



**MINUTES**  
**OCONEE COUNTY COUNCIL MEETING**  
**PUBLIC HEARING**  
**April 1, 2008**

**MEMBERS, OCONEE COUNTY COUNCIL**

Mr. George Blanchard District I, Chairman  
Mr. Thomas S. Crumpton, Jr., District II  
Mr. Mario Suarez, District III  
Mr. Marion E. Lyles, District IV  
Mr. H. Frank Ables, Jr., District V

Oconee County Council met on Tuesday, April 1, 2008 at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members [except Mr. Blanchard & Mr. Suarez], County Administrator Dale K. Surrett, Elizabeth G. Hulse, Clerk to Council & Mr. Bradley A. Norton, County Attorney present.

**Press:**

Members of the press notified (via mail): Keowee Courier, Westminster News, Daily Journal, Anderson Independent, WGOG Radio, WYFF TV, WLOS TV WSPA TV & WSNW Radio.

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

**Call to Order:**

Vice-Chairman Crumpton called the meeting to order at 6:00 p.m.

Prior to the beginning of the Public Hearing Mr. Lyles asked the County Attorney to again summarize for those present what the Future Land Use Map [FLUM] is and why it needs to be amended at this time.

Mr. Norton stated that the FLUM is needed to pave the way for the Zoning Enabling Ordinance [ZEO]. The FLUM is a “snap shot” of what the county land use is at present and tries to anticipate future usage based on current developments. He noted that the map was reviewed and sent to Council for inclusion in the Comprehensive Plan by the Oconee County Planning Commission.

Mr. Lyles questioned if this map can be reviewed and updated in the future. Mr. Norton stated that it can be changed at any time with an amending ordinance, three readings and a public hearing.

**Public Hearing: Ordinance 2008-05 “AN ORDINANCE AMENDING ORDINANCE 2004 - 25 AN ORDINANCE ADOPTING THE OCONEE COUNTY COMPREHENSIVE PLAN”:**

Mr. Tom Marcovich addressed Council regarding concerns that the FLUM has not been adequately reviewed by the general public. In addition, he questioned if the FLUM is a regulatory document and will tie the County’s hands for future development.

Mr. Surrett addressed those present and read the following statement printed on the map submitted for approval:

*This Future Land Use Map is non-regulatory, and imposes no standards or restrictions.*

*While the majority of commercial and industrial growth will occur in the Transitionally Growth Areas shown on the map, factors such as the availability of infrastructure and existing uses will impact the patten of development. Additionally, a number of nodes of limited commercial and industrial uses will develop throughout the county where sufficient infrastructure and available land allow.*

*Other land uses, such as parks, institutions, and utilities may be located within the boundary of any category show on this map.*

Mr. Larry Linsin addressed Council regarding his opposition to passage of the FLUM, noting that it is very difficult for the average citizen to identify which area they reside in on the map.

Ms. Linda Lovely addressed Council regarding her support for the FLUM. She stated that she had attended many of the Planning Commission meetings and that ample opportunities have been made at those meetings for the public to comment on the FLUM and that it is time to more forward with approval.

Mr. C. W. Richards addressed Council questioning if the FLUM was in any way a regulatory map. Mr. Norton stated that the map was not a regulatory map and that this map does not impose zoning.

Ms. Susie Cornelius addressed Council requesting that community based meetings be held to allow for further public input regarding the FLUM.

Mr. Bill Graham addressed Council regarding his support for passage of the FLUM based on years of experience working on a similar document in Michigan years ago.

Mr. Ernie Lombard addressed Council and asked how the overlays as part of the ZEO mesh with the FLUM. Mr. Norton stated that the overlays currently part of the ZEO identify several areas; lake overlay, HWY 11, HWY 107 and Route 85. Additionally, he stated that Council has not committed to including any or all of the overlays in the ZEO. Mr. Norton stated that a public hearing on the ZEO will be held on Tuesday, April 15, 2008 at 5:00 p.m. at which time the overlays will be discussed.

No written comments were submitted to the Clerk to Council regarding Ordinance 2008-05.

### **Adjourn:**

Mr. Crumpton motioned to adjourn the meeting at 6:40 p.m. The motion was approved unanimously.

Respectfully Submitted:

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Elizabeth G. Hulse  
Clerk to Council