



MINUTES
OCONEE COUNTY COUNCIL MEETING
Regular Meeting
January 17, 2012

MEMBERS, OCONEE COUNTY COUNCIL

Mr. Joel Thrift, District IV, Council Chairman
Mr. Paul Corbeil, District I, Vice Chairman
Mr. Wayne McCall, District II, Chairman Pro Tem
Mr. Archie Barron, District III
Mr. Reg Dexter, District V

Oconee County Council met on Tuesday, January 17, 2012 at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, Thomas L. Martin County Attorney, County Administrator Scott Moulder and Clerk to Council, Elizabeth G. Hulse present.

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.oconeesc.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: Dick Mangrum – WGOG Radio, Ray Chandler – Anderson Independent, Ashton Hester – Keowee Courier & Carlos Galarza - Daily Journal.

Call to Order:

Mr. Thrift called the meeting to order at 6:00 p.m.

Extended Public Comment Session:

None scheduled for this meeting.

Public Comment Session [related to specific agenda items]:

Mr. Michael Hembree addressed Council in support of passage of Ordinance 2011-23 as presented.

Mr. Bill Lancaster addressed Council utilizing a handout [copy filed with these minutes] in support of passage of Ordinance 2011-23 as presented.

Mr. Walt Carter addressed Council in support of passage of Ordinance 2011-23 as presented.

Ms. Lilly Davis addressed Council utilizing a handout [copy filed with these minutes] asking that her parcel be zoned traditional rural in Ordinance 2011-23.

Mr. David Withrebert addressed Council in support of passage of Ordinance 2011-23 as presented.

Mr. Jim Codner addressed Council in support of passage of Ordinance 2011-23 as presented.

Ms. Susie Cornelius addressed Council voicing concerns regarding the Point West project and support for the county funding the Republican Presidential Preference Primary to be held on Saturday, January 21, 2012.

Mr. Paul Cantrell declined to speak; stating he would address Council during the public hearing for Ordinance 2011-24.

Mr. Tom Markovich addressed Council voicing concerns with the zoning process and asked Council to table Ordinance 2011-23 and to conduct due diligence.

Public Comment Session [related to non-agenda items]:

Mr. B. J. Littleton addressed Council voicing concerns that Council members are directing Planning staff and issues related to the disposal of dead animals at the Manned Convenience Centers.

County Council Response to Public Comment:

None at this meeting.

Meeting Recess:

Mr. Thrift announced a 10 minute recess at 6:33 p.m.

Meeting Reconvene:

Mr. Thrift reconvened the meeting at 6:43 p.m.

Pledge of Allegiance:

Mr. Dexter led the Pledge of Allegiance to the United States of America.

Minutes:

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 to approve the minutes from the January 3, 2012 regular meeting as presented.

Presentation by Outside Organizations:

Mountain Lakes AccessHealth / Ms. Cortni Nations

Ms. Nations addressed Council utilizing a PowerPoint presentation and handout [copies of both filed with these minutes] highlighting the new program being offered through Oconee Medical Center for the county's citizens. Council thanked Ms. Nations for a thorough presentation.

RedClay Development / Old Courthouse Proposal / Mr. Frank M. Warlick

Mr. Frank Warlick and Mr. Mike Metz, Design South, addressed Council utilizing a PowerPoint presentation [copy filed with these minutes] highlighting their proposal for redevelopment of the Old Courthouse in Walhalla. Council thanked Mr. Warlick and Mr. Metz for their presentation.

Council sent this matter to the Real Estate, Facilities and Land Management Committee to work details in preparation for Councils final review and potential approval of the project.

High Pointe / Pointe West Development Update / Mr. Neil Workman

Mr. Workman and Mr. Tom Winkopp addressed Council utilizing a PowerPoint presentation [copy filed with these minutes] highlighting proposed changes to the Pointe West project. Council thanked Mr. Workman for the updated information.

Public Hearings Regarding the Following Ordinances:

Ordinance 2011-19 "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO" *[Mathis Request]*

Mr. Thrift opened the floor for Public Comment.

No citizens signed up to address Council.

Mr. Thrift asked if any citizens wished to address Council regarding this ordinance; no citizen stepped forward.

Mr. Thrift asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Thrift closed the Public Hearing regarding Ordinance 2011-19.

Ordinance 2011-24 “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Willow Lane Request]*

Mr. Thrift opened the floor for Public Comment.

No citizens signed up to address Council.

Mr. Thrift called on Mr. Cantrell; he stated he did not need to address Council having spoken with a member during the recess.

Mr. Thrift asked if any citizens wished to address Council regarding this ordinance; no citizen stepped forward.

Mr. Thrift asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Thrift closed the Public Hearing regarding Ordinance 2011-24.

Ordinance 2011-31 “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Bayshore Request]*

Mr. Thrift opened the floor for Public Comment.

No citizens signed up to address Council.

Mr. Thrift asked if any citizens wished to address Council regarding this ordinance; no citizen stepped forward.

Mr. Thrift asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Thrift closed the Public Hearing regarding Ordinance 2011-31.

