



# Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC

29691

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## Minutes

### Planning Commission Meeting

January 24, 2011

The Oconee County Planning Commission held a regular meeting on January 24, 2011 at 5:30 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  
William Gilster  
Rex Ramsay

Staff Present: Aaron Gadsby (County Planner)  
Yancey Green (Planner)

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

**Item 1: Chairman Abbott called the meeting to order-** Mr. BJ Littleton called a point of order. Mr. Littleton pointed out that there were 3 councilmen present in the audience which constituted a public meeting and that one or all of them should leave. Councilman Paul Corbeil voluntarily left the meeting.

**Item 2: Approval of Minutes** – Mr. Ramsay made a motion to approve the minutes from the December 6, 2010 meeting; Mr. Moore seconded the motion. The motion passed unanimously.

**Item 3: Election of Officers-** Mr. Moore nominated Mr. Tommy Abbot for Chairman. Mrs. Heller nominated Mr. Honea for Chairman. Vote was taken by secret ballot and counted by Mr. Gadsby. The result was tie vote. The consensus of the Commission was to wait until all members were present in order to vote for Chairman. Mr. Ramsay nominated Mr. Moore for Vice-Chairman. Mr. Moore was elected to Vice-Chair unanimously.

#### Item 4: Public Comment

County Administrator Scott Moulder- Stated that Art Holbrooks (Planning Director) will begin working more on responsibilities of EPA attainment, MSA Census Bureau classification among others, while Aaron Gadsby will take on more daily responsibilities of zoning and Planning Commission meetings.

Commissioner Ramsay-Resigned, stating that he cannot serve on the Conservation District and the Planning Commission. Chairman Abbot thanked Mr. Ramsey for his

service and also thanked him for always conducting himself with fairness in working on behalf of Oconee County. Chairman Abbott shared the sentiment of the Commission that Mr. Ramsay will be missed. Commissioner Ramsay no longer present.

Steve Moore-stated that he believed that the ZEO violated civil rights and that staff recommendations were illegal. Mr. Moore also stated that zoning issues would be settled in court.

Nancy Brown- “I am here tonight on behalf of friends, neighbors and relatives to request that this Rock Creek Rezoning Petition be withdrawn or stopped tonight. This petition started wrong and was allowed to continue wrong and tonight this needs to be corrected and not allowed to proceed any further. We also want the county leaders to furnish us and all the citizens of Oconee County, complete information regarding zoning and rezoning so we will be able in the future to make a correct and friendly rezoning of our land if so needed. Thank you for your time”

Commissioner Moore made a motion to take out those parcels where the owners want to be taken out of the request. Mr. Honea removed himself from the discussion and vote concerning the zoning of the Rock Creek area because his property was in the request. Mr. Moore tabled his motion until it is brought up as its own agenda item.

Michele McMahan- Thanked the Commission for allowing public comment. Stated that the N. Fairview zoning petition followed all the rules for rezoning and wants a plan made so that that will not happen again. She stated that she believes that taxes are behind zoning. Ms. McMahan also read a statement from David McMahan that thanked the Commission for the fair view of their request.

#### **Item 5: Discussion of Rock Creek Rezoning Request (Ordinance 2010-40)**

Mr. Gadsby presents- “At the time of first reading the details of the request were: The request consists of 42 parcels in the Control Free District, located off Highway 182 in southern Oconee County. As submitted, 38 parcels would be rezoned into Agricultural District (AD), and 4 parcels would be rezoned into the Traditional Rural District (TRD). Petitions containing the signatures of 100% of the owners of the parcels in the request area were submitted in support of the proposal. County Council took first reading on the map, which is displayed on the screen, and sent it to the Commission for review.

However, since that time we have received input from the public. This map shows the input we have received from citizens along with our review of the petitions. The black parcels are those that have submitted petitions stating they would like to be removed. The red parcels show the input we have received from the public, asking us to review the petitions for their property.

