

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Draft Minutes

6:00 pm- Monday, October 7, 2019

Council Chambers - Oconee County administrative complex

Members Present

Mike Johnson

Frankie Pearson

Mike Smith

Andrew Gramling

Gwen McPhail

Alex Vassey

Stacey Lyles

Staff Present

Adam Chapman

Vivian Kompier

Media Present

Caitlin Harrington - The Journal

- 1. Call to Order - Mr. Pearson called the meeting to order at 6:00pm**
- 2. Invocation by Ms. Lyles**
- 3. Pledge of Allegiance**
- 4. Public Comment for Non-Agenda Items (3 minutes per person)**

Mr. Barnett is pleased with renaming of the Appalachian Rustic Elegance to Design Standards. Also, Mr. Barnett would like to see the South Carolina Right to Farm Act in the Comprehensive Plan.

- 5. Approval of minutes from 09/16/2019** – Mr. Smith made a motion to approve the minutes, seconded by Mr. Gramling and approved by all.
- 6. Public hearing related to road renaming of Osheal Drive –**

- a. Public comment** – none

- b. Applicants Request -**

Mr. Brett Carton stated that the current street name reflects the previous land owner's last name, who has passed away. Every current land owner on Osheal Drive, except one that did not reply, has requested a name change that better reflects the community and its land owners.

- c. Discussion/Vote** – After much discussion a motion was made by Mr. Smith to accept the change of a portion of Osheal Drive to Lake Path Way, seconded by Ms. McPhail and approved 7/0.

Mr. Smith then made a motion to accept the change of the remainder of Osheal Drive to a continuation of South Shore Drive, seconded by Ms. McPhail and approved 7/0.

7. Comprehensive Plan - Agricultural Element

a. Public Comment –

Mr. Barnett wants to see the South Carolina Right to Farm Act in the Land Use Element.

Mr. Markovich mentions that existing and future Land Use data numbers are confusing. Please use data consistently. 30,000 acres of lakes came in and took away agriculture.

b. Land Use Element –

Pg. 11-1 – Last line in Existing Land Use. Mr. Chapman to reword.

Pgs. 11-6, 11-7 & the Land Use Map - There was much discussion regarding the Future Land Use Map. This map and definitions on Pgs. 11-6 & 11-7 needs to be reworked. Mr. Johnson, Ms. McPhail and Ms. Lyles agreed to rework these pieces and get the new information to Mr. Chapman by October 16th.

11.1.3.1 – Mr. Smith made a motion to change the word “needed” to “requested”. Seconded by Mr. Gramling and accepted 7/0.

11.1.4.3 – Ms. McPhail made a motion to change the wording to “Promote development that is consistent”. Seconded by Mr. Pearson and approved 7/0.

- At this point a motion was made by Ms. Lyles to take a break, seconded by Mr. Johnson and approved 7/0.
- A motion was made by Ms. McPhail to reconvene, seconded by Ms. Lyles and approved 7/0.

c. Executive Summary & Appendix –

Mr. Smith explained what the Executive Summary is about, how it was developed, and how it will be distributed. A motion was made by Mr. Johnson to accept the Executive Summary with the grammatical errors corrected and the Future Land Use Map may be revised, seconded by Ms. McPhail and then the motion was amended to accept the above and to change page numbers Page 11 to 16, page 12 to 15, page 13 to 11, page 14 to 12, page 15 to 13, page 16 to 14 and the motion as amended was approved 7/0.

A motion was made by Mr. Smith to make the Appendix available to the public, but no need to include it in the Comprehensive Plan, seconded by Mr. Johnson and approved 7/0.

d. South Carolina Right to Farm Act – A motion was made by Ms. McPhail to include the South Carolina Right to Farm Act into the Comprehensive Plan. Mr. Gramling seconded and was approved 7/0.

8. Unfinished Business - None

9. New Business – Mr. Chapman informed the committee that we will be part of the 2020 US Census early awareness campaign in hopes to raise our County’s response rate.

10. Adjourn – The meeting was unanimously adjourned at 8:05pm.

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.