



PUBLIC COMMENT SESSION SIGN IN SHEET

OCONEE COUNTY COUNCIL MEETING

Tuesday, June 7, 2011

6:00 PM

Limited to forty [40] minutes, four [4] minutes per person.

Citizens with comments related to a specific action agenda item will be called first.

If time permits additional citizens may be permitted to speak on a non agenda items [at the discretion of the Chair].

Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

Council may make closing comments directly following the public & extended public comment sessions if time permits.

PLEASE PRINT INFORMATION BELOW

	FULL NAME	AGENDA ITEM FOR DISCUSSION	NON-AGENDA ITEM FOR DISCUSSION
1	Dana Young	OCWB	OCWB
2	DENNIE FRICKS	Detention Center	
3	DONALD SWIREKS	Lawrence Park	OCWB
4	BARRY WICKS	Tax	
5	GLEN McPHEETERS	PA	FATR PLAY
6	Kevin Moore	Zoning	Long Creek
7	Judith Watkins	Zoning	Long Creek
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

BT

Good evening, gentlemen. Thank you for the opportunity to address the council this evening, and thank you again for the terrific service you are each providing to the community. As we see the fruits of your labors and the outcome of the strategic decisions you have been making over the past 18 months, Oconee County is definitely seeing the light of a new day, due in large part to your efforts. For that, we all owe ~~you~~ each of you a debt of gratitude.

I'm switching gears tonight, and for the first time in a long time, I am not going to speak about Pioneer Water. Not that the fight with them is over, but tonight I want to inform you about another, much more positive activity that is taking place in the southern part of the county.

But first a bit of history. About a year ago, I reached out to Dr. David Hughes at Clemson's Institute for Economic and Community Development. Dr. Hughes agreed to assign one of his fall classes the responsibility to study Fair Play and the surrounding area. The students of his class met with area residents, conducted in-depth surveys with a broad cross section of the population, prepared a detailed set of recommendations, and presented their findings to the community. Tonight I want to discuss our progress in implementing several of Dr. Hughes' class recommendations.

While there were a number of specific recommendations, they all revolved around taking advantage of the "social capital" that the diverse population of residents has to offer, and developing opportunities to consensus build. One of their recommendations was to sponsor a farmers market, both to provide support for the local growers, as well as to provide a forum for residents to rally around. I'm delighted to report that last Saturday's first Fair Play Farmers Market was a resounding success. As a result of Kelley Ryan's tireless efforts, 16 vendors set up their displays at 7:30 Saturday morning in front of the old Fair Play school, and over 100 patrons showed up throughout the morning to purchase their vegetables and wares. The event achieved exactly what

it set out to, and it promises to be a great opportunity for area farmers and residents throughout the summer, until the last session in October.

Another recommendation of the students was to do SOMETHING with the old school. There was universal agreement among the residents that they interviewed that something needed to be done, but little agreement on what. While the building is owned by the Fair-Oak Youth Center, it provides little support for the programs that they offer throughout the year to the over 500 youth that they serve annually with their programs.

A new committee of concerned residents was formed, with the first priority to secure bids for demolition. After speaking with several contractors, it was clear that there is still life left in the old building... it was consistently described as run-down, but structurally sound. With that as a backdrop, we began to design plans for repurposing the existing facility. Briefly, our long-term plan is to remove and replace the "too far gone" gymnasium with a more useful, larger one. This will enable the Fair-Oak Youth Center to significantly increase the programs that they offer, and increase the offerings that the YMCA can make available. The new gymnasium would then connect the existing cafeteria and classroom wings. All three buildings will be re-roofed with matching, pitched, metal roofing, and the entire facility would be rechristened as the Fair Play Community Center. While improvements will be made to the cafeteria to encourage its use for community events, the majority of our effort will be devoted to the classroom wing, which will be repurposed for activities that directly support the community.

Already, we have secured the commitment of a local gym to outfit a facility that will utilize over a third of the available space. We have also spoken to the Library board, and while they are excited about the opportunity to support the underserved southern portion of the county, they are concerned about funds to support our collective vision. This is something that I would encourage you to consider when you work with

the library board on their funding in future budgets. For a small percentage of the cost of replacing the Seneca branch, a satellite location could be established in Fair Play.

