

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 pm, Monday, April 1st, 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

David Root, County Attorney

Adam Chapman, Planning Director

Media Present

The Journal

1. **Call to Order - Mr. Pearson called the meeting to order at 6PM**
2. **Invocation by County Council Chaplain**
3. **Pledge of Allegiance**
4. **Public Comment for Non-Agenda Items (3 minutes per person)**
 - i. Bob Ewing: Mr Ewing spoke about the need for added bicycle infrastructure in the County as well as the need for additional programming at the County Parks for organized recreation.
5. **Approval of minutes from 03182019**

Mrs. McPhail made a motion to approve, Mr. Gramling seconded the motion. The vote was 7-0 in favor to approve.
6. **Census Mapping**
 - a. Public Comment (3 minutes per person): No comment
 - b. Discussion/Vote: Mr. Chapman noted that during the Census's decennial survey process that the Census Bureau remaps each County, as such they ask the County to ground-truth their maps. Staff, Lisa Simmering, Bill Huggins, and Adam Chapman went through the Census's map and made some suggested edits. Those edits were shown to the Planning Commission for approval. Mr. Gramling made the motion to approve, Mrs. Lyles seconded the motion, and the vote was 7-0 in favor.
7. **Discussion by County Attorney regarding procedure**
 - a. Public Comment (3 minutes per person) : No comment
 - b. Discussion/Vote: Mr. Root went over topics including the Freedom Of Information Act (FOIA) and how it relates the Planning Commission's communications. Mr. Root went over quorum and public comments by the Planning Commission members as well as adding items to an existing agenda. Mr. Root also noted the relationship between Planning staff, the Planning Commission, Council, and administration. Mr. Smith asked about the possibility

of getting the Planning Commission county email address. Mr. Root and Mr. Chapman noted they would work on it.

8. Comprehensive Plan / Corridor Plan

Public Comment:

- i. Tom Markovich: Mr. Markovich stated that the Natural Resources element was more commentary than fact. He took issue with the Air Quality issues statement, with focus on Ozone as opposed to other gasses. Soils, Mr. Markovich took issues with the slope and soils portion in regards to development.
 - a. Natural Resources Element
Mr. Johnson noted that he was surprised at some incorrect information. Mr. Johnson asked that we find DHEC's language regarding slope and septic field viability. Mr. Johnson noted that he would like to see more information on the state vs federal protections for plants around the lake. Mr. Smith Keowee-Toxaway Habitat Enhancement program, is a funded program from Duke, and should be included in the Natural Resources Element. Mr. Smith noted we should create a goal or strategy related to septic tank education re: placement, replacement, and maintenance. Mr. Pearson noted that Table 6-1: Temperature summary for Oconee County should use local data instead of data from the sources listed. Mrs. Lyles noted that the National Weather Service should have the local data, as well. Mrs. McPhail noted that if the language regarding soil is coming from reliable sources then we should not just rely on DHEC's standards. Mrs. McPhail also noted she would be bringing up riparian protections during the goals discussion. Mrs. McPhail noted letting soils wash away just because a property owner wants to build in a high slope area, does not make that the best way to develop. Mrs. McPhail stated that it will be a challenge balancing reality and development wishes as our technology and ability often goes before ascertaining what is right and wrong.
 - ii. Mr. Markovich noted that protection of species is species specific.
(Staff note: Please see goals section, attached, for line-by-line edits.)
- b. Executive summary discussion
Mr. Smith recommended one page for each element, that the consultants write, and the Planning Commission come up with the most important strategies on the back side of that page. Mr. Johnson noted that putting goals make work as well. A discussion was held with Planning Commission deferring to the next meeting to make any final decisions about the executive summary.
- c. Public Outreach
Mr. Chapman noted the public outreach activities that had been occurring and are planned in relation to getting community input.
- d. District meetings
Mr. Chapman noted that there would be meetings held in order to get input in the individual voting districts. Mr. Johnson made a motion for staff to publically notice the meetings in order that a quorum may be formed. Mrs. Lyles seconded the motion. Vote was 7-0 in favor.
- e. Corridor Plan discussion
Mr. Chapman discussed the outcomes and plans related to the highway 123 corridor study.

9. Old Business - None

10. New Business - Mr. Smith requested he be permitted to speak on behalf of the Planning Commission in order to update County Council about the Corridor Plan. Mr. Gramling made the motion, Mr. Pearson seconded the motion, and the vote was 7-0.

11. Adjourn

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.