Consideration of the Following Ordinances:

Ordinance 2011-19

Mr. Barron made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve

Ordinance 2011-19 “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Mathis Request]* on third and final reading.

Ordinance 2011-24

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve

Ordinance 2011-24 “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND

TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO”
[Willow Lane Request] on third and final reading.

Ordinance 2011-31

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve **Ordinance 2011-31** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO”
[Bayshore Request] on third and final reading.

Ordinance 2011-23

Mr. Moulder and Mr. Aaron Gadsby, County Planner, addressed Council regarding this ordinance. Mr. Gadsby requested that Council amend the ordinance [correct a typographical error] to remove parcel 193-00-04-003 from the Lake Residential classification and make it Residential as recommended by the Planning Commission. Discussion followed.

Mr. Corbeil made a motion, seconded by Mr. Barron, to approve **Ordinance 2011-23** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Cane Creek Request]*.

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 to amend **Ordinance 2011-23** as outlined above.

Mr. Thrift called for the vote on **Ordinance 2011-23** as amended. The motion passed 4 – 1 [Mr. McCall opposed] to pass **Ordinance 2011-23** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Cane Creek Request]* on second reading.

Ordinance 2011-25

Mr. Moulder and Mr. Aaron Gadsby, County Planner, addressed Council regarding this ordinance. Mr. Gadsby requested that Council amend the ordinance after further review to remove parcel 253-00-03-074 from the ordinance as it is not county owned property. Discussion followed.

Mr. Corbeil made a motion, seconded by Mr. Barron, to approve **Ordinance 2011-25** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Council Initiated Public & Recreation Lands]*.

Mr. Barron made a motion, seconded by Mr. Corbeil, approved 5 – 0 to amend **Ordinance 2011-25** as outlined above.

Mr. Thrift called for the vote on **Ordinance 2011-25** as amended. The motion passed 4 – 1 [Mr. McCall opposed] to pass **Ordinance 2011-25** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF

PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Council Initiated Public & Recreation Lands]* on second reading.

Ordinance 2012-04

Mr. Barron made a motion, seconded by Mr. Corbeil, approved 5 – 0 to approve **Ordinance 2012-04** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Watson request]* on first reading in title only and to refer the matter to the Planning Commission for the required review.

Ordinance 2012-05

Mr. Corbeil made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve **Ordinance 2012-05** “AN ORDINANCE TO AMEND ARTICLE IV. BOARDS, COMMISSIONS AND COMMITTEES OF CHAPTER 2. ADMINISTRATION, AND ARTICLE II. ECONOMIC DEVELOPMENT COMMISSION OF CHAPTER 24. PLANNING AND DEVELOPMENT OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO” on first reading in title only.

Ordinance 2012-06

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 to approve **Ordinance 2012-06** “AN ORDINANCE TO REVISE AND AMEND DIVISION 2. MEETINGS OF ARTICLE II. COUNTY COUNCIL OF CHAPTER 2. ADMINISTRATION THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY; AND OTHER MATTERS RELATED THERETO” on first reading in title only.

Discussion & Possible Action Items

Contingency Funding Request / Voter Registration & Elections / Up To \$10,000

Mr. Moulder and Ms. Joy Brooks, Registration & Elections Director, addressed Council regarding this agenda item.

Mr. Barron made a motion, seconded by Mr. Corbeil, approved 4 – 1 [Mr. Dexter opposed] to transfer to Registration & Elections up to \$10,000 to assist with holding the Republican Presidential Preference Primary [RPPP] on January 21, 2012.

Board & Commission Appointments

None scheduled for this meeting.

Commission & Board Reports to Council:

None scheduled for this meeting.

Council Committee Reports:

None scheduled for this meeting.

Administrator's Report:

Mr. Moulder addressed Council utilizing two handouts [copies filed with these minutes] highlighting activity in the county:

- [1] Administrator's Report dated January 17, 2012
- [2] General Fund Revenue Report [through December 31, 2011]

Old Business:

Workshop with ACOG regarding 208 Authority

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 5 – 0 to direct the County Administrator to schedule a workshop with ACOG to explore alternatives regarding the 208 authority and funding options as it relates to sewer in Oconee County.

New Business:

Council Meeting Calendar / New Feature on Council Website

Ms. Hulse introduced to Council and the citizens the new Calendar feature on the Council Website that will allow for:

- historical review of meetings
- posting of Council and Council Committee meetings
- posting of Council appointed Board and Commission meetings

Executive Session:

Mr. Barron made a motion, seconded by Mr. Corbeil, approved 5 – 0 to enter into Executive Session for the purpose of receiving legal advice regarding a potential contractual matter.

Council entered Executive Session at 8:52 p.m.

Council returned from Executive Session at 9:16 p.m. on a motion by Mr. Barron, seconded by Mr. Corbeil, approved unanimously.

Mr. Thrift stated that no action was taken in Executive Session.

Mr. Corbeil made a motion, seconded by Mr. Barron, approved 5 – 0 to authorize the County Attorney to perform due diligence regarding the potential contractual matter discussed in Executive Session.

Adjourn:

Mr. McCall made a motion, approved unanimously to adjourn at 9:17 p.m.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council