



# Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC

29691

Telephone: 864-638-4218

## Minutes

### Planning Commission Meeting

July 19, 2010

The Oconee County Planning Commission held a regular meeting on July 19, 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: Aaron Gadsby (County Planner)

Media Present: Carlos Galarza, Daily Journal  
Ray Chandler, Anderson Independent

#### **Item 1: Chairman Abbott called the meeting to order.**

#### **Item 2: Approval of Minutes -**

Mr. Honea made a motion to approve the minutes from the June 14, 2010 workshop. Mr. Abbott seconded the motion. The motion passed unanimously.

Mr. Abbott made a motion to approve the minutes from the June 21, 2010 regular meeting. Mr. Honea seconded the motion. The motion passed unanimously.

Mr. Ramsay made a motion to approve the minutes from the June 29, 2010 workshop with County Council. Ms. Heller seconded the motion. The motion passed unanimously.

#### **Item 3: Public Comment**

**Mr. Ben Turetzky-** Mr. Turetzky stated his support commercial standards along the shores of Lake Keowee.

**Ms. Linda Lovely-** Ms. Lovely also supported commercial standards along the shores of Lake Keowee.

**Mr. BJ Littleton-** Spoke regarding what he believed to be injustices in county law enforcement.

**Item 4: Presentation and Update from Oconee County Library Board.** – Mr. Biff Kennedy, Mr. John Adams, and Ms. Sue Baldwin made a presentation to the Commission providing an update on the status of the grant application for the Seneca Library. The grant is in progress.

**Item 5: Consideration of Ordinance 2010-25; “An ordinance to amend the Oconee County Flood Damage Prevention Ordinance, Ordinance 2008-21 (chapter 16, Article II of the Oconee County Code of Ordinances), in certain limited regards and particulars, only, and to ratify and affirm all other provisions of ordinance 2008-21 not amended or modified hereby; and other matters related thereto.”**

Mr. Gadsby stated that FEMA has recently informed us that changes need to be made to our flood damage and prevention ordinance, the changes you see in this draft reflect the requirements of FEMA as accurately as we can at the present time. We would like the Commission to vote to acknowledge your support for these changes, with the understanding that we are being told by FEMA what the ordinance needs to say. Mr. Evatt made a motion to approve the changes. Mr. Honea seconded the motion. The motion passed unanimously.

**Item 6: Old Business** – Mr. Gadsby discussed a draft “small area zoning petition” with the Commission noting the strengths of the various sections. Chairman Abbott instructed staff to place the draft petition on the agenda at the next meeting for discussion.

Mr. Moore made a motion to reconsider the recommendation to County Council that the Lake Overlay Standards be placed into the Lake Keowee/Jocassee Overlay. The motion passed, with Mr. Honea and Ms. Heller opposed.

The commission discussed the draft lake overlay standards, noting that they would like to see the language clarified regarding the definition of commercial businesses, the regulated area needs to be more strictly defined to only those businesses affecting the lakefront, and the requirement for a landscape architect needs to be removed. The Commission also asked for sample language regarding minimum commercial standards that may be appropriate countywide.

The original motion to recommend the Lake Overlay Standards to County Council was on the table. The motion was denied, with Ms. Heller voting in the affirmative. Chairman Abbott instructed staff to consider the discussion and come back with a new draft.

**Item 7: New Business** – none

**Item 8. Adjourn**