We have also spoken with the Sheriff, who has indicated that he would welcome the opportunity to establish a small substation in Fair Play. For minimal expense, a small office could be fit-up for both the sheriff's department and the highway patrol's use, where they could log on-line, complete required paperwork, and take short breaks.

Our plan for the remaining space is to fit it up to be used for classroom training, that could be used by Tri-County Tech, WorkLink, and other similar organizations, as well as by area businesses for classes, interviews, and meetings.

A vision of this magnitude will require funding, but, as a grass roots effort, our plan is to hold fundraising events, secure local personal and corporate donations, and vie for available grant money. Planned in stages, we hope to tackle the project as funds become available.

One of the primary purposes for my sharing this with you today is to not only make you aware of our efforts, but to plant the seed in your minds, hoping that you will consider this project as you become aware of funding opportunities, and as you plan for meeting the needs of Oconee County residents. This facility represents an outstanding opportunity to help you deliver services to the many Oconee residents that live in the southern 1/3 of the county.

Thank you again for your time tonight.

Glen McPheeters
Fair Play

Donald SPANDELL
Mtn. Rest, SC

6/2/11

My Background -

14 YEARS U.S. NAVY

25 YEARS U.S. FOREST SERVICE

1987 I MOVED BACK TO Mtn. REST

I GREW UP ON A FARM AND I
WORKED IN THE FOREST
cutting timber, TELEPHONE
POLES, AND AT GUM MILLS. I
HUNTED AND FISHED
EVERY YEAR I HAVE
ENJOYED THE BENEFITS OF
THE LAND AND THE IMPROVEMENTS
PUT TOGETHER BY THE CIVILIAN
CONSERVATION CORP. ABOUT 70
YEARS AGO. AND WE ARE
STILL USING THEM AT THE
STATE PARKS AND NATIONAL
FOREST. THE COST/BENEFIT
RATIO OF THAT WAS TRULY
GREAT.

SO COULD THE CONSERVATION
BANK OF DORCHESTER COUNTY
BE A BENEFIT.

SINCE 1955 I HAVE JOINED AND SERVED ON BOARDS OF NATIONAL, REGIONAL, AND LOCAL CONSERVATION ORGANIZATIONS FROM OTHER COUNTRIES WITH EXPERIENCE AND EDUCATION I HAVE LEARNED ABOUT LAND RESOURCE MANAGEMENT. THAT INCLUDES SOIL, WATER, TIMBER, FIRE, AND SO ON.

HAVING SAID ALL THAT, I RECOMMEND THAT CRONER COUNTY ESTABLISH AN CONSERVATION BANK.

I BELIEVE THAT IT WOULD HELP SOME LAND OWNERS TO PROTECT THEIR PROPERTY IN A WAY THAT WOULD BENEFIT CRONER COUNTY AT A RELATIVELY SMALL COST TO THE COUNTY.

THIS IS A WAY TO PROTECT WATERSHEDS.
"GOLD"

THANK YOU FOR THIS OPPORTUNITY TO MAKE A RECOMMENDATION.

QUESTIONS?

