

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Commission meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a “first-come” basis.

*Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County’s YouTube channel, which can be found via the County’s website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **828 4377 0168**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.*

PARTISAN POLITICAL ACTIVITY PROHIBITED

During this election season, please remain aware that engaging in partisan political activity during a County Commission meeting is prohibited. Oconee Code of Ordinances Section 2-61. “Partisan political activities” are those activities that are directed at the success or failure of a political party, candidate for political office, or political group.

5:00PM, Monday December 7th, 2020

Council Chambers - Oconee County administrative complex

Call to Order

1. Invocation
2. Pledge of Allegiance
3. Public Comment for Non-Agenda Items (3-minutes per person)
4. Commission member comment
5. Approval of minutes from 11/16/2020
6. Approval of minutes from 11/23/2020
7. Planning Commission Chairperson term-limits
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Motion/Vote
8. 2021 Goals, Objectives, and Strategies of Implementation
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Motion/Vote
9. 2020 Year in Review
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Motion/Vote
10. 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.

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Minutes

5:00 pm- Monday, November 16, 2020

Council Chambers - Oconee County Administrative Complex

Members Present

Frankie Pearson
Mike Smith
Gwen McPhail
Alex Vassey
Mike Johnson
Stacy Lyles
Andrew Gramling

Staff Present

Adam Chapman
Vivian Kompier

Media Present

None

Call to Order – Ms. McPhail called the meeting to order at 5:00pm.

1. Invocation
2. Pledge of Allegiance
3. Public Comment for Non-Agenda Items (3-minutes per person) –
Ms. Mickey Cox spoke about living in Jocassee all her life and feels “raped” of her land. Ms. Cox would like to see more regulations on commercial development.
Ms. Cydney Phillips spoke about installing stricter regulations on business development in unrestricted areas. Ms. Phillips is very concerned about the “Oconee Bell” and the protection of it and the waterways.
4. Commission member comment – None

5. Approval of minutes from 10/19/2020 – Mr. Pearson made a motion to accept the minutes with the grammatical changes, with Mr. Johnson seconding the motion. The motion was approved 7/0.
6. Housing in Oconee County
 - A. Citizen comment (3-minutes per person) – None
 - B. Discussion – Mr. Chapman presented a document explaining the “why” we need to look into this further. Mr. Chapman also reminded the Commission that we will be having a meeting with the OJRSA on Monday, November 23, 2020 at 5pm to ask questions that pertain to sewers and future development.
 - C. Motion/Vote – None
7. 32-5 Group Residential Developments
 - A. Citizen comment (3-minutes per person) – None
 - B. Discussion – Mr. Chapman mentioned that we have had several calls about Group Residential Developments and the 1000’ mandate from a residence has prevented several companies from developing Independent/Assisted Living facilities. These are much needed in our area for aging in place. Mr. Chapman recommended that this be removed from the ordinance as the development still needs to apply to the Board of Zoning Appeals.
 - C. Motion/Vote – Mr. Smith made a motion to accept the striking out the 1000’ from a residence, seconded by Mr. Vassey and approved 7/0.
8. 2021 Goals, Objectives, and Strategies for Implementation
 - A. Citizen comment – None
 - B. Discussion – Mr. Smith explained that we have a list for what we need to be doing for the citizens. Mr. Smith asked that they all go through the list and pick out a few of the priorities and send them to Mr. Chapman to find the top three or four that need to be addressed.
 - C. Motion/Vote – None
9. Planning Commission member attendance for the remaining 2020 meetings.

Mr. Chapman asked the Commission members to let him know how many of the meetings they will be attending through the end of the year for the honoraria.
10. Adjourn – The meeting was adjourned by unanimous vote at 5:32 pm.

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Minutes

5:00 pm- Monday, November 23, 2020

Council Chambers - Oconee County Administrative Complex

Members Present

Frankie Pearson
Mike Smith
Gwen McPhail
Alex Vassey
Mike Johnson
Stacy Lyles – Arrived 5:28pm
Andrew Gramling

Staff Present

Adam Chapman
Vivian Kompier

Media Present

None

Call to Order – Ms. McPhail called the meeting to order at 5:00pm.

