



# Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC  
29691

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## Minutes

### Planning Commission Meeting November 1, 2010

The Oconee County Planning Commission held a regular meeting on November 1, 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  
Ryan Honea  
Andy Heller  
Randy Abbott  
Bill Evatt  
Rex Ramsay

Staff Present: Art Holbrooks (Planning Director)  
Yancey Green (Planner)

Media Present: Carlos Galarza, Daily Journal  
Dick Mangrum, WGOG

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

**Item 2: Approval of Minutes** - Mr. Evatt made a motion to approve the minutes from the October 4, 2010 meeting; Mr. Honea seconded the motion. The motion passed unanimously.

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

Mr. Steve Moore expressed concern for passing the variance without waiting for another meeting for further consideration.

Mr. Bo Horn stated concerns that details regarding the MOU with Duke Energy and the details regarding the variance were not posted on the internet for public viewing. Mr. Horn stated dislike for the Pointe West project and the MOU and asked the Commission to remove them from the agenda.

**Item 4: Appeal for Variance to Setbacks: Pointe West Development** – Mr. Holbrooks presented the facts of the appeal to the Planning Commission. Mr. Neil Workman and Mr. Tom Winkopp, developers of Pointe West Development, presented the appeal. Mr. Workman cited the need for a variance stems from difficulty in conforming with the goals of a Traditional Neighborhood Design under adopted standards. He utilized slides that represented developments in the TND fashion (a copy of the presentation was presented for the record). The Planning Commission discussed safety issues related to

setbacks, including firebreaks and line of site on corner lots. Several Commission members stated they felt they needed more time to consider the issue. Mr. Evatt made a motion to postpone the variance decision until the following Monday, at which time a special meeting could be held; Mr. Honea seconded the motion. The motion passed 5-2 (Mrs. Heller and Mr. Ramsey opposed).

Additional discussion ensued, after which Mr. Evatt conceded that little would be gained by delay. He made a motion to reconsider the issue; Mr. Ramsay seconded the motion. The motion was passed 6-1 (Mr. Moore opposed).

**Item 5: Discussion of Memorandum of Understanding with Duke Energy-** Mr. Holbrooks discussed some of the issues that may be included in an MOU with Duke Energy, including emergency and law enforcement issues. He announced that staff would hold a meeting to allow the public an opportunity to comment on the issues needed in a draft MOU, with all input submitted to the Planning Commission afterward. The meeting time would be announced.

**Item 6: Old Business** – Ms. Heller stated that the motion made earlier in the meeting approving the West Pointe variance failed to cancel the special meeting referenced in the first motion, which was not needed anymore; she made a motion to cancel the meeting. Mr. Evatt seconded the motion. The motion was approved unanimously.

Mr. Holbrooks informed the Commission that another rezoning request was being presented to Council for First Reading on November 9, 2010.

**Item 8: New Business-** None

**Item 9: Adjourn-** Mr. Honea made a motion to adjourn; the meeting was adjourned.