



**MINUTES**  
**PLANNING & ECONOMIC DEVELOPMENT**  
**COMMITTEE MEETING**  
**March 13, 2012**

**COMMITTEE MEMBERS**

Mr. Paul Corbeil, District I, Chairman  
Mr. Archie Barron, District III  
Mr. Reginald T. Dexter, District V

The Planning & Economic Development Committee met on Tuesday, March 13, 2012, at 5:30 PM in the Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, Administrator Scott Moulder, Assistant Administrator Glenn Breed, Executive Assistant Amanda Brock and Clerk to Council, Elizabeth Hulse.

**Press:** Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [[www.oconeese.com/council](http://www.oconeese.com/council)]. In addition it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Member of the press present: Ray Chandler – Anderson Independent, Dick Mangrum – WGOG Radio and Carlos Galarza – Daily Journal.

**Call to Order:**

Chairman Corbeil called the meeting to order at 5:30 PM.

**Approval of Minutes:**

Mr. Dexter made a motion, seconded by Mr. Barron, approved 3 – 0 to approve the minutes from November 10, 2011 meeting as presented.

**New Business:**

None discussed at this meeting.

**Department Reports / Updates:**

**Planning Department**

Mr. Art Holbrooks, Planning Director, and Mr. Aaron Gadsby, County Planner, addressed the Committee utilizing a PowerPoint presentation [copy filed with these minutes] and discussed the following topics:

- Development Activity
- Air Quality
- Storm Water
- Zoning
- Fair Play
- Keowee Toxaway Relicensing

## **Economic Development**

Mr. Russell Johnson, Economic Development Project & Marketing Manager, addressed the Committee utilizing a PowerPoint presentation and handout [copies filed with these minutes] and discussed the following topics:

- Mission
- 2012 South Carolina Rural Summit
- Product Development
  - Echo Hills
  - Golden Corner Commerce Park
  - Propex Site
- Activity Update
- Schedule
- New Economic Development Director Announcement
- Strategic Plan Update

## **Planning Commission Recommendations regarding Zoning Enabling Ordinance:**

Mr. Gadsby, along with the Planning Commission Chairman Mr. Ryan Honea, addressed Council utilizing a PowerPoint presentation and draft ordinance [copies filed with these minutes] reviewing with the Committee the work completed after the February 2011 workshop meeting.

Mr. Gadsby noted topics addressed during the review along with four major areas of change to include:

- Clarifying grandfathering language
- Comprehensive examination of uses in zoning districts
- Two new districts are recommended: Planned Development District [PDD] and Mixed Use District [MUD]
- Small Area Citizen Initiated Rezoning Requirements

**Mr. Corbeil suggested the following which was agreed upon unanimously by the full committee:**

- **Forward the recommended zoning ordinance to the county attorney for review, and**
- **Recommend to Full Council that First Reading be taken on the updated zoning ordinance, and**
- **After First Reading; schedule a joint Council / Planning Commission Workshop to discuss in detail the changes recommended and the rational for those suggested changes.**

After the workshop, Council would make any agreed upon changes to the zoning ordinance and schedule second reading to be followed by a public hearing and ultimately third and final reading. Mr. Corbeil was clear that the public hearing and final reading would be scheduled at separate meetings to allow for review of comments received during the public hearing.

Staff was requested to identify appropriate language to ensure that after first reading of the revised ordinance that legislative intent is in effect.

## **Adjourn:**

Mr. Dexter made a motion approved unanimously to adjourn at 6:12 PM.

Respectfully Submitted:

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Elizabeth G. Hulse  
Clerk to Council