1. Public Comment for Non-Agenda Items (3-minutes per person) – None
2. Presentation by Oconee Joint Regional Sewer Authority – Chris Eleazer.
Mr. Eleazer presented the Power Point presentation that is attached.
3. Adjourn – The meeting was adjourned by unanimous vote at 6:07 pm.

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Sec. 32-4. - County planning commission.

- (a) *Authority to establish.* The county planning commission (referred to as the "planning commission") is established pursuant to S.C. Code 1976, § 6-29-310 et seq.
- (b) *Functions, powers and duties.* It is the function and duty of the county planning commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the county. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of the county. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation. The county planning commission may make, publish, and distribute maps, plans, and reports and recommendations relating to the plans and programs and the development of the county to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens. All public officials shall, upon request, furnish to the planning commission, within a reasonable time, such available information as it may require for its work. The planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom. In general, the planning commission has the powers as may be necessary to enable it to perform its functions and promote the planning of the county.

In the discharge of its responsibilities, the county planning commission has the power and duty to:

- (1) Prepare and revise periodically plans and programs for the development and redevelopment of the county as provided in S.C. Code 1976, § 6-29-310 et seq.; and
- (2) Prepare and recommend for adoption to the county council as a means for implementing the plans and programs:
 - a. Performance (performance zoning) standards and zoning ordinances to include zoning district maps and appropriate revisions thereof;
 - b. Regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted;
 - c. An official map and appropriate revisions on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces;
 - d. A landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;
 - e. A capital improvements program setting forth capital projects (as such term is defined in chapter 2, article IV, division 8, section 2-392 of this Code of Ordinances) required to implement or in conformity with plans which have been prepared and adopted, including an annual listing of priority capital projects for consideration by county council prior to preparation of its capital budget;
 - f. Policies or procedures to facilitate implementation of planning elements; and

Appeals regarding alleged errors by the planning director concerning a decision on a land development plan or subdivision may be heard by the planning commission. The planning commission shall act on the appeal within 60 days and the action of the planning commission is final. An appeal from the decision of the planning commission may be taken to circuit court within 30 days after actual notice.

- (3) Coordinate with, and receive scored proposals for capital projects from, the Oconee County Capital Projects Advisory Committee pursuant to chapter 2, article IV, division 8 of this Code of Ordinances.

(c) *Membership.*

- (1) The membership of the county planning commission shall be seven in number, selected and appointed by a majority vote of the membership of the county council voting in any meeting of county council, duly assembled, with one member being selected from each of the five county council districts in existence and as delineated at the time of the adoption of this section, nominated by the respective member of county council from each district, together with two members appointed by county council from the county at-large. County council may receive recommendations for the two at-large seats from the county planning commission, the county soil and water conservation district commission, the county school board, and any other interested organization or agency, and county council welcomes any such recommendations; however, county council is not required to wait on such recommendation(s) before county council selects and appoints one or both at-large members, nor is county council obligated to select and appoint any person recommended. Notwithstanding any other provision hereof, the complete selection and appointing authority for the entire county planning commission, including, without limitation, the at-large members, rests with county council, and the ultimate decision of whom to select and appoint for any of the membership positions is that of county council, by a majority vote of the membership of the county council voting in any meeting of county council, duly assembled, with or without any recommendation.
- (2) If after an appointment of a member to represent a particular council district of the county to the planning commission, such district is altered, then such commission member shall continue to serve thereon for the remainder of the term to which said member is appointed, regardless of his/her place of residence within the county.
- (3) In the event the county is further divided into additional county council districts, additional appointments of members to the commission to represent the newly created district(s) may be made by county council through amendment of this section.
- (4) Should any member of this commission move and establish residence outside of the county or the district where such member was residing at the time of the appointment to this commission, such move shall constitute a resignation by the member, and a replacement member shall be appointed to fill the unexpired term of such resigned member, in the same manner as the original appointment.
- (5) No member of the planning commission may hold an elected public office within the boundaries of the county.

