



Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-638-4218
Fax: 864-638-4168

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MINUTES PLANNING COMMISSION MEETING August 13, 2007

The Oconee County Planning Commission held their regularly scheduled monthly meeting at 7:00 p.m. on August 13, 2007 in the Council Chambers of the Oconee County Administrative Complex at 415 S. Pine St., Walhalla, SC 29691.

Members Present: Tommy Abbott, (Chairman)
Randy Abbott
Ryan Honea
Howard Moore
Rex Ramsay
Bill Evatt
Bill Nelson

Art Holbrooks (Planning Director)
Mr. Brad Norton (County Attorney)
Aaron Gadsby (County Planner)

Item 1: Call to Order- Chairman Abbott called the meeting to order.

Item 2: Approval of Minutes- Mr. Honea made a motion to approve the minutes from the August 13, 2007 meeting; Mr. Ramsay seconded the motion. The motion passed unanimously.

Item 3: Consideration of Draft Vested Rights Ordinance- Mr. Norton reviewed comments submitted at the previous meeting on the draft Vested Rights Ordinance by the Advocates for Quality Development, and expanded on the State's vesting statute and its applicability in Oconee County. He concluded that the draft considered at the last meeting was well within the scope of state requirements, and provided flexibility for the Commission and staff in reviewing proposed developments. Mr. Nelson asked Mr. Norton for clarification on vesting time limits and extensions, and suggested some changes in phrasing in sections 4.03 and 4.04. Mr. Nelson made a motion to forward amended draft Vested Rights Ordinance on to Council; Mr. Ramsay seconded the motion. The motion passed unanimously.

Item 4: Consideration of the Subdivision Regulation Chapter of the Performance Standards Ordinance – Mr. Holbrooks presented the Commission with the final draft changes to the subdivision regulations, and reviewed comments presented at the last meeting by the Advocates for Quality Development. Mr. Ramsay asked that the vegetative buffer [6.5.12] include an exception for utility companies due to the fact that they are required to maintain their right-of-ways regardless of location. Mr. Ramsay also asked that section 6.5.12B be amended to allow certified arborists to approve tree removals. Also, Mr. Norton explained the proposed mutually exclusive easement that would allow for private roads in subdivisions to be presented to the County in the future, with the required 50' of right-of-way. Mr. Nelson made a motion to send the amended draft of the Subdivision Regulations on to Council; Mr. Moore seconded the motion. The motion passed unanimously.

Item 5: Consideration of Road Naming and Addressing Policy- Mr. Holbrooks informed the Commission that the Council had recently adopted the Road Naming and Addressing Ordinance, giving the Commission the authority to adopt the Road Naming and Addressing Policy. As the last review of the draft policies occurred prior to implementation of the ordinance, Mr. Holbrooks requested that the Commission formally vote to approve the final version. Mr. Evatt made a motion to adopt the Road Naming and Addressing Policy; Mr. Randy Abbott seconded the motion. The motion passed unanimously.

Item 6: New Business- There was no new business.

Item 7: Old Business- There was no old business.

Item 8: Public Comment-

Ms. Linda Lovely stated that the County Attorney's assessment of the draft Vested Rights Ordinance was inaccurate, and that AQD's attorney felt the ordinance was severely flawed. She urged the Commission to hire their own attorney as a 3rd party to review land use matters. She also stated that the Subdivision Regulations should contain a provision to notify DHEC of the existence of buffers on all new construction projects.

Item 9: Adjourn