OCONEE COUNTY CONSERVATION BANK

OCONEE COUNTY COUNCIL
MEETING

JUNE 7, 2011

Mr. Doug Young

GASOLINE \$3.50 PER GALLON

DIESEL FUEL \$4.00 PER GALLON

HOMESTEAD, FL TO SENECA, SC
804 MILES, 14 HOURS

BAKERSFIELD, CA TO SENECA, SC
2,307 MILES, 40 HOURS

FLORIDAN AQUIFER

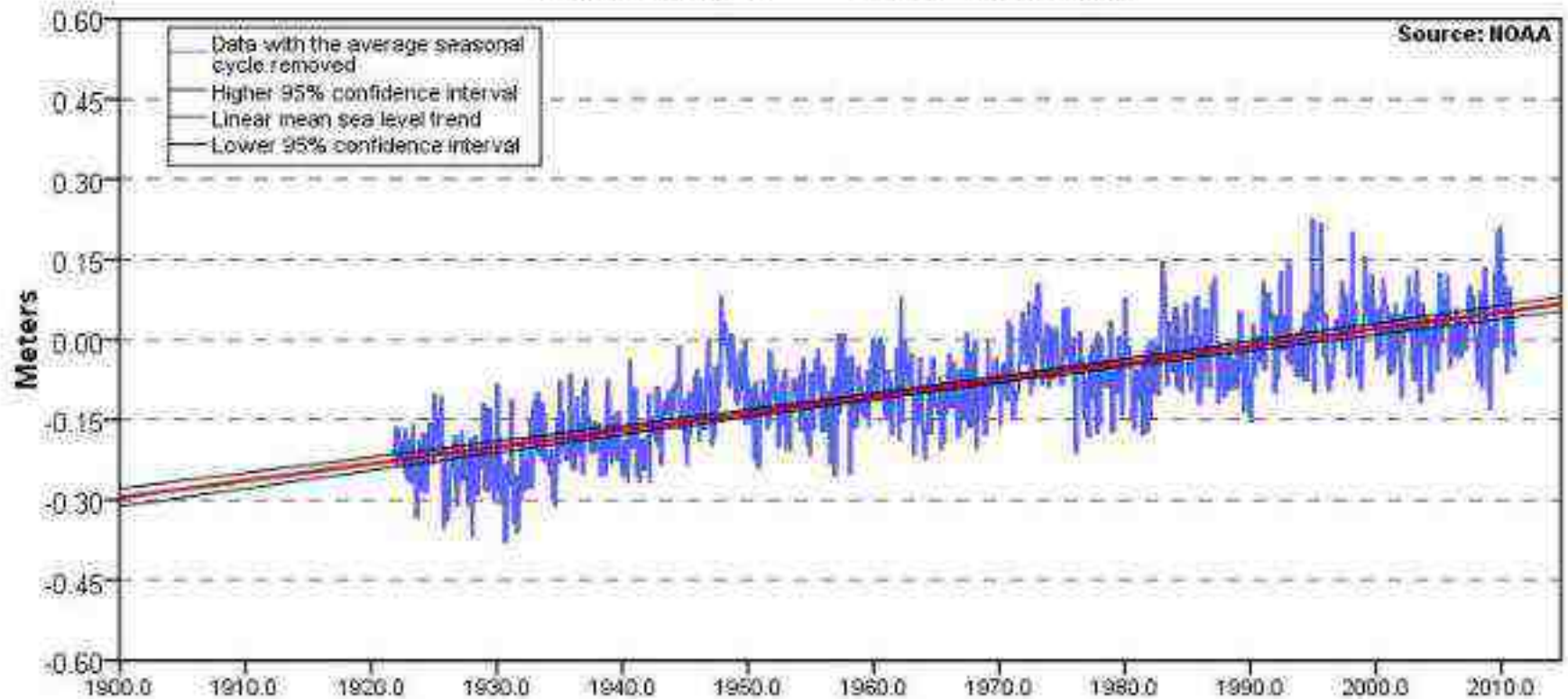


http://pubs.usgs.gov/ha/ha730/ch_g/jpeg/G048.jpeg

Mean Sea Level Trend 8665530 Charleston, South Carolina



Charleston, SC 3.15 +/- 0.25 mm/yr

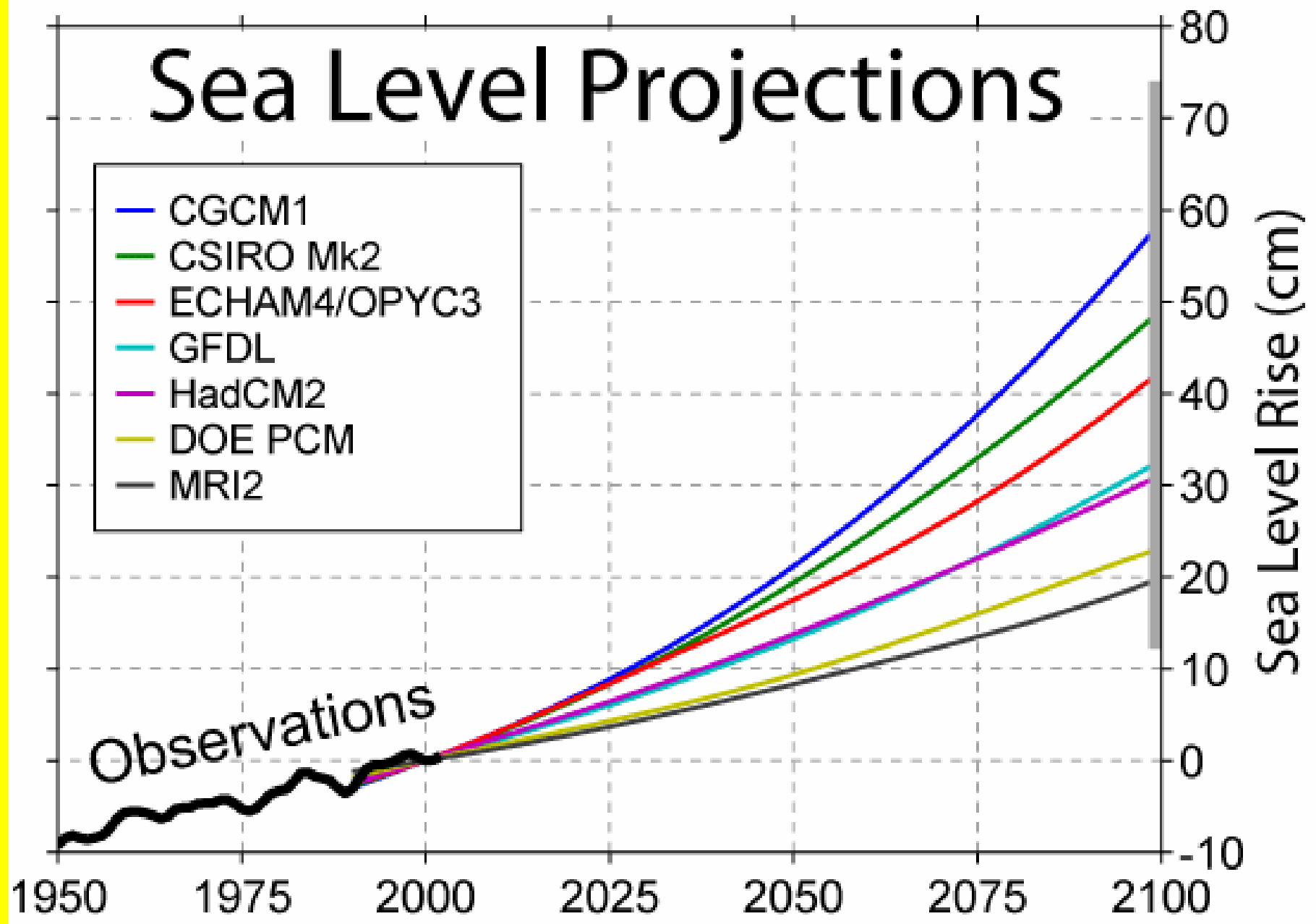


The mean sea level trend is 3.15 millimeters/year with a 95% confidence interval of +/- 0.25 mm/yr based on monthly mean sea level data from 1921 to 2006 which is equivalent to a change of 1.03 feet in 100 years.

Sea Level Projections

- CGCM1
- CSIRO Mk2
- ECHAM4/OPYC3
- GFDL
- HadCM2
- DOE PCM
- MRI2

Observations



Sea Level Risks - US East Coast



Height Above Sea Level (m)



REPLUMBING CALIFORNIA
 With 70 percent of water supplies in the north and 80 percent of demand in its midsection and south, California built monumental waterworks in the 20th century to move water from the wettest to the driest parts of the state. Rising human demand now vies with environmental needs such as sustaining fish, wetlands, and rivers.