(d) *Terms of members.*

- (1) The length of the regular term served by each member shall be four (4) years, beginning on January 1 of the year of appointment.
- (2) For the purposes of implementing the standards of this section, and thereby returning the reappointment/replacement schedule of the membership of the commission to staggered lengths in as fair and equitable manner as possible, the following shall apply:
 - a. All members appointed by county council district shall serve for the same term as the length of the remaining term of the council member who appointed them, after which the term of such district members shall be equal to and coincidental with the term of the council member appointing or reappointing them, with all terms or parts thereof starting as of January 1 of the year of appointment or reappointment.
 - b. The first at-large member appointed by county council after adoption of the restatement of this section shall serve for four years and the second such at-large member shall serve for two years, after which the term of each such at-large member shall be four years following

appointment/reappointment, with all terms or parts thereof starting as of January 1 of the year of appointment or reappointment.

- (3) In the event the regular term of a member in good standing expires prior to reappointment or replacement by county council, said member shall continue to serve until his/her replacement is appointed and qualified. The date of reappointment or replacement, however, in no way alters the scheduled length of the term.
- (e) *Removal of members.* Members of the county planning commission may be removed at any time by a majority vote of the county council, for cause (defined herein as dereliction of duty, as duties are defined herein, conviction of any felony or any crime of moral turpitude, or violation of the South Carolina Ethics Act, all as determined by county council). If, or in the event, any member of the commission shall fail to attend 50 percent or more of the regularly scheduled meetings of the commission within any period of 12 calendar months without excuse of the commission chairman, such member may be replaced without notice by action of the county council.
- (f) *Organization, meetings, procedural rules, records, and purchases.* The county planning commission shall organize itself, electing one of its members as chairman and one as vice-chairman, whose terms must each be for one-year. The chairman and vice-chairman shall have the right to vote. The commission shall appoint a secretary, who may be a member or an employee of the county council or of the commission. If the secretary is a member of the commission, he/she shall also have the right to vote. The commission shall meet at the call of the chairman, and at such times as the chairman or commission may determine. Vacancies in such offices by reason of death, resignation or replacement shall be filled for the unexpired term of the officer whose position becomes vacant, in the same manner as the original election or appointment.

(1) The term limit of the elected Chairperson shall be no more than ##-calendar year per appointed term.

The commission shall adopt rules of organizational procedure, and maintain a record of its resolutions, findings, determinations, recommendations, and other actions as required by state and federal requirements.

Typical operational expenses of the commission shall be provided for in the budget of the planning department; however, the commission may from time to time employ or contract for professional services with funds appropriated by county council.

- (g) *Powers and duties.* The county planning commission shall have those powers and duties provided for in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended, to be exercised with respect to the total unincorporated area of Oconee County, South Carolina, and to include the function to undertake a continuing planning program for the physical, social, and economic growth and development, and redevelopment, throughout its area of responsibility. The commission shall, within the bounds of standards established in state law, draft and periodically review a comprehensive plan for the county, which shall be the basis for a planning process consisting of those elements considered critical, necessary, and desirable to guide the development and redevelopment for the county. It shall also be the duty of the planning commission to provide advice to the county council on any and all matters related to growth and development within the unincorporated areas of the county.
- (h) *Salaries and funding.* Each member of the county planning commission shall be paid the sum of \$25.00 per meeting of the commission attended, or as county council shall subsequently direct by ordinance or resolution. Additionally, members shall be compensated at the same rate, and in the same manner, as county employees for expenses incurred as a result of attending schools, seminars, meetings, and other normal activities associated with membership, provided said trips and activities are approved in advance by the chairman of county council.

(Ord. No. 1999-14, § 1.4, 4-4-2000; Ord. No. 2009-10, § 1, 5-19-2009; Ord. No. 2010-14, §§ 2(Exh. B), 3(Exh. C), 8-17-2010; Ord. No. 2011-06, § 2, 3-15-2011)

Cross reference— Boards, commissions and committees, § 2-241 et seq.