



Oconee County Planning Department

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MINUTES PLANNING COMMISSION MEETING January 14, 2008

The Oconee County Planning Commission held their regularly scheduled monthly meeting at 7:00 p.m. on January 14, 2007 in the Council Chambers of the Oconee County Administrative Complex at 415 S. Pine St., Walhalla, SC 29691.

Members Present: Tommy Abbott, (Chairman)
Ryan Honea
Howard Moore
Rex Ramsay

Art Holbrooks (Planning Director)
Aaron Gadsby (County Planner)

Media Present:
Carlos Galarza (Daily Journal)
Peter Kent (WGOG)

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. Ramsay made a motion to approve the minutes as written. Mr. Moore seconded the motion. The minutes were approved 4-0.

Item 3: Public Comment Session –

Mr. Charles Chalmers stated his concern regarding a proposed twenty five foot buffer along Highway 11 and also asked as to the status of that buffer.

Mr. John Davis stated that he too had concerns and questions regarding the proposed buffer along Highway 11.

Mr. Charles Galloway stated he also had questions regarding the proposed buffer.

Ms. Donna Linsin raised concerns about the proposed Scenic Highway Ordinance that was on the Planning Commission's Agenda. She stated that the ordinance contradicted state law and that scenic highways should only be handled by the State of South Carolina. Ms. Linsin also raised concerns regarding the authority of the County to impose restrictions on State roads.

Mr. Larry Linsin also raised concerns regarding the scenic highway ordinance before the Commission. Mr. Linsin also had concerns with the definition of Outdoor Advertising contained within the ordinance because it would suggest that all things visible from the road would be regulated—land as far as the eye could see.

Mr. Davis Brown raised concerns about Highway 11 and informed the Commission that the road was never treated like a scenic highway.

Mr. Bruce Burrell had similar concerns regarding the proposed buffer on Highway 11. Mr. Earl shared his concerns regarding taxes and the taking of land.

Ms. Linda Lovely said that there was a lot of confusion regarding the zoning enabling ordinance and reminded the people that this ordinance only enables zoning it does not impose zoning. Ms. Lovely also addressed the Commission's concerns regarding the proposed 1300 foot lake overlay buffer and suggested that the County take a look at Lexington County. Ms. Lovely informed the Commission that the zoning ordinance has not been fast tracked and they have been waiting for over two years for something to be done.

Mr. B.J. Littleton expressed his dislike of the 6 month non-conforming use limitation in the zoning ordinance.

Mr. Randy Jones expressed concerns regarding Highway 11 and asked that we take all old drafts off the website. Mr. Jones reminded the Commission that the decisions they make effect people.

Mr. Bill Jones expressed concerns regarding Highway 11 and if the county wanted twenty five more feet He wanted paid for it.

Mr. Robby Lee informed the Commission that he lives on Highway 11 and owns a business there. Mr. Jones stated that Blue Ridge runs power lines all along the highway and if you want scenic why not require them to put the lines underground. Mr. Jones also expressed concerns regarding buffers and zoning along Highway 11.

Mr. Tom Markovich stated that the zoning workshop on January 29 is too short and needs to be longer. He asked the Commission to request another work session. Mr. Markovich also suggested that the Commission consider using density triggers to implement zoning because density is really the issue. Mr. Markovich also shared concerns he had with the Scenic Highway Ordinance that was on the agenda.

Item 4: Public Hearings on the Road Name Changes – Mr. Holbrooks briefed the Commission on state requirements for a public hearing on road name changes, and the fact that the three on the agenda were the scheduled as a result of the review of all naming requirement conducted when the Addressing Office was transferred under the Planning Director.

Malfunction Junction Road changed to *Mother Earth Way*- Mr. Holbrooks informed the Commission that the sole property owner on *Malfunction Junction Road* has requested that the road name be changed to *Mother Earth Way* and that the Department had no objections. Mr. Ramsay made a motion to change the road name to *Mother Earth Way*. Mr. Moore seconded the motion. The motion passed 4-0.

Nellie Road Changed to *St. Andrews Dr*- Mr. Holbrooks informed the Commission that this road had two names; on one end it was named *Nellie Road* and on the other it was named *St. Andrews Drive*. The Addressing Office had been made aware of this issue and that for emergency response issues the road needed to have one name. Mr. Holbrooks also stated that there where no existing addresses on either road that would change as a result. The staff recommendation was to change the name to *St. Andrews Dr*. During the public hearing Ms. Kathy Chitwood informed the Commission that the original name of the road was *Nellie Road* and her family owned all the property along *Nellie Road*. Ms. Chitwood also stated that she and her sister were opposed to changing the Road name. Ms. Chitwood's father, Mr. _____ McAlister, spoke to the Commission and gave a brief history as to what had occurred.

Mr. Honea made a motion to change the name of the road so that the entire road would be named *Nellie Road*; Mr. Moore seconded the motion. The motion passed 4-0.

Item 5: Briefing on Capital Improvements Plan – Mr. Holbrooks presented the Commission with the Capital Improvements Plan they had recommended last budget year, and presented a copy of the five year projections contained within this year's budget. Mr. Holbrooks also informed the Commission that Mr. Nelson was unavailable for the meeting, but had called and asked him to state for the record that he wanted to see the jail upgrades and a new Seneca Library prioritized in the Capital Plan. Chairman Abbott raised concerns about the amounts contained in the 5-year departmental projections. Mr. Moore agreed, and stated that the requests need to fit within a realistic budget.

Item 6: Discussion of Scenic Highway Ordinance – Mr. Holbrooks presented the Commission with a first draft of the Scenic Highway Ordinance, and briefed them on the main proposals. After brief

discussion, the members of the Commission indicated the ordinance needed to be clarified before moving ahead.

Item 7: Old Business – Mr. Holbrooks informed the Commission County Council had scheduled a zoning workshop for January 29, 2008 at 5 pm, and the Commission was invited to attend. Also, Mr. Holbrooks informed the Commission that the Census update was moving along nicely.

Item 8: New Business – No new business was brought before the Commission.

Item9: Adjourn