

# 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](http://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.*

## **Minutes**

5:00 pm- Monday, August 17, 2020  
Council Chambers - Oconee County Administrative  
Complex

### **Members Present**

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

### **Staff Present**

Adam Chapman  
Vivian Kompier

### **Media Present**

None

- 1. Call to Order** – Ms. McPhail called the meeting to order at 5:00pm.
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Public Comment for Non-Agenda Items** – Citizens made comments on topics ranging from gun ranges to storage facilities in our county.

**5. Commission member comment** – Mr. Johnson commented that zoning is not a high priority in this County. Ms. McPhail mentioned that the County is growing exponentially.

**6. Approval of minutes from 08/03/2020** – Mr. Smith made a motion to accept the minutes with a wording change in Development Standards discussion from “is to” to “will” be doing the maintenance. Mr. Pearson seconded and approved 7/0.

**7. Affordable Housing**

**Citizen comment (3-minutes per person)**

Ms. Lauren Richardson, Manager of Our Daily Rest, made a presentation about affordable housing.

At this point a motion was made by Ms. Lyles to adjust the agenda to move the Junkyard ordinance citizen comment to follow the presentation on Affordable Housing so that citizens do not have to sit through the more of the meeting than necessary. Mr. Johnson seconded and the motion passed 7/0.

**Discussion** – Everyone agreed that affordable Housing/Low income housing is a complex subject and the commission needs to learn more. Mr. Smith has invited a speaker from Habitat for Humanity to speak at our next meeting.

**Vote**- No vote.

**8. Junkyard/Scrap yard discussion**

**Citizen comment (3-minutes per person)**

Several speakers from the junk/scrap yard industry spoke out with concerns on increased regulations. There are a variety of business involved in “junkyards”. Mr. Chapman agreed to meet with a group of involved citizens to learn more and get details on how to maintain safety standards for these facilities within different communities but not over-regulating the industry as well as look into possible help with recycling opportunities.

**Vote** – No vote, more research is necessary.

**9. Planning Commission priorities for 2020**

**Citizen comment (3-minutes per person) - None**

**Discussion** - #7 RV Park ordinance is done and can be marked off. The Commission was reminded that the county cannot become an internet provider.

**Vote** - Mr. Pearson made a motion to add internet to the list of priorities, seconded by Ms. Ms. Lyles and approved 7/0.

Mr. Pearson made a motion to take a 5-minute break, seconded by Mr. Johnson and approved 7/0.

**10. Comprehensive Plan yearly review items**

**Citizen comment (3-minutes per person) - None**

**Discussion** – Look through the compiled goals and objectives in the Comprehensive Plan that are to be reviewed annually for the next meeting.

**Vote** - None

**11. Development standards ordinance**

**Citizen comment (3-minutes per person)** – Ms. Dale Wilde and Mr. Gary Owens spoke about development standards.

**Discussion** – Mr. Chapman showed some real world examples of the buffers.

**Vote** – Mr. Smith made a motion to accept the Development Standards ordinance with the accepted revisions and that it be put in final format and return it to Planning Commission for review, Mr. Pearson seconded and approved 7/0.

**12. Corridor update**

**Discussion** – Ms. Lyles and the committee will be doing a conference call with SCDOT, so not to duplicate what they are already doing

**Vote** - None

**13. Letter of Appreciation**

**Discussion** – A letter was drafted recognizing Mr. Wayne McCall and his service to the County. It will be presented to him at the County Council meeting tomorrow.

**Vote** – Mr. Pearson made a motion to sign and present the letter to Mr. McCall at the 8/18/2020 County Council meeting, Mr. Gramling seconded and approved 7/0.

**14. Adjourn** – The meeting was adjourned at 7:35pm.

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](mailto:achapman@oconeesc.com).

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