

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

6:00 pm, Monday, July 1, 2019

Council Chambers - Oconee County administrative complex

## Members Present

Gwen McPhail

Alex Vassey

Mike Johnson

Frankie Pearson

Mike Smith

Andrew Gramling

Stacy Lyles

## Staff Present

Adam Chapman

Vivian Kompier

## Media Present

None

1. **Call to Order** - Mr. Pearson called the meeting to order at 6:00pm
2. **Invocation by Mr. Root**
3. **Pledge of Allegiance**
4. **Public Comment for Non-Agenda Items (3 minutes per person)**  
Mr. Barnett - In regards to septic tanks, Oconee County has higher agencies to address this problem. The Planning Commission needs to somehow insert the Bill of Rights into the Comprehensive Plan.
5. **Approval of minutes from 06172019**  
Mrs. McPhail made a motion to approve, Mr. Smith seconded the motion. The vote was 7-0 in favor to approve.
6. **Staff Update** – Mr. Chapman updated the committee on the progress in the county. New to the Rochester Highway in Seneca area will be a Dollar General and Bojangles. Also, there are plans for more student housing. We have a tremendous growth spurt going on and the inspectors are working hard. Mr. Root spoke about coming to the Planning Commission meetings and said that he will be there when there is a need for him.
7. **Sign ordinance discussion** – Mr. Pearson had several citizens speak to him about billboards. There are multiple billboards not being rented and they obstruct the view. There was much discussion that followed, and Mr. Chapman will email the sign ordinance to all members.
8. **Comprehensive Plan 2030**
  - a. **Public Comment** –

Mr. Barnett reiterated that he would like to see the Bill of Rights incorporated in the Comprehensive Plan.

Mr. Markovich expressed that developers give the road, sewer, and water to the county and are still paying fees. This is not a funding opportunity. In the last 6 years the rural roads have been expanded by 4 feet and it is adding to the storm water issue.

**b. Public Outreach –**

- July 9, 2019 – 6pm - Mountain Rest Community Club, Verner Mill Rd. (near the Junction of Hwys 28 and 107) Mountain Rest, SC
- July 11, 2019 – 6pm - Salem Community Center/Town Hall, 5 Park Ave A, Salem, SC
- July 18, 2019 – 6pm - Westminster Depot, Main Street, Westminster, SC
- July 25, 2019 – 6pm - Fair Oak Youth Center, 150 Schoolhouse Rd. Westminster, SC

The new newspaper ad just came out; the survey is on the back page. Several surveys have already been returned. All the information from the Outreach meetings will be compiled and presented to the committee.

Alta will be here August 5 to discuss the Highway 123 Plan.

**c. Executive Summary –** Mr. Smith said the committee has finalized the vision statement. There are three sections: 1) Assets to build on 2) Challenges to overcome 3) Consequences for inaction. All are invited to attend these meetings.

Mr. Smith made a motion, seconded by Ms. McPhail, to add to the Community Facilities element – Direct staff to create a goal/strategy to reduce the high school dropout rate, with SCDOE and Department of Social Services as accountable agencies. Motion passed 7:0.

Mr. Markovich spoke about his time on the state commission. They wrote and had funded the Education and Economic Development Act and there is an entire section about the high school dropout rate and discourages the use of dropout rate and to use completion rate instead.

Mr. Pearson requested that we find a place for the Bill of Rights. Mr. Chapman suggested the Executive Summary or somewhere in the beginning of the Comprehensive Plan.

**d. Transportation element –**

9.1.1.2 – add an example of bus stops (CATbus)

9.2.1.2 – add County Transportation Committee, Ms. McPhail made the motion, Smith seconded, approved 7:0

9.2.1.5 – add County Transportation Committee, Ms. McPhail made the motion, Smith seconded, approved 7:0

9.2.1.7 – add ACOG to Accountable Agencies, Mr. Smith made the motion, Ms. McPhail seconded, approved 7:0

9.3.1.3 – Ms. McPhail made a motion to accept the staff change, seconded by Mr. Johnson and approved by all.

9.3.2.4 – A motion was made by Mr. Johnson to add goal/strategy to “look at conflicts that exists under the current code of ordinances to provide and maintain adequate safe and accessible trails.” Seconded by Mr. Vassey, approved by all.

9.4.4.1 – Add Public/Private Partnerships as an Accountable Agency

9.4.4.2 – delete

9.4.4.6 – add “including additional hanger space.”

**9. Old Business – None**

**10. New Business –** Mr. Vassey made a motion for staff to ask if the Dollar General at 335 Rochester Hwy if they can have it look like the one on Ebenezer. Mr. Smith seconded and was approved by all.

**11. Adjourn-** The meeting was adjourned at 7:40pm.

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 [achapman@oconeesc.com](mailto:achapman@oconeesc.com).