



# Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC

29691

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## Minutes

### Planning Commission Meeting

March 21, 2011

The Oconee County Planning Commission held a regular meeting on March 7, 2011 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Ryan Honea, (Chairman)  
Tommy Abbott  
Howard Moore  
Andy Heller  
William Gilster  
Gwen McPhail

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

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

**Item 1: Called to Order-** Chairman Honea called the meeting to order.

**Item 2: Approval of Minutes** – Ms. Heller made a motion to approve the minutes from the March 7, 2011 meeting. Ms. McPhail seconded the motion. The motion passed unanimously.

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

Ms. Susie Cornelius wanted the Planning Commission to remind County Council of the Commission's role and mission and for the Commission to look at all public projects.

Mr. Bo Horn thanked Mr. Moore and Mr. Abbott for their long service. Mr. Horn stated he does not like the direction that County Council is taking.

Ms. Jean Jennings thanked Mr. Abbott and Mr. Moore for their service. Ms. Jennings also thanked Mr. Evatt, Mr. Ramsey, and the late Mr. Abbott. Ms. Jennings thanked the Commission for their work on the North Fairview Request.

Mr. B J Littleton said that locals are getting pushed out of county politics and he saw it coming.

#### **Item 4: Extended Public Comment Session (5 minute limit)**

- a. Mr. Ben Turetzky, Development Standards in Lake Overlay- Mr. Turetzky presented an overview of the circumstances surrounding the proposed marina to go onto the Palmetto point and the need for development standards. See attached presentation.
- b. Mr. Steven Moore, Library Facilities- Mr. Moore thanked Mr. Evatt, Mr. Ramsey, and the late Mr. Abbott for their combined service of over 30 years. Mr. Moore presented information about a new library in Marlboro County and suggested that Oconee County build a similar library in Seneca.

Chairman Honea asked the Commission to consider making the Extended Public Comment Session part of the agenda. Ms. Heller made a motion to keep the extended public comment session as part of the agenda, limiting the item to two individuals per meeting, and with those wishing to speak making arrangements prior to the finalization of the agenda. Mr. Gilster seconded the motion. The motion passed unanimously.

#### **Item 5: 2011-2012 Capital Project Presentations**

- a. Mr. Jim Alexander, Economic Development Director, presented the Commission with future capital projects. Mr. Alexander also stated that the first priority is a wastewater capability for I-85. Discussion followed. Mr. Moore requested a copy of a report issued by B.P. Barbour regarding sewer.
- b. Mr. Mack Kelly, County Engineer and Public Works Director, updated the Planning Commission on the Road and Bridge Projects occurring in the County. Mr. Kelly announced public meeting dates for input on road problems in the County. Discussion followed.
- c. Mr. Kevin Short, Airport Director, presented the Commission with a proposal to relocate the fuel farm at the airport. Discussion followed.
- d. Due to the unavailability of Mr. Swain Still, Solid Waste Director, a letter updating the Commission on the project for Solid Waste was submitted.
- e. Mr. Lake Julian, Facilities Maintenance Director, updated the Commission on the old Courthouse and answered questions concerning maintenance of county owned buildings. Discussion followed. Mr. Moore requested a list of county owned properties and buildings, and requested the Mr. Gadsby distribute information from D&A Architects to the rest of the Planning Commission.

#### **Item 6: Consideration of Ordinance 2010-40, as amended by County Council to include two additional parcels**

Mr. Gadsby presented the amendments to ordinance 2010-40 to the Planning Commission. Chairman Honea called for public comment. Mr. Mendal Stone asked the Commission to include in their recommendation to the Council one of the parcels he owns. Mr. Moore made a motion to recommend that the Council approve the amendments, and to include Mr. Stone's parcel as requested. Mr. Abbott seconded the motion. The motion passed unanimously.

### **Item 7: Consideration of Ordinance 2011-04, referenced as Happy Holler Request**

Mr. Gadsby presented the Happy Holler Request and noted additional public input received in response to letters mailed to property owners in the area. Chairman Honea asked for public comment. Mr. Hollifield spoke in support of the rezoning. Mr. Abbott made a motion to include all of the parcels that responded positively in the request and forward the request on to County Council. Mr. Moore seconded the motion. Chairman Honea called for discussion. Ms. Heller raised concerns about leaving holes in the request. Mr. Abbott called for the question. Chairman Honea called for a vote to end discussion. The Commission voted 2-4. Discussion continued. Ms. McPhail expressed concerns about including those who did not want to be rezoned. Chairman Honea called for the vote. The motion passed unanimously. The Commission's recommendation is attached to the minutes.

### **Item 8: Discussion and/or Consideration of Ordinance 2011-07, referenced as Long Creek and Orchard Road Request**

Mr. Moore recused himself and removed himself from the platform.

Mr. Gadsby presented the Long Creek and Orchard Road Request, noting additional public input received since the staff mailed out letters to property owners in the area. Chairman Honea called for comment. Ms. Cathy Lee addressed the Commission with concerns regarding the process. Mr. Gadsby spoke to Ms. Lee's concerns. Mr. Gilster made a motion to include all positive input in their recommendation to County Council and forward the request on to County Council. Mr. Abbott seconded the motion. The motion passed unanimously. The Commission's recommendation is attached to the minutes.