Map and graphics by David M. Paulsen. Data on water use by sector from U.S. Geological Survey. SOURCE: U.S. GEOLOGICAL SURVEY, "CALIFORNIA'S WATER RESOURCES: A SUMMARY OF THE STATE OF CALIFORNIA'S WATER RESOURCES."

THE COUNTY CONSERVATION BANK WILL PROVIDE GRANTS TO FARMERS AND OTHER LANDOWNERS FOR THE PURPOSE OF PROTECTING THEIR FARMS, NATURAL AREAS AND FORESTS FOR FUTURE AGRICULTURAL AND TIMBER USES. THE GRANTS WILL BE USED TO COVER THE COSTS OF PRESERVING LAND INCLUDING SURVEYS, APPRAISALS, AND LEGAL WORK. WE WILL ALL BENEFIT FROM PRESERVING FARMS AS THE CURRENT AGRICULTURAL AREAS IN CALIFORNIA AND FLORIDA BECOME LESS USABLE, AND FOOD TRANSPORTATION BECOMES INCREASINGLY EXPENSIVE.



OPTION 1



OPTION 1A



OPTION 2 / 2A



OPTION 3 / 3A



OPTION 4



OPTION 4



PUBLIC HEARING SIGN IN SHEET

OCONEE COUNTY COUNCIL MEETING

DATE: June 7, 2011

7:00 p.m.

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 Valley 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]

Written comments may be submitted at any time prior to the hearing for inclusion in the official record of the meeting.

Everyone speaking before Council will be required to do so in a civil manner.

Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

Please PRINT Your Name & Check Ordinance[s] You Wish to Address

	Ordinance #	2011-04	2011-07
1. <i>Tom Markovich</i>		✓	
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: June 7, 2011
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

Third 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"

BACKGROUND OR HISTORY:

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 recommendation that County Council rezone 21 parcels into the Traditional Rural District.

On April 5, 2011 Council considered the Planning Commission recommendation and took 2nd 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. A public hearing was set for June 7, 2011.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]

If no, explain briefly: N/A

STAFF RECOMMENDATION:

Take 3rd and final reading of Ordinance 2011-04.

FINANCIAL IMPACT:

None Anticipated

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No

If yes, who is matching and how much: N/A

ATTACHMENTS

Copy of Ordinance 2011-04

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Department Head/Elected Official

Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 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

WHEREAS, Oconee County, South Carolina (the “County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the “County Council”), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the “Act”), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the “Code”) to adopt zoning regulations and districts; and,

WHEREAS, Oconee County Council has heretofore, by and through its Zoning Enabling Ordinance, 2007-18, finally adopted on November 6, 2008 (the “Zoning Enabling Ordinance”, or “ZEO”), codified at Chapter 38 of the Oconee Code of Ordinances (the “Oconee County Code”), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

WHEREAS, subsequent to the adoption of the Zoning Enabling Ordinance, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

WHEREAS, in accordance with the Act and the Zoning Enabling Ordinance, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment’s compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend the Zoning Enabling Ordinance, as codified at Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm the Zoning Enabling Ordinance and other provisions of Chapter 38 of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled that:

1. Chapter 38 of the Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:

A. The following parcels previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Traditional Rural District (TRD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the Traditional Rural District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

170-00-01-002	170-00-02-006	170-00-02-021
170-00-01-008	170-00-02-008	170-00-02-023
170-00-01-010	170-00-02-009	170-00-02-024
170-00-01-011	170-00-02-010	170-00-02-025
170-00-01-012	170-00-02-013	
170-00-01-013	170-00-02-015	
170-00-02-003	170-00-02-016	
170-00-02-004	170-00-02-018	
170-00-02-005	170-00-02-020	

2. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect. The Zoning Enabling Ordinance, Ordinance 2007-18, and Chapter 38 of the Oconee County Code of Ordinances as amended hereby, are hereby ratified and affirmed, *ab initio*.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
4. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this ____ day of _____, 2011.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Joel Thrift, Chairman, County Council
Oconee County, South Carolina