Here is a map that shows how the request would look taking into considering the public comment—adding the three parcels which were not part of 1<sup>st</sup> reading and removing those as requested. Please note two traditional rural parcels which are not contiguous. The Commission should either remove those parcels or recommend that additional parcels be zoned so that the request is contiguous.

Staff Recommendation:

This rezoning request is located in the agricultural area on the future land use map. The district the agricultural district and the traditional rural district as requested complies with the Comprehensive Plan. Therefore, we recommend the request be forwarded to County Council after a decision is

made on the public input we have received and on the two traditional rural parcels which are not contiguous. With the consensus of the Commission staff will develop other alternatives for consideration.”

Chairman Abbot called for public comment-

William Casey- stated that he wants to be in control of his property and that he believes that by zoning he can do that. He supports the request.

Nancy Brown- asked if she could get a copy of the PowerPoint Presentation. Mr. Gadsby stated the PowerPoint would be online in the morning.

Tim Donald-stated that he wants agriculture to stay in the area, supports the request.

Windfred Bramlett- stated that zoning is inevitable and that he wants to remain agricultural.

Mr. Moore made a motion to remove the two bottom parcels that were not contiguous with the rest of the petition, to include the three parcels that staff had petitions for, and to remove those parcels that have requested to do so through public comment. Mrs. Heller seconds the motion. Motion passed unanimously

## **Item 6: Discussion of 2011 Annual Capital Project Review**

Mr. Gadsby presents- “The Commission received in their packets the capital projects list that the Commission recommended to Council last year, showing what was budgeted and any additions or requested projects the department has received to date. What I am handing out is the same list, only those items that have been dealt with by Council, have been removed so that you have a clean list. There are really two things we need to have happen. The first is, are there any department heads that you would like to see come and give an update on the projects they have on this list? If we could have list close to our recommendation, then when the Administrator starts the budget process we can incorporate those projects that may need to be included that we do not know about right now.

The second thing to begin thinking about is there any projects that need to be moved in either direction in the priority list? Maybe at the next meeting we can discuss who needs to come present and start working through this list, with the understanding that other projects will come up and need to be inserted.”

Chairman Abbott expressed concerns that the Park bathrooms need to be completed and moved up in priority. Mr. Moore questioned the cost of the bathrooms. The Commission agreed to review the list and continue their discussion of the issue at the next meeting.

## **Item 7: Discussion and Consideration of 2011 Meeting Schedule**

Mr. Gadsby- “We published the meeting schedule as the first and third Monday’s of each month at 6:00 pm. Is this still the schedule the Commission would like to keep?” The consensus of the Commission is to maintain two meetings per month at the current time.

## **Item 8: Old Business-**

Mr. Gadsby-“Two things: Council would like to have a workshop with the Commission on February 8<sup>th</sup>” at the scheduled council meeting time. The consensus of the Commission was that the meeting time should work.

Mr. Gadsby- “The second meeting in February is a State Holiday and the County offices will be closed. Would the Commission like to cancel the second meeting or reschedule?” The Commission’s consensus is to cancel the meeting.

**Item 9: New Business-**

Mr. Gadsby “The Planning Department will be keeping a calendar of all meetings within the department and will be publishing that calendar for the Commission at the end of every month. We will start this policy tomorrow.” Commissioner Moore stated that he felt that this was a good policy to implement.

Mrs. Heller- discussed Agricultural Residential District, that Bed and Breakfast, Museums, and Forestry should possibly be included as uses. After discussion the Commission requested that staff work to develop definitions for uses to help with the confusion pertaining to the Agricultural Residential District.

Chairman Abbott stated that he does not like staff’s alternative proposals going to Council when a recommendation is made by the Planning Commission. Mr. Moore stated that Tom Martin (County Attorney) said it is not in state law for staff to make alternative recommendations to send to county council.

**Item 10: Adjourn-** The meeting was adjourned.