



**A G E N D A**  
**OCONEE COUNTY COUNCIL**  
**OCONEE COUNTY PLANNING COMMISSION**  
**JOINT WORKSHOP MEETING**  
**Monday, February 22, 2010, 6:30 PM**  
**Council Chambers**  
**Oconee County Administrative Offices**  
**415 South Pine Street, Walhalla, SC**

**OCONEE COUNTY COUNCIL**

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

**PLANNING COMMISSION**

Mr. Tommy Abbott, Chairman  
Mr. Ryan Honea, Vice Chairman  
Ms. Andy Heller, District I  
Mr. Randy Abbott, District II  
Mr. Bill Evatt, District III  
Mr. Howard Moore, At Large  
Mr. Rex Ramsey, At Large

Oconee County Planning Commission and the Oconee County Council met for a joint workshop meeting on Monday, February 22, 2010 at 6:30 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all County Council Members [except Mr. Suarez], Planning Commission Members [except Mr. Ramsey], Interim Administrator Gene Klugh, Planning Director Art Holbrooks, Thomas L. Martin County Attorney and Clerk to Council, Elizabeth G. Hulse present.

**Oconee County Staff Present:** Mr. Art Holbrooks, Planning Director and Mr. Aaron Gadsby, County Planner

**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.oconeese.com/council](http://www.oconeese.com/council)]. In addition it was made available to the newspapers, radio stations, television stations and concerned citizens.

Member of the press present: Ray Chandler – Anderson Independent & Carlos Galarza – Daily Journal

**Call to Order:**

Mr. Abbott called the meeting to order at 6:25 p.m.

Mr. Abbott noted that there would be no Public Comment or discussion regarding any specific re-zoning requests at this meeting.

**Zoning Questions for County Attorney from Planning Commission:**

Mr. Abbott opened the floor to Planning Commission members to ask zoning related questions of the County Attorney prior to his departure from the meeting.

Mr. Moore asked for advice from the Attorney regarding the appropriate action the Commission should take when adjacent properties are included in a re-zoning request. Mr. Martin

briefly outlined the basics of zoning; noting that the only body able to zone in the county is the County Council. He also noted that the role of the Commission is to recommend to Council what they feel is best utilizing the Future Land Use Map [FLUM] and the Comprehensive Plan along with their judgment.

Mr. Evatt asked what type of time frame was involved to amend the Zoning Enabling Ordinance if the Commission wished to recommend changes to Council. Mr. Martin noted that a minimum of eight weeks would be involved but that realistically ten weeks was a better answer. Any change to an ordinance requires three separate readings and a public hearing; all before Council.

Mr. Evatt followed this question by asking if the ordinance is reviewed and amendments recommended are there any negative ramifications. Mr. Martin stated there were not as the original ordinance was legally undertaken and would be changed legally.

### **Workshop Discussion with Planning Commission:**

#### **Comprehensive Plan Discussion:**

Mr. Holbrooks addressed the Commission and Council utilizing a PowerPoint presentation [filed with these minutes] and provided a handout [filed with these minutes] highlighting key areas that require input from both the Commission and Council. Mr. Holbrooks also noted that it is likely that additional workshop meetings will be needed to review this document in depth.

Mr. Holbrooks reviewed in some depth portions of Goals #1-5 and some of each goal's objectives. Discussion centered on water resource issues and ways to assist in economic development for the county. Lengthy discussion followed.

#### **Discussion regarding Zoning Enabling Ordinance:**

Mr. Abbott recognized Mr. Dexter, Council Chairman, who addressed those present regarding the process for zoning requests and the roles of both the Planning Commission and Council in the process. He outlined in detail the process for citizens to obtain a minimum of 51% of the parcels requesting to be rezoned. Additionally, he reminded those present that the Commission's role is to review any request against the FLUM, the Comprehensive Plan and to identify any areas that they feel have been requested for rezoning incorrectly. Lastly, he reiterated part of Mr. Martin's comments earlier noting that Council is the only governing body in the county that can rezone and that they are dependant on the Commission to assist with recommendations based on items listed above. Discussion followed.

### **Adjourn:**

Mr. Thrift made a motion, seconded by Mr. Moore, approved unanimously to adjourn the meeting at 8:11 p.m.

Respectfully Submitted:

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Elizabeth G. Hulse  
Clerk to Council