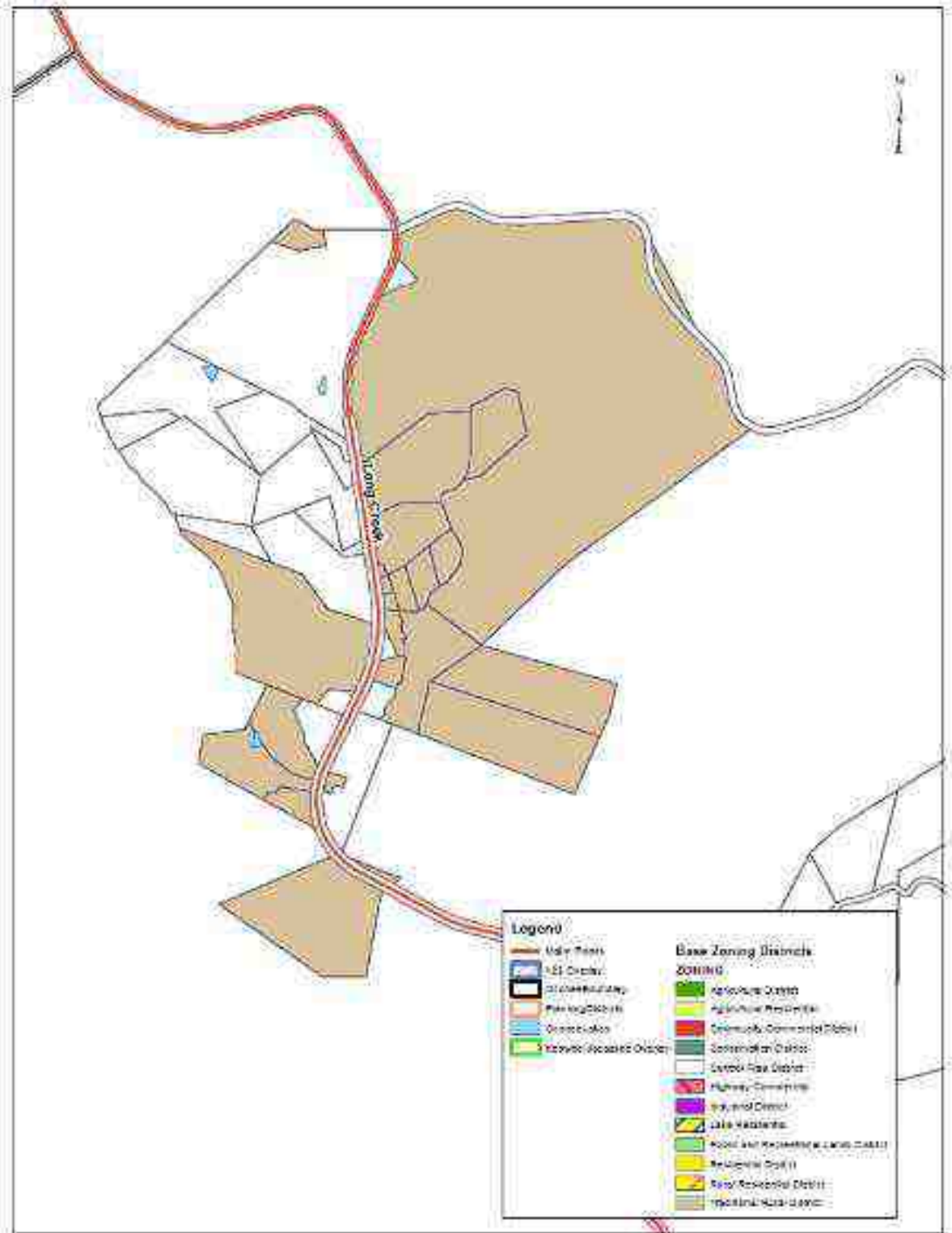
ATTEST:

By: _____
Elizabeth G. Hulse, Clerk to County Council
Oconee County, South Carolina

First Reading:	February 15, 2011
Second Reading:	April 5, 2011
Public Hearing:	June 7, 2011
Third Reading:	June 7, 2011

APPENDIX A

Parcels Rezoned by Ordinance 2011-04





Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-638-4218

Fax: 864-638-4168

.....

