



# Oconee County Planning Department

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## MINUTES PLANNING COMMISSION MEETING December 10, 2007

The Oconee County Planning Commission held their regularly scheduled monthly meeting at 7:00 p.m. on December 10, 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)  
Aaron Gadsby (County Planner)

Media Present:  
Bret McLaughlin (Daily Journal)  
Ray Chandler (Anderson Independent)

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

**Item 2: Approval of Minutes -** The minutes from the December 10, 2007 meeting were reviewed by the Commission - no changes were made. Mr. Evatt made a motion to approve the minutes as written. Mr. Ramsay seconded the motion. The minutes were approved 7-0.

**Item 3: Public Comment Session –**

Mr. Reg Dexter stated that residents of Parkview South and Parkview East (residential developments on Highway 11 South) had major concerns regarding the proposed Future Land Use Map and the proposed Zoning Map. Specifically, the draft documents show Park View South within the boundaries of the proposed Employment Opportunity Overlay. Mr. Dexter asked the Commission to recommend that County Council change these communities to residential on the Future Land Use Map and take them out of the overlay district.

Mr. Harold Thomas and Mr. Luther Lyles informed the Commission that they had recently formed a group called Concerned Citizens for Conservation, and that this group was working to have a section of Hwy 28 declared scenic by both the State and County. They wanted to let the Commission know that they may be dealing with some issues resulting from the effort.

Mr. John Little addressed the Commission regarding the zoning regulations. Mr. Little stated that the proposed Lake Overlay needs more work, that he feels County Council was using the Planning Commission for a 'scapegoat', and that zoning was just more government. Mr. Little asked the Commission to rescind their vote on zoning.

Mr. Paul Reckert of Parkview South spoke to the Commission regarding the Employment Overlay; he asked that the Commission vote to change the Future Land Use Map and Zoning Map to reflect his development as a residential area. He also mentioned the amount of taxes paid by Parkview South.

Mr. Bo Horne stated that the tax payers are upset and the situation right now isn't making things better. He said that his taxpayer group 'Target OC' is financing lawsuits against government to stop the insanity. Mr. Horne listed a number of Oconee Communities with individuals that were supporting the lawsuits.

Mr. B.J. Littleton state that he sees things very plain and simple and if people wanted to be Communist then he had no time for them. He also stated that the government needed to leave people who cherish freedom alone.

**Item 4: Briefing on Capital Improvements Plan** – Mr. Holbrooks informed the Commission that it was time to begin working on the capital improvements plan, and read a part of Section 6-29-340 of the state code, which details the Commission's responsibility to prepare a list of priority projects. He stated that, as the last effort to assemble a plan was so cumbersome, he felt the Commission should consider scaling back on the scope of the plan, and concentrate on large projects listed in adopted plans by the county. Mr. Holbrooks stated that he would get a preliminary list of projects to the Commission at the January meeting. Mr. Moore stated that he felt we needed to leave the capital plan like it has been done in the past because there needs to be a checks and balance on county spending. Mr. Nelson asked that details be given for each project so that better decisions could be made. Mr. Honea stated that the Commission needed to have oversight on Council spending.

**Item 5: Briefing on Goals of the Planning Department for the Coming Year**– Mr. Holbrooks briefed the Commission on a list of goals identified by the Planning Department's for 2008. A copy is attached.

**Item 6: Election of Officers** Mr. Nelson nominated Mr. Honea for Vice-Chairman, Mr. Moore seconded the motion. The motion passed 7-0. Mr. Randy Abbott nominated Mr. Tommy Abbott for Chairman. Mr. Evatt seconded the motion. The motion passed 7-0.

**Item 7: Old Business** – Mr. Holbrooks informed the Commission that he would be presenting the draft Zoning Enabling Ordinance back to County Council the next day (December 11, 2007). He stated that he would request a workshop to be scheduled to allow for the Commission members to attend.

Mr. Honea made a motion to recommend to County Council that Park View South, Park View East, and the State Park be taken out of the overlay district and changed on the Future Land Use Map to reflect what is currently there. Mr. Moore seconded the motion. The motion passed 7-0.

**Item 8: New Business** - Mr. Holbrooks informed the Commission that the Planning Department was beginning a review of addresses for the Census Bureau. The program is known as LUCA, and will be completed in roughly 120 days.

**Item9: Adjourn**

## Planning Department Goals for 2008

1. Parcel Layer: complete a review of the data submitted and maintain an accurate land use parcel layer
  - a. Latest projected date will be March of 2008 as confirmed by the consultant
2. Complete public meeting in all 17 Planning Districts
  - a. Focus on Comprehensive Plan Update
  - b. Long Term Future Land Use Map
  - c. Possible other planning issues
3. Develop Future Land Use Map from parcel layer and citizen involvement at the public meetings
4. Update the Comprehensive Plan; adding two elements required by the state
  - a. Priority Investment (Affordable Housing)
  - b. Transportation Element
5. Subdivision Regulations: get through Council Committee and begin education a education program for working with regulations
6. Depending on Council decision regarding zoning we would like to implement the zoning program and work with citizens as this moves forward.