

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

5:00 pm- Monday, August 16, 2021

Council Chambers - Oconee County Administrative Complex

### Members Present

Frankie Pearson

Alex Vassey

Gary Gaulin

Mike Smith

Mike Johnson

### Staff Present

Vivian Kompier

### Media Present

None

1. Call to order – Mr. Smith called meeting order at 5:00 PM
2. Invocation was led by Mr. Gaulin.
3. Pledge of Allegiance was led by Mr. Smith.
4. Approval of minutes for August 2, 2021 – Mr. Johnson made a motion to approve the minutes for August 2nd; seconded by Mr. Pearson and unanimously approved 5/0.
5. Public comment for non-agenda items (4 minutes per person) – None
6. Commission member comments – None
7. Staff comment – Ms. Kompier reminded Commission Members of the continuing education scheduled for September 15, 2021 from 9:00 AM to 12:00 PM. Ms. Kompier shared Census numbers and maps. A general discussion followed.
8. RV Park Ordinance revision – Ms. Kompier stated that there has been noticeable activity in the submittal of applications. She noted a couple of items that should have been included in the ordinance: 1) requirement for a site plan for park and 2) prohibition of building decks next to RVs. Discussion included, but was not limited to, the fact that the addition of decks is in conflict with the intent of the RV Ordinance.

Mr. Smith made a motion that staff make a recommendation to the Planning Commission to revise the RV Ordinance; seconded by Mr. Pearson. Discussion included, but was not limited to, that the revision should steer the ordinance back to its original intent and the Commission needs to have all

the information needed before revising the ordinance. Mr. Smith called for a vote; motion was approved unanimously 5/0.

9. Scrapyard/junkyard ordinance consideration – Mr. Smith made a motion that the Planning Commission direct staff to complete research for a salvage/junkyard ordinance; seconded by Mr. Vassey. Discussion included, but was not limited to, defining the directive of “research.” Mr. Smith called for a vote; motion was approved unanimously 5/0.
10. Annual Comprehensive Plan strategies to review – In an effort to finalize the completion of reviewing Comprehensive Plan strategies to be reviewed in 2021, Mr. Smith made a motion that on July 8, 2021, the Planning Commission completed a review of the strategies that required a 2021 review; seconded by Mr. Johnson. Discussion included, but was not limited to, clarification of the wording of the motion. The motion was amended to state: to let the minutes reflect that during the July 8, 2021 Oconee County Planning Commission meeting, the review process for the Comprehensive Plan Strategies for 2021 was completed. Mr. Smith called for a vote on the motion as amended. The motion was approved unanimously 5/0.

Strategies to be review annually:

- (a) 3.3.1.1 – Past discussions with Lauren Richardson with Our Daily Rest were noted. Strategy was marked review complete.
- (b) 3.3.1.3 – Housing addressed during 2021 strategy review and letter was sent to County Council. Strategy was marked review complete.
- (c) 4.1.2.3 – Oconee Economic Alliance achieves this on a regular basis. Strategy was marked review complete.
- (d) 6.2.3.1 – Several municipalities are expanding recreational facilities and greenway funds for feasibility study are in budget. County has taken responsibility for a couple of parks that was previously under the purview of the Army Core of Engineers. Strategy was marked review complete.
- (e) 6.2.3.4 – There is continual upgrade program in the municipalities and the County. Strategy was marked review complete.
- (f) 6.3.2.2 – Noted this was previously discussed in 2021 strategy review—Lake Keowee Source Water Protection Team. Strategy was marked review complete.
- (g) 6.3.5.1 – This review is at an Administrator level—not for the Commission. Strategy was marked review complete.
- (h) 6.3.5.2 – This review is at an Administrator level—not for the Commission. Strategy was marked review complete.
- (i) 7.1.2.2 – Noted this was previously discussed in 2021 strategy review. Strategy was marked review complete.
- (j) 7.1.2.3 – Refer to 7.1.2.2. Use of a Special Purpose District should be a consideration. Strategy was marked review complete.
- (k) 7.1.2.4 – Responsibility of Oconee Joint Regional Sewer Authority. Strategy was marked review complete.
- (l) 7.1.3.2 – Responsibility of Administrator and Planning Department. Strategy was marked review complete.
- (m) 7.1.3.3 – Refer to the County grant writer. Strategy was marked review complete.
- (n) 7.2.1.1 – Oconee County Career Training Facility is up and running and active. Strategy was marked review complete.
- (o) 7.2.1.4 – Oconee County School Board responsibility. Strategy was marked review complete.

- (p) 7.2.3.1 – Responsibility of Sheriff’s Office and County. Strategy was marked review complete.
- (q) 7.2.3.2 – Responsibility of Sherriff’s Office and Administrator during budget process. Strategy was marked review complete.
- (r) 7.2.3.3 – Administrator and Planning Department have reviewed funding. Funding from Congress may be available in future. Strategy was marked review complete.
- (s) 7.2.3.4 – Responsibility of Administrator and Planning Department. Sections of the Emergency Operations Plans are updated on a yearly rotation. Strategy was marked review complete.
- (t) 7.2.3.5 – County participated in the biennial Duke Radiological drill. Strategy was marked review complete
- (u) 7.2.3.6 – Sheriff’s Office is responsible for 911 center and police communications. Strategy was marked review complete.
- (v) 7.2.6.1 – Responsibility of Oconee County School District. Strategy was marked review complete.
- (w) 9.2.1.8 – Discussed when reviewing 2021 strategies. Kyle Reid spoke to Planning Commission regarding road conditions. Strategy was marked review complete.
- (x) 9.3.1.2 – Refer to 9.2.1.8. Strategy was marked review complete.
- (y) 10.1.1.2 – Planning Department staff will incorporate this plan information into the Capital Improvement Plan. Strategy was marked review complete.
- (z) 10.1.1.6 – Planning Department staff will incorporate this plan information into the Capital Improvement Plan. Strategy was marked review complete.
- (aa) 10.1.2.5 – Planning Department staff will incorporate this plan information into the Capital Improvement Plan. Strategy was marked review complete.
- (bb) 10.1.2.7 – Refer to 9.2.1.8. Strategy was marked review complete.
- (cc) 10.1.2.8 – Ed Halbig from City of Seneca talked to Planning Commission about this issue. Bus service would be provided, but the municipalities would have to prove some funding. Strategy was marked review complete.
- (dd) 10.1.3.1 – Interest expressed to meet with Seneca Planning Commission to discuss topic of mutual interest.
- (ee) 10.2.1.3 – Planning Department is preparing the appropriate documents and studies related to impact fees. Strategy was marked review complete.
- (ff) 10.3.1.2 – Once the County’s Capital Improvement Plan is created, staff will begin working with the municipalities to identify opportunities. Strategy was marked review complete.

11. Adjourn – Mr. Pearson made a motion to adjourn; seconded by Mr. Johnson and approved unanimously 5/0 at 5:55 PM.