

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.

Minutes

5:30 pm- Monday, October 5, 2020

Council Chambers - Oconee County Administrative Complex

Members Present

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

Staff Present

Adam Chapman
Vivian Kompier

Media Present

None

1. Call to Order – Ms. McPhail called the meeting to order at 5:30pm.
2. Invocation
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3-minutes per person) - None
5. Commission member comment – Mr. Smith read the “Where to go for help in Oconee County” handout and explained that it gets updated quarterly. Mr. Smith also gave an update about the Habitat for Humanity road issue. Senator Alexander explained to Mr. Smith that the road is not connected to a state road, but he will continue to look into the matter.
6. Approval of minutes from 09/21/2020 – Mr. Pearson made a motion to accept the minutes, seconded by Mr. Johnson and approved 6/0.

7. Impact fees discussion
 - A. Citizen comment (3-minutes per person) – Mr. Markovich explained that he has been in the home building business for the past 42 or 43 years and is unquestionably against impact fees. Oconee County does have impact fees with sewer and tap fees. Housing prices are very high in Oconee County and are still going through the roof.
Mr. Corky Moss submitted a letter in opposition to impact fees which is attached.
 - B. Discussion – Mr. Chapman added that the County has a Capital Improvement Plan dated 2003 and needs to be updated before the impact fee discussion.
 - C. Motion/Vote – Mr. Smith made a motion that the Capital Improvement Plan be updated and returned to the Planning Commission for further impact fee discussion, seconded by Mr. Pearson and approved 6/0.

8. Junkyard/Scrapyard/Auto-salvage discussion
 - A. Discussion – Mr. Chapman met with some of the junkyard owners and discussed the difficulty with the disposal of tires, RV's, and boats being their biggest issues.

9. Housing discussion
 - A. Citizen comment - None
 - B. Discussion - Mr. Chapman presented a bar graph of new construction for the current year to date.
 - C. Motion/Vote – Mr. Smith made a motion that staff research methods to incentivize low income and work force housing such as, but not limited to, substituting fee in lieu of taxes and return with recommendations that apply to Oconee County to the Planning Commission, seconded by Mr. Pearson and approved 6/0.

10. Development standards
 - A. Citizen comment - None
 - B. Discussion – #3 Screening and buffering – Change “and” to “or” to say “+25% or up to the entire length”
 - C. Motion/Vote – Mr. Smith made a motion that the Development Standards be drafted in final format (with accepted revisions included) and returned to the PC for final review and vote, seconded by Mr. Vassey and approved 5/1 with Ms. Lyles opposing.

11. Comprehensive Plan items for “On-going” evaluation
 - A. Citizen comment (3-minutes per person) - None
 - B. Discussion - The Planning Commission would like a meeting with Economic Alliance to discuss some of the items.
 - C. Motion/Vote – None

12. Comprehensive Plan items for “2021” evaluation
 - A. Citizen comment (3-minutes per person) - None
 - B. Discussion – Mr. Chapman mentioned that it is never too early to look ahead.
 - C. Motion/Vote – None

13. Adjourn – The meeting was adjourned by unanimous vote at 6:47 pm.

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.