Date: June 6, 2011

To: Chairman Thrift, Members of County Council, Mr. Moulder, and Ms. Hulse

From: Aaron Gadsby, Planning Department

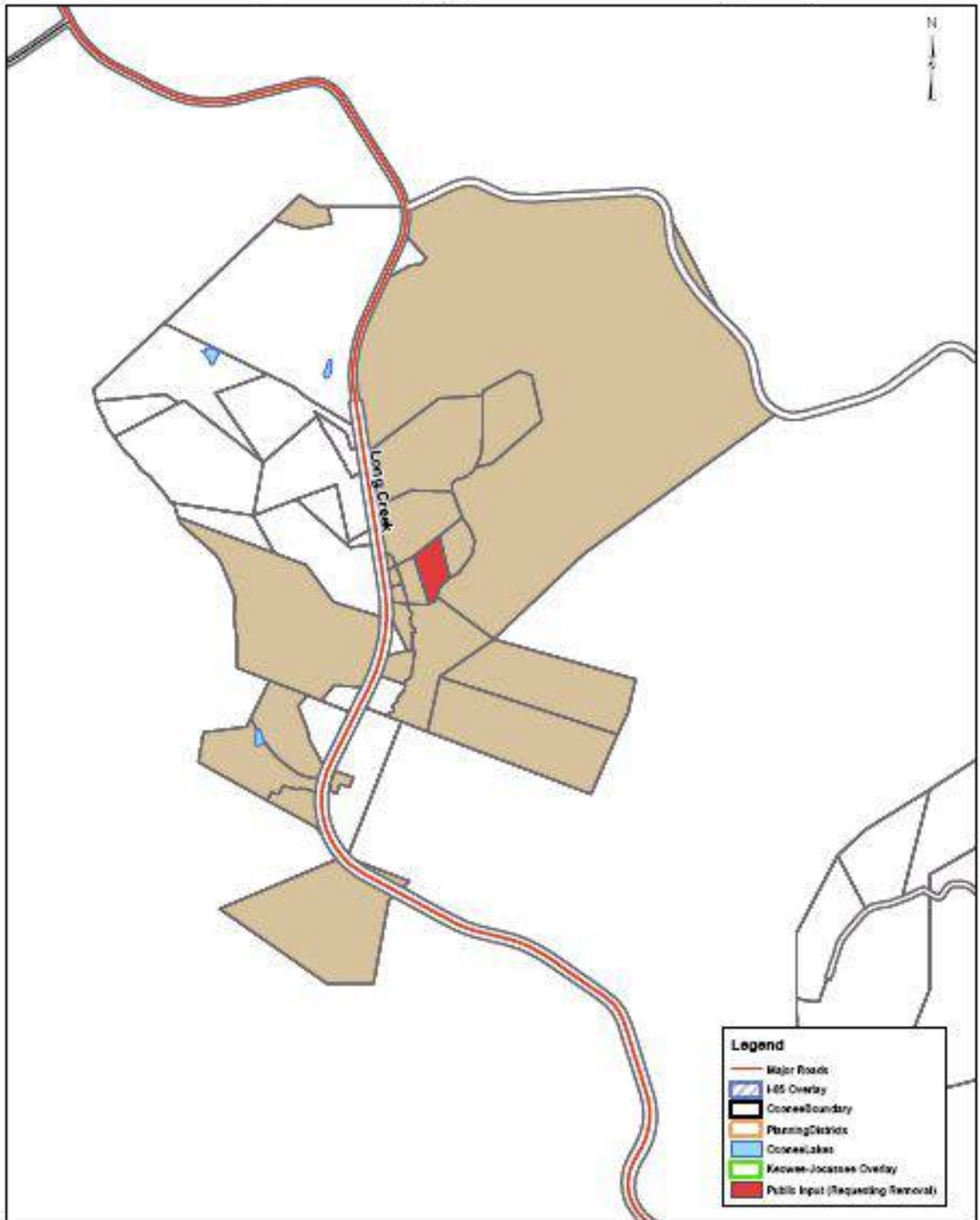
Re: Planning Commission Action & Public input received since the Second Reading on for Ordinance 2011-04 (**Happy Holler Rezoning Request**)

This is to inform you that the Planning Commission has reviewed and voted to support Council's addition of parcel #170-00-02-010 into the Traditional Rural District (Ordinance 2011-04).

