

Meeting agenda  
February 1<sup>st</sup>, 2021

1. Call to order
2. Invocation
3. Pledge of Allegiance
4. Public comment for non-agenda items  
(3-minutes per person)
5. Commission member comment
6. Approval of minutes: 01/21/2021
7. 2021-06 Design standards information  
(Public hearing on March 1, 2021)
8. Impact Fees update
9. Planning Commission chairman term-limits
10. Planning Commission goals, objectives, and strategies for implementations for 2021
11. Adjourn



**Oconee County  
Planning  
Commission**

**When & Where**

5PM

Monday, February 1<sup>st</sup> 2021

Council Chambers

415 South Pine Street

Walhalla, S.C.

**Alternative participation**

**YouTube:** "YourOconee"

**Zoom:** 888-475-4499 or 877-853-5257 and entering meeting ID # 828 4377 0168

**Radio:** F.M. 92.3 (within 500' of Council Chambers)

**Staff Contact**

846-638-4218

planninginfo@oconeesc.com

**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.

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## **LIMITED IN-PERSON ATTENDANCE PERMITTED**

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*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, January 21, 2021

Council Chambers - Oconee County Administrative Complex

### **Members Present**

Frankie Pearson  
Mike Smith  
Dave Nix  
Alex Vassey  
Mike Johnson

### **Staff Present**

Adam Chapman  
Vivian Kompier

### **Media Present**

Lauren Pierce

Call to Order – Mr. Chapman called the meeting to order at 5:00pm and explained the procedure for electing new officers.

1. Election of Officers – Chair, Vice Chair, Secretary – Mr. Chapman asked for nominations for the Chairman. Mr. Pearson nominated Mr. Smith. Mr. Smith accepted the nomination and was voted in 5/0. Mr. Smith took the gavel and proceeded to ask for nominations for Vice Chairman. Mr. Johnson nominated Mr. Pearson and was voted in 5/0. Mr. Smith then nominated Mr. Chapman or staff as Secretary and was voted in 5/0.
2. Approval of the Planning Commission 2021 meeting calendar – Mr. Vassey made a motion to accept the option 1 calendar, seconded by Mr. Johnson. Mr. Pearson asked if they can add a second meeting to July and August and cancel if not necessary. Mr. Smith amended the motion to accept the option 1

calendar with the additions of July 8, 2021 (Thursday) and August 2, 2021. Mr. Pearson seconded the motion and the calendar was then approved by a vote of 5/0.

3. Approval of minutes from 12/07/2020 – Mr. Pearson made a motion to accept the minutes, seconded by Mr. Vassey and were approved 5/0.
4. Adjourn – The meeting was adjourned by unanimous vote at 5:10 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](mailto:achapman@oconeesc.com).

## 2021 Goals, objectives, & strategies for completion

### Population

Strategy 2.2.2.2. Support and promote workforce development programs that address the skilled labor needs of current and potential employers in the County in trades, high tech, and high demand pathways.	<ul style="list-style-type: none"><li>• Oconee County</li><li>• Municipalities</li><li>• Worklink WIA</li><li>• SDOC</li><li>• TCTC</li><li>• Oconee Adult Education</li><li>• Local Employers</li></ul>	2021
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### Housing

Strategy 3.1.1.1. Encourage the development of a range of housing types and densities to include single-family, site-built homes; patio homes, multi-family developments, and manufactured homes.	<ul style="list-style-type: none"><li>• Oconee County</li><li>• Municipalities</li><li>• Residential Developers</li></ul>	2021
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Strategy 3.1.1.3. Review and amend land use plans and regulations, relevant policies, and proposed residential developments, to ensure compatibility between new residential developments and existing agricultural uses.	<ul style="list-style-type: none"><li>• Oconee County</li><li>• Municipalities</li></ul>	2021
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Strategy 3.1.1.4. Review and amend land use plans and regulations to identify and remove possible barriers to the development of a variety of housing options and residential development types.	<ul style="list-style-type: none"><li>• Oconee County</li><li>• Municipalities</li></ul>	2021
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Strategy 3.2.1.4. Work with the State and other organizations to identify and secure funding for housing and neighborhood rehabilitation for declining and unsafe residential areas through the public, non-profit, and private sectors.	<ul style="list-style-type: none"><li>• Oconee County</li><li>• Municipalities</li><li>• Residential Developers</li></ul>	2021
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## 2021 Goals, objectives, & strategies for completion

