

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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Minutes

February 21th, 2019

Members Present

Mike Johnson
Frankie Pearson
Mike Smith
Andrew Gramling
Stacy Lyles

Staff Present

Bill Huggins

Media Present

Caitlin Herrington, The Journal

1. Call to Order: Frankie Pearson called the meeting to order at 6 p.m.
2. Invocation: Stacy Lyles
3. Pledge of allegiance
4. **Agenda Amendment:** Mr. Pearson requested a motion to amend the agenda to include approval of minutes from the meeting of 2/4/2019. Ms. Lyles made the motion to approve, Mr. Johnson seconded. Vote was 5-0 in favor.
5. **Approval of minutes** from 02/04/2019: Mr. Gramling made a motion to approve, Mr. Johnson seconded it. 5-0 in favor.

6. Public Comment: None

7. I-85 Overlay Revision

Mr. Honea had requested to speak on this matter. He explained his understanding of the original intent of the I-85 corridor Overlay. He opined that two recent additions at Yoder's Lumber Company in Fairplay should not have come before the Board of Zoning Appeals. He felt these could have been approved at the administrative level and that the Appendix A standards were only meant for the I-85 corridor area, not the Fairplay sub-districts. Mr. Honea felt the Appendix should not be applied to those areas.

Mr. Huggins requested that the Planning Commission authorize staff to meet with stakeholders and/or other groups in the Fairplay area to discuss the Overlay provisions and to determine what, if any, changes would improve the code and insure that the language accomplishes what they intend. Ms. Lyles recommended that the Tyler Swain and Harley Yoder be a part of these discussions. She also asked to be included in any meeting regarding this issue.

Action: A motion was made by Ms. Lyles to authorize staff outreach to Fairplay stakeholders to determine what changes may be needed to the Overlay provision and return to the Commission with an update and recommendation going forward. Mr. Gramling seconded the motion. Mr. Johnson stated that he would like to make sure we publicize this to the community to make sure that stakeholders who were involved previously will be at the table in discussions about any new changes. Vote was 5-0 in favor of the motion.

8. Storm Water Management Discussion

Codes Director Scott Carroll addressed the Commission to discuss stormwater management. He stated that it appears the upcoming Census will push the City of Seneca over the minimum population density necessary to require the local entity to develop and maintain their own Stormwater management program. Based on the numbers in the Seneca area, the entire County is likely to be triggered to provide this regulatory element. The program would regulate stormwater runoff and water quality. It will take about 2 years before DHEC is ready to address this for Oconee County. The program will require the necessary manpower and resources to conduct reviews. At some point, the County would do its own reviews, although this could be some years in the future. Mr. Carroll indicated that he will keep the Commission informed as this issue develops.

9. Corridor Plan Status

Mr. Huggins gave the Commission an update on the Highway 123 Corridor plan, which will kick off in March. The consultant will be here on March 18 to conduct public meetings, work on strategy with staff and to become more familiar with the area under study. Letters have been sent to all property owners along that corridor informing them of the meeting dates and inviting them to participate and comment. Ms. Lyles noted that a steering committee has been named to carry the project forward, including representatives from City of Clemson, Clemson University, City of Seneca, OEA, SCDOT, Catbus, and the Planning Commission. County Council is still to be determined.

10. Comprehensive Plan Review/ Housing Element Goals and Objectives

Mr. Pearce explained that the Commission would review and edit as necessary the Housing Element and the others going forward and would delay action on the timeframes until near the end of the process.

Mr. Smith did a brief presentation on a possible format or process for more easily negotiating the review process. The focus was on using a simplified numbering process to review the goals and objectives.

Mr. Gramling noted that there had been no decision about setting up these meetings with seating on the floor around a table rather than in the current configuration with members seated on a dais. Mr. Huggins stated he would address this question to Adam and determine a path forward. Mr. Gramling also voiced a concern about language in the Housing Element on page 3-16. It states that Oconee County's median owner occupied home value in 2016 was \$151,100, and that it was higher than that of Anderson County, which is also listed at \$151,100. IF these County values are identical, Oconee should not be credited with a higher value. Staff will review that and revise as needed.

The revisions requested by the Commission are included in a draft of the element that is attached as part of these minutes.

In addition, Mr. Johnson proposed that another strategy or objective be added directing staff to identify stakeholders and build a line of communication relative to these elements. He suggested directing the consultants to determine the proper placement of this language.

Mr. Johnson made a motion to add this "goal" , and Ms. Lyles seconded the motion. The vote was 5-0 to approve.

Mr. Johnson also indicated that the data in the draft element shows an abundance of vacant housing the County. He was concerned that if many vacant structures are available, is that consistent with a section that addresses the need for affordable housing. He added that it might be useful to come back to this issue later.

Mr. Smith recommended adding Opportunity Zones as a strategy under Objective 3.2.1. There was general agreement to add this.

11. **Letter to Council**

Mr. Pearce discussed the draft letter to Council about the possible impacts of the large residential development planned for the Bountyland area. The discussion focused on traffic studies or proposed studies to determine impacts of the development on the road system. Mr. Pearce asked that Mr Chapman compile more information about the studies that are being done and about the development itself, including drawings, proposals, etc. for consideration at the next meeting in order to make any needed revisions to the letter.

Ms. Lyles made a motion to adjourn. Mr. Pearce seconded. The motion passed 5-0.