### **Item 9: Old Business**

There was none.

### **Item 10: New Business**

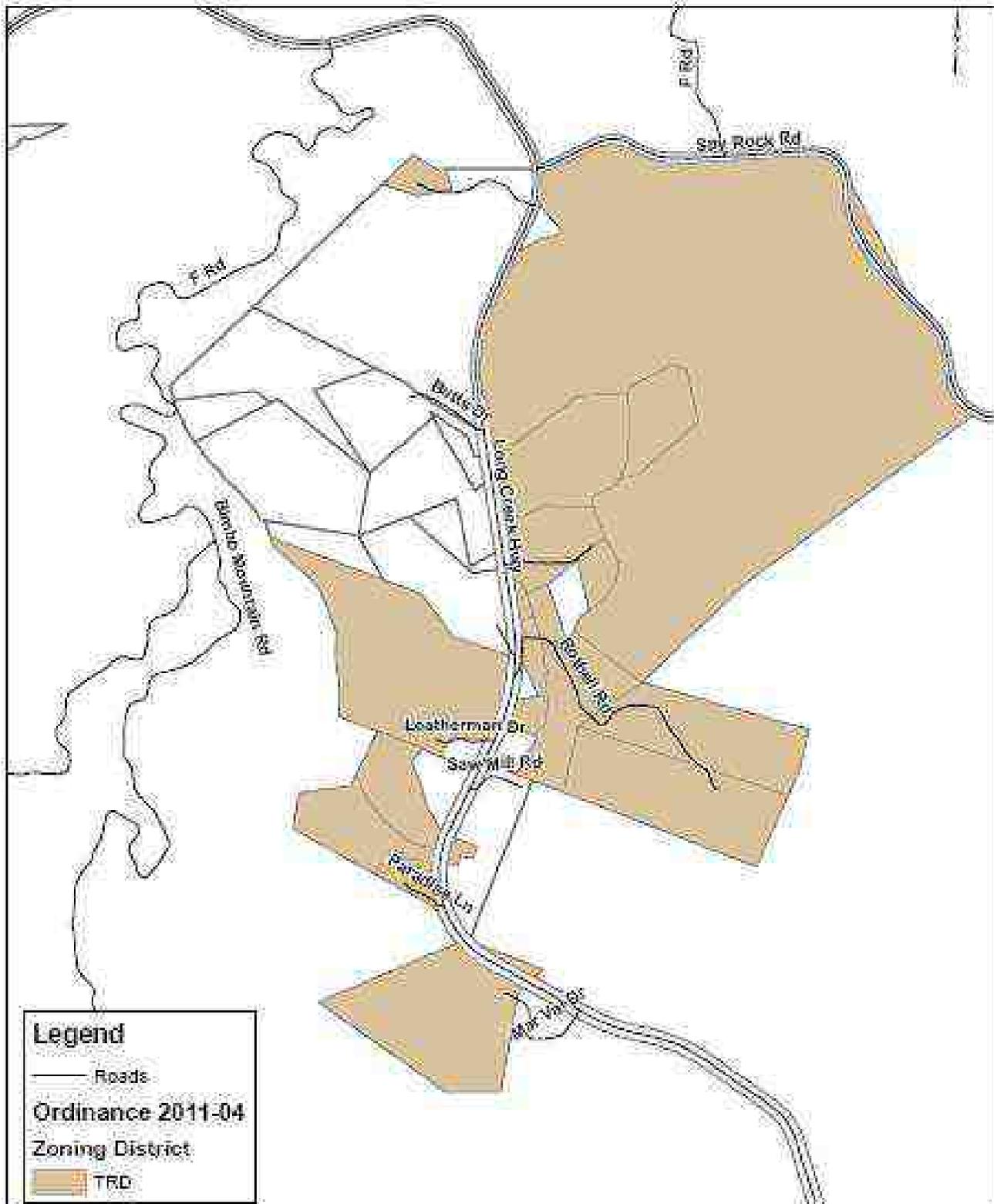
Mr. Gadsby thanked Ms. Susie Cornelius for pointing out the website listed at the bottom of the agenda had been changed. Mr. Gadsby also stated that the website was still under construction and if documents were needed to contact the Planning Department.

Chairman Honea asked the Mr. Moore and Ms. Heller serve on a committee along with himself to evaluate applications of those wishing to serve on the Planning Commission, with the goal of identifying two names for the Commission to consider as recommendations to County Council for the open at large position. Mr. Moore made a motion to form the committee ; Ms. Heller seconded the motion. The motion passed unanimously.

Mr. Moore made a motion to recommend that County Council honor former Planning Commissioners Mr. Bill Evatt and Mr. Rex Ramsay for their service to Oconee County. Mr. Abbott seconded the motion. The motion passed unanimously.

### **Item 11: Adjourn**

# Planning Commission Recommendation March 21, 2011



Planning Commission Recommendation  
March 21, 2011

