



# Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC

29691

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## Minutes

### Planning Commission Meeting

May 18, 2009

The Oconee County Planning Commission held their regularly meeting on May 18, 2009 in the Board Room at the Oconee County School District Administrative Offices, 414 S. Pine St., Walhalla, SC 29691.

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

Art Holbrooks (Planning Director)  
Aaron Gadsby (Planner)  
Carol Harvey (Planner)

Media Present:  
Carlos Galarza (Daily Journal)

**Item 1:** Vice-Chairman Honea called the meeting to order.

**Item 2: Approval of Minutes**— Mr. Evatt made a motion to approve the minutes from the April 13, 2009 regular Planning Commission Meeting. Mr. Moore seconded the motion. The minutes were approved unanimously. Mr. Evatt also made a motion to approve the minutes from the specially called Planning Commission Meeting on April 30, 2009. Mr. Moore seconded the motion. The minutes were approved unanimously.

**Item 3: Mr. Eric Bradshaw, Executive Director for Fresh Start Community Development Corporation:** – Mr. Bradshaw and Mr. F.A. Johnson presented information to the Planning Commission regarding mechanisms that may be used to promote affordable housing. The creation of a housing task force was mentioned as a possible recommendation to consider incorporating into the Comprehensive Plan Update. Members of the Commission and some of the audience participated in a discussion. Chairman Abbott thanked the gentlemen for their presentation.

**Item 4: Public Comment-**

**Ben Turetzky**—Mr. Turetzky spoke to the Commission regarding the Comprehensive Plan Update and the Natural Resource Element Update. Mr. Turetzky also invited the Commission to a forum to be held on May 28, 2009 at 7:00 pm in the Duke World of Energy. The forum in on Comprehensive Planning.

**Item 5: Discussion of Comprehensive Plan Update-** Mr. Holbrooks presented the Planning Commission a first draft of the Natural Resource Element. Mr. Moore stated that he would be getting the Planning Department more information on water issues that he feels need to be addressed for future generations. One of the keys to the water issue in Oconee County is having an accurate 7Q10 figure on the County's water. Mrs. Heller asked Mr. Moore exactly what a 7Q10 was. Mr. Moore stated that a 7Q10 was 5 % of the 7 day, ten year low flow and that this number dictated how much water was allowed to leave Oconee County. Mr. Moore also stated that getting an accurate water budget analysis needs to be a top priority in the Comprehensive Plan update because the State Regulations are not being followed.

**Item 5: Consideration of Proposed Ordinance 2009-010 (Planning Commission Ordinance)**

Mr. Holbrooks informed the Commission that County Council was updated the Planning Commission ordinance so that the terms would once again stagger. Mr. Moore noted a typo on page 3 of the ordinance and that he felt one of the at large members should be recommended to Council by the Planning Commission and the other by the Soil and Water Conservation District. Mr. Honea made a motion to recommended that the County Council pass the Planning Commission Ordinance with the recommendations that the one of the at large members be recommended by the Planning Commission and the other by the Soil and Water Conservation District. Mr. Moore seconded the motion. The motion passed unanimously.

**Item 6: Old Business** – There was no old business

**Item 7: New Business**—Mr. Holbrooks reminded the Commission that Mr. Nelson would be honored at the June 2, 2009 County Council Meeting for his service on the Planning Commission and that all of the Commission Members were invited.

Mr. Honea asked that the Planning Department look into establishing a 65 foot height limit for all structures in Oconee County making sure projects of a greater height could get a variance as long as the met the requirements.

Mr. Moore asked the Commission write a letter the Oconee County Transportation Committee stating that they felt all subdivisions needed a speed limited no greater than 20 miles per hour. The Commission concurred and Mr. Holbrooks stated that he would draft a letter for their review at the next meeting.

**Item 8: Adjourn**—Chairman Abbott adjourned the meeting.