. Mrs. McPhail would like the Commission to have a backup plan in the case of agricultural buffers do not come to fruition. Mr. Kisker made a motion to table discussion on agricultural buffers until a future date, Mr. Johnson seconded the motion, the vote was 6-0, in favor of tabling, with Mrs. McPhail abstaining.

**10. Old Business -None**

**11. New Business - None**

**12. Adjourn - 6:55PM**