

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

6:00 pm, Monday, April 15th, 2019

Council Chambers - Oconee County administrative complex

Members Present

Gwen McPhail

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)** - None
5. **Approval of minutes from 04012019**
Mrs. McPhail made a motion to approve, Mr. Gramling seconded the motion. The vote was 6-0 in favor to approve.
6. **Public Hearing for 2019-11**
 - a. **Public Comment** - none
 - b. **Discussion** - Mr. Root and Mr. Chapman noted these changes will not change any rules but to codify the responsible County position in charge of enforcement of those rules. Mr. Chapman noted a specific section, 32-219, that had been erroneously included in the proposed changes and recommended removing the reference to 32-219 if the Planning Commission so chose. Mrs. McPhail made a motion to strike 32-219 from the 2019-11 Ordinance and direct the Chairman to send a letter to Council reflecting such change. Mr. Gramling seconded the motion; the vote was 6-0 in favor.
7. **Public Hearing for 2019-12**
 - a. **Public Comment** - none
 - b. **Discussion** - Mr. Root and Mr. Chapman noted these changes will not change any rules but to codify the responsible County position in charge of enforcement, of those rules. Mrs. McPhail made the motion, Mr. Gramling seconded the motion: the vote was 6-0 in favor.
8. **Comprehensive Plan 2030**

a. Executive Summary

b. Visioning

c. Natural Resources

i. Content challenges/solutions

- Mr. Chapman noted that at the prior meeting there were some questions about the information presented. Mr. Chapman noted that the climate data was from NOAA, although a third-party site was used to retrieve the information. Mr. Chapman noted that there was some consternation dealing with language addressing slope, septic tanks, and general buildability. Mr. Chapman presented three options:
 1. Do nothing, and leave the language as it is
 2. Remove the objectionable language wholesale
 3. Accept the edits provided as part of the backup materials to slope, septic, and general buildability language.

Mrs. McPhail made a motion to accept the edits provided as part of the backup materials to slope, septic, and general buildability language, Mr. Johnson seconded the motion. Mr. Gramling recommended adding the definition of "slope". Mrs. McPhail amended her original motion to include the definition of "slope", Mr. Johnson seconded the motion: the vote was 5-1, with Mr. Pearson voting against as he did not believe that the definition of slope was a necessary addition.

- At the prior meeting, Mr. Smith asked for the inclusion of the Keowee-Toxaway Habitat Enhancement Program into the Natural resources section. The program language was added on page 6-38. Mrs. McPhail made the motion to approve the addition, Mr. Smith seconded the motion: the vote was 6-0 in favor.
- There was an addition of language on page 6-48 regarding Oconee counties inclusion in the federal flood insurance program. Mrs. McPhail made the motion to approve, Mr. Pearson seconded the motion: the vote was 6-0 in favor.

ii. Goals/Objectives/Strategies/Implementation

See attached GOSI , both cleaned and red-lined.

d. Public Outreach

i. District meetings - Mr .Chapman noted that there are 5 scheduled voting district meetings that will be held throughout the coming months. Mr. Pearson recommended that the Planning Commission members should attend as many of these outreach meetings as possible.

ii. Survey for Population/Housing results- Mr. Chapman noted that there were over 200 surveys completed regarding the population and housing elements of the Comprehensive Plan and that the data would be coming soon.

9. Old Business - None

10. New Business - None

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.