### Economic

Strategy 4.1.1.1. Maintain economic incentives for new and expanding industry.

- Oconee County
- Upstate SC Alliance
- SC Dept. of Commerce

2021

Strategy 4.2.2.2. Prepare Oconee County graduates and residents for high demand, higher wage careers and occupations, equipping them with the training and education to apply their skills in a broad and diverse economy.

- Oconee County
- SDOC
- TCTC

2021

Strategy 4.2.2.3. Increase access to local employment opportunities that can reduce overall commuting distance and costs for residents.

- Oconee County
- Upstate SC Alliance
- SC Dept. of Commerce

2021

Strategy 4.3.2.5. Identify projects and promote Opportunity Zone incentive areas.

- Oconee County

2021

### Cultural Resources

Strategy 5.1.1.2. Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other measures as appropriate.

- Oconee County
- Municipalities

2021

## 2021 Goals, objectives, & strategies for completion

<p>Strategy 5.1.2.1. Promote the on-going improvement and maintenance of property condition and appearance of historic structures and districts.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Nonprofits</li> <li>• Property Owners/ Businesses</li> <li>• Neighborhood Associations</li> </ul>	<p>2021</p>
<p>Strategy 5.1.2.4. Explore the purchase and adaptive reuse of the Utica Mill site.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• City of Seneca</li> <li>• Private Businesses/  Nonprofits</li> </ul>	<p>2021</p>
<p>Strategy 5.3.1.1. Maintain and communicate a shared vision and guiding principles for tourism and recreation development in Oconee County among the public and private sectors.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Museums/Arts Organizations</li> <li>• Business Owners</li> <li>• Oconee Chamber of Commerce</li> </ul>	<p>2021</p>
<p>Strategy 5.3.2.3. Collaborate with the private sector to expand local shopping, dining, and lodging amenities as an important means of capturing tourist dollars.  Natural Resources</p>	<ul style="list-style-type: none"> <li>• Oconee Chamber of Commerce</li> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Business Owners</li> </ul>	<p>2021</p>
<p>Strategy 6.2.1.2. Provide appropriate assistance from County departments and agencies in efforts to identify and preserve significant lands, and scenic areas.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	<p>2021</p>
<p>Strategy 6.2.3.2. Work with public conservation partners to identify additional significant natural resources including viewsheds and</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Conservation Organizations</li> <li>• SCDNR</li> <li>• SCPRT</li> <li>• USFS</li> </ul>	<p>2021</p>

## 2021 Goals, objectives, & strategies for completion

habitats that warrant protection.

Strategy 6.3.2.3. Support and coordinate with SCDHEC to mitigate identified water quality impairments.	<ul style="list-style-type: none"><li>• Oconee County</li><li>• Municipalities</li><li>• Utility Providers</li><li>• NPDES Permitted Dischargers</li><li>• SCDHEC</li><li>• Oconee County Soil &amp; Water Conservation District</li></ul>	2021
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Strategy 6.3.4.2. Explore partnerships to develop a master plan for preserving the watershed areas surrounding our lakes including Keowee, Jocassee, and Hartwell.	<ul style="list-style-type: none"><li>• Oconee County</li><li>• U.S. Army Corps of Engineers</li><li>• SCDHEC</li></ul>	2021
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Strategy 6.3.4.4. Explore and promote best practices to protect waterways in agricultural and developing areas.	<ul style="list-style-type: none"><li>• Oconee County</li><li>• Municipalities</li><li>• Oconee County Soil &amp; Water Conservation District</li></ul>	2021
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### Community Facilities

