



Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC

29691

Telephone: 864-638-4218

Minutes

Planning Commission Meeting

June 21, 2010

The Oconee County Planning Commission held a regular meeting on June 7, 2010 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

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

Staff Present: Art Holbrooks (Planning Director)
Aaron Gadsby (County Planner)

Media Present: Carlos Galarza, Daily Journal

Item 1: Chairman Abbott called the meeting to order.

Item 2: Approval of Minutes - Ms. Heller made a motion to approve the June 7, 2010 minutes; Mr. Ramsay seconded the motion. The motion passed unanimously.

Item 3: Public Comment

Ms. Linda Lovely- Ms. Lovely thanked the Commission for having Duke make a presentation on the shoreline management plan and also requested that any lake overlay standards be added to the ZEO and not as a separate chapter in the Performance Standards.

Mr. Jerry Barnett- Mr. Barnett spoke against the ZEO and the taking of property rights. Mr. Barnett stated the people should not be silenced by the Planning Commission or the Council Chair. Mr. Barnett also stated that Duke danced around the fact that Lake Kewee is a public lake and is suppose to be open for public use.

Mr. Ben Turetzky- Mr. Turetzky stated that during public comment it was important to have civility. Mr. Turetzky also stated that Duke's authority ends at their project boundary and that Oconee County needs rational standards for commercial development along the shores of Lake Keowee.

Item 4: Discussion and Consideration of Lake Overlay Standards. – Mr. Holbrooks presented the Commission with the standards set forth in the proposed lake overlay draft standards. The standards include fuel dispensing standards, landscape buffers, green space, impervious surface, parking standards, and lighting standards. The Commission discussed the changes. Mrs. Heller made a motion to recommend to County Council that the proposed changes be placed into the Lake Keowee/Jocassee Overlay. Mr. Evatt seconded the motion. Chairman Abbott asked for discussion. Mr. Abbott stated his concerns and opposition to the changes. Chairman Abbott asked for a vote. The motion carried 4-3, with Chairman Abbott, Mr. Abbott, and Mr. Ramsay opposing.

Item 5: Discussion of Addressing Policy and Standards – Mr. Holbrooks presented the Commission with recommended policy changes due to reoccurring issues encountered by the addressing office. The proposed changes were as follows:

Existing structures located on a road, driveway, or other access that is subsequently duly named pursuant to the standards and policies of Oconee County may retain the same address, provided all of the following conditions are met:

- 1)The structure is located on a parcel adjoining the right-of-way of the road which the address is based on
- 2)The creation of the new road results in the existing structure being located on a corner lot
- 3) The structure, with appropriate signage, is clearly visible from the road that the existing address is based on, and the drive or access is easily seen from that road as the obvious access to structure
- 4) Retaining the existing address does not result in potential confusion or inconsistency in assigning other addresses
- 5) Local emergency officials are provided an opportunity to comment, and no apparent health or safety concerns are noted

A change in any of the conditions may result in the structure being readdressed

Mrs. Heller made a motion to adopt the proposed changes into the addressing policy. Mr. Ramsay seconded the motion. The motion passed unanimously.

Item 6: Old Business – Mr. Holbrooks reminded the Commission about the Workshop with County Council on Tuesday, June 29, 2010.

Item 7: New Business – Mr. Abbott asked Mr. Holbrooks to look into what it would take to get a letter of agreement with Duke Power regarding permitting and other issues. The Commission agreed. Mr. Holbrooks stated that he had begun working on the agreement and would continue to do so.

Item 8. Adjourn