



**A G E N D A**  
**OCONEE COUNTY COUNCIL MEETING**  
**Tuesday, June 7, 2011 ~ ~ 6:00 PM**  
Council Chambers, Oconee County Administrative Offices  
415 South Pine Street, Walhalla, SC 29691

1. **Call to Order**
2. **Extended Public Comment Session** *(Limited: 2 citizens per mg. for 5 minutes, prior scheduling required)*
  - None Scheduled for this meeting
3. **Public Comment Session/Agenda Items**  
*Agenda & Non Agenda Items: Combined both are limited to a total of forty (40) minutes, four (4) minutes per person.*
4. **Public Comment Session/Non Agenda Items – time permitting**  
*Agenda & Non Agenda Items: Combined both are limited to a total of forty (40) minutes, four (4) minutes per person.*
5. **Council Member Comments** *[Directly following Public Comment Sessions if applicable & time permits]*
6. **Meeting Recess** *[Meeting will Recess no later than 6:50 p.m.]*

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7. **Meeting Reconvenes** *[Meeting will Reconvene at 7:00 p.m.]*
8. **Moment of Silence**
9. **Pledge of Allegiance to the Flag of the United States of America**
10. **Presentation by Outside Organizations**  
**Follow-up Presentation related to issues that arose from the May 24, 2011 Jail Design Special Meeting / Carter, Goble, Lee & Wakefield Beasley/HOK Associates**
11. **Approval of Minutes**  
May 17, 2011: Regular Meeting  
May 24, 2011: Special Meeting *[Jail Design Presentation]*  
May 31, 2011: Special Meeting *[Budget Ordinances Public Hearing]*
12. **Public Hearing regarding the Following Ordinances:**  
**ORDINANCE 2011-04** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO”  
*[Happy Holler Request]*  
**ORDINANCE 2011-07** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO”  
*[Long Creek Orchard Road Request]*

### 13. Consideration of the Following Ordinances:

**Third & Final Reading of Ordinance 2011-04** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Happy Holler Request]*

The proposed Ordinance 2011-04 stems from a citizen-initiated rezoning request. On February 15, 2011 Council took first reading in title only and referred the request to the Planning Commission for their review. The Planning Commission took up the request at a regularly scheduled meeting on March 7, 2011. Planning staff presented the request and made a recommendation to the Commission regarding the proposed rezoning and compliance with the Comprehensive Plan. After taking into consideration the staff's recommendation and public input, the Commission instructed the Planning Staff to contact other property owners in the area requesting public input. Staff contacted 26 property owners, and presented the finding at the Planning Commission's meeting on March 21, 2011. At this time the Planning Commission considered the public input received to date, the staff's recommendation, and voted to recommend that County Council rezone 21 parcels into the Traditional Rural District.

On April 5, 2011 Council considered the Planning Commission recommendation and took 2<sup>nd</sup> reading on the rezoning ordinance, amending it to reflect the addition of one parcel. Council then sent the amendment to the Planning Commission pursuant to S.C. Code of Laws 6-29-760 (A). The Commission reviewed the amendment at their regularly scheduled meeting on April 18, 2011 and recommended Council adopt the ordinance as amended, rezoning 22 parcels into the Traditional Rural District.

**It is the staff's recommendation that Council take third and final reading of Ordinance 2011-04.**

**Third & Final Reading of Ordinance 2011-07** “AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO” *[Long Creek Orchard road Request]*

The proposed Ordinance 2011-07 stems from a citizen-initiated rezoning request. On March 1, 2011 Council took first reading in title only and referred the request to the Planning Commission for their review. The Planning Commission took up the request at a regularly scheduled meeting on March 7, 2011. Planning staff presented the request and made a recommendation to the Commission regarding the proposed rezoning and compliance with the Comprehensive Plan. After taking into consideration the staff's recommendation and public input, the Commission instructed the Planning Staff to contact other property owners in the area requesting public input. Staff contacted 57 property owners, and presented the finding at the Planning Commission's meeting on March 21, 2011. At this time the Planning Commission considered the public input received to date, the staff's recommendation, and voted to recommend that County Council rezone 163 parcels into the Traditional Rural District.

On April 5, 2011 Council considered the Planning Commission recommendation and took 2<sup>nd</sup> reading on the rezoning ordinance, amending it to reflect the addition of two parcels after receiving more public input. Council then sent the amendment to the Planning Commission pursuant to S.C. Code of Laws 6-29-760 (A). The Commission reviewed the amendment at their regularly scheduled meeting on April 18, 2011 and recommended Council adopts the ordinance as amended and rezone 165 parcels into the traditional rural district.

**It is the staff's recommendation that Council take third and final reading of Ordinance 2011-07.**

### 14. Discussion & Possible Action Items

*[5 min. per Action Item]*

**Sewer Easement, Construction Easement, Right-of-Way & Utility Easement & Temporary Easement Agreements / Echo Hills**

Purchase Property for Sewer Easement and Construction Easement for the future installation of a sewer pipe to serve the Echo Hills Park, and approve Right-of-Way & Utility Easement and Temporary Easement Agreements. Echo Hills Park needs infrastructure to be marketed as a Class A industrial park. Purchase of the property and approval of appropriate agreements allow positive progress for the park. It was determined in an appraisal performed by PAN Inc. the value of the property to be \$910.

**It is the staff's recommendation that Council [1] approve and purchase the property for the amount recommended in the appraisal, and [2] approve the Right-of-Way & Utility Easement and Temporary Easement Agreements as presented.**

**CONSENT AGENDA ITEMS: Local & State ATAX Requests**

- Up to \$3,100.00 / Pendleton District Commission / Local ATAX / re-ordering 100,000 “Waterfalls of Upstate South Carolina” brochures
- \$7,319.35 / Devil’s Fork State Park / State ATAX / Outdoor patio with a fireplace at twenty (20) villas

**It is the staff’s recommendation that Council approve the two ATAX requests as presented above.**

**15. Board & Commission Appointments**

**Parks, Recreation & Tourism Commission Appointments / 7 Seats**

Council passed Ordinance 2011-12 at their May 17 Council meeting. This recommendation is for the initial members of the Commission per Ordinance to be established. According to the Ordinance, membership shall be seven in number, four members shall be selected from the Hospitality industry with at least two of the hospitality members from the lodging industry and one shall represent the cultural organizations of the County. Recommendation listing provided for Council’s review/action.

- 16. Commission / Board Reports to Council** *[ten minute maximum]* None Scheduled for this meeting.  
*Emergency Services Commission will report June 21, 2011*

- 17. Council Committee Reports** None Scheduled for this meeting.

**18. Administrator Report**

**19. Old Business**

**20. New Business**

Council Meeting Time Structure Discussion/Action *[recess/business meeting start time]*

- 21. Executive Session** *[for the purpose of discussing a personnel matter]*
- Vote / Action on matters discussed in Executive Session [if required]

**22. Adjourn**

*[This agenda is not inclusive of all issues which Council may bring up for discussion at this meeting.]*

*Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers. ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.*

Oconee County Council & Committee meeting schedules and agendas are posted at the Oconee County Administration Building and are available on the County Council Website [www.oconeesc.com/council.html](http://www.oconeesc.com/council.html)  
[All upcoming meetings will be held in Council Chambers unless otherwise noted]