Strategy 7.1.2.1. Expand sewer service throughout areas identified by the Land Use Element as potential areas of development, while implementing appropriate measures to avoid negative impacts on sensitive areas.	<ul style="list-style-type: none"><li>• Oconee County</li><li>• OJRSA</li><li>• Other Sewer Providers</li></ul>	2021
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### Agricultural

Strategy 8.1.1.3. Work with SCDOT and other state and regional agencies to ensure projects for infrastructure facility maintenance and expansion will not be detrimental to the	<ul style="list-style-type: none"><li>• Oconee County</li><li>• SCDOT</li><li>• Oconee County Chamber of Commerce</li><li>• Municipalities</li></ul>	2021
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## 2021 Goals, objectives, & strategies for completion

continuation of agriculture and silviculture.

Strategy 8.1.1.4. Limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.

- Oconee County

2021

Strategy 8.1.1.7. Ensure that the impacts to adjacent farms and forest land is part of the deliberation and decision making for proposed public projects.

- Oconee County
- Oconee County Cooperative Extension Service
- Oconee County Chamber of Commerce

2021

Strategy 8.1.2.1. Work with state and federal agencies to attract agribusiness-related grants and revenue sources and support efforts to establish pilot programs related to new agricultural technologies and products.

- Oconee County

2021

Strategy 8.1.2.2. Provide appropriate assistance to expand non-traditional and specialty agribusiness opportunities.

- Oconee County

2021

Strategy 8.1.2.3. Ensure the ability of a farm to have a farm-related business onsite.

- Oconee County

2021



## 2021 Goals, objectives, & strategies for completion

Strategy 8.1.2.6. Support South Carolina right-to-farm laws and consider adopting a county right-to-farm policy.

- Oconee County
- Oconee County Cooperative Extension Service
- Oconee County Chamber of Commerce

2021

Strategy 8.2.1.3. Support efforts to permanently preserve important forestland.

- Oconee County
- SC Forest Commission
- US Forest Service
- Conservation groups

2021

### Transportation

Strategy 9.2.1.2. Develop an ongoing systematic road maintenance and upgrade program based on steady revenue sources.

- Oconee County

2021

Strategy 9.2.1.4. Explore and adopt appropriate traffic management tools and techniques available through land use regulation that utilize concepts such as limiting the number of curb cuts in high traffic areas.

- Oconee County
- Municipalities

2021

Strategy 9.2.1.7. Enhance communication with local and State departments of transportation on current and proposed projects.

- Oconee County
- ACOG

2021

Strategy 9.3.2.2. Develop standards that encourage developers to incorporate sidewalks and bicycle trails and lanes into residential developments.

- Oconee County

2021

## 2021 Goals, objectives, & strategies for completion

Strategy 9.3.2.4. Find and repair any conflicts that exist within the current code of ordinances to provide and maintain adequate, safe, and accessible trails. Land Use	• Oconee County	2021
Strategy 11.1.2.7. Identify the location and density of RV parks within the County to determine if additional regulation is needed to manage traffic, ensure health and safety, and address environmental impacts, with particular emphasis on waterbodies.	• Oconee County	2021
Strategy 11.1.3.1. Map prime and functioning agricultural properties to determine areas that may request protection from incompatible uses.	• Oconee County	2021
Strategy 11.1.4.2. Develop overlay districts, primarily along principle community entrances (highway corridors) to meet the individual needs of each district in areas such as signage, appearance, transportation needs, etc.	• Oconee County	2021
Strategy 11.1.4.3. Promote development that is consistent with the scenic character of S.C. Hwy. 11 through the incorporation of a corridor overlay, conditional use provisions, or other mechanisms; and explore ways to preserve and maintain tree lines and scenic vistas along S.C. Hwy. 11.	• Oconee County	2021