Please note, however, that subsequent to the Planning Commission's review of the changes, the owner of the parcel in question submitted a request that the property be left in the Control Free District. The attached map shows the location of the parcel in red.

Thank you.

Public Input for Happy Holler Rezoning Request



**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: June 7, 2011
COUNCIL MEETING TIME: 6:00 PM**

ITEM TITLE OR DESCRIPTION:

Third 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"

BACKGROUND OR HISTORY:

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 2nd 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. A public hearing was set for June 7, 2011.

SPECIAL CONSIDERATIONS OR CONCERNS:

None
COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:
Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]
If no, explain briefly: N/A

STAFF RECOMMENDATION:

Take 3rd and final reading of Ordinance 2011-07.

FINANCIAL IMPACT:

None Anticipated
COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:
Are Matching Funds Available: Yes / No
If yes, who is matching and how much: N/A

ATTACHMENTS

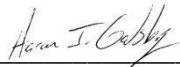
Copy of Draft Ordinance 2011-07

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:



Department Head/Elected Official

Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 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

WHEREAS, Oconee County, South Carolina (the “County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the “County Council”), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the “Act”), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the “Code”) to adopt zoning regulations and districts; and,

WHEREAS, Oconee County Council has heretofore, by and through its Zoning Enabling Ordinance, 2007-18, finally adopted on November 6, 2008 (the “Zoning Enabling Ordinance”, or “ZEO”), codified at Chapter 38 of the Oconee Code of Ordinances (the “Oconee County Code”), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

WHEREAS, subsequent to the adoption of the Zoning Enabling Ordinance, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

WHEREAS, in accordance with the Act and the Zoning Enabling Ordinance, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment’s compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend the Zoning Enabling Ordinance, as codified at Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm the Zoning Enabling Ordinance and other provisions of Chapter 38 of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled that:

1. Chapter 38 of the Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:

A. The following parcels previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Traditional Rural District (TRD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the Traditional Rural District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

113-00-01-012	114-00-03-016	127-00-02-024	140-00-01-008	141-00-02-005	141-00-04-002
113-00-01-014	114-00-03-017	127-00-02-025	140-00-01-010	141-00-02-007	141-00-04-004
113-00-01-015	114-00-03-018	127-00-02-026	140-00-01-014	141-00-02-008	141-00-04-006
113-00-01-025	114-00-03-019	127-00-03-002	140-00-01-016	141-00-02-009	141-00-04-010
113-00-01-026	114-00-03-020	127-00-03-013	140-00-01-017	141-00-02-010	141-00-04-011
113-00-03-005	114-00-03-030	127-00-04-002	140-00-01-018	141-00-02-011	141-00-04-012
113-00-04-001	114-00-03-068	127-00-04-003	140-00-01-020	141-00-02-012	141-00-04-013
113-00-04-004	114-00-03-070	127-00-04-008	140-00-01-022	141-00-02-013	141-00-04-017
113-00-04-005	126-00-01-001	127-00-04-009	140-00-01-024	141-00-02-015	141-00-04-018
113-00-04-007	126-00-01-002	127-00-04-011	140-00-01-027	141-00-03-001	141-00-04-019
113-00-04-008	126-00-01-003	127-00-04-012	140-00-01-028	141-00-03-002	141-00-04-020
113-00-04-009	126-00-01-005	127-00-04-017	140-00-01-035	141-00-03-004	141-00-04-021
113-00-04-011	126-00-01-007	127-00-04-018	140-00-01-036	141-00-03-007	155-00-01-001
113-00-04-022	126-00-01-015	127-00-04-020	140-00-01-040	141-00-03-008	155-00-01-002
114-00-01-002	126-00-01-018	127-00-04-023	140-00-01-041	141-00-03-009	155-00-01-003
114-00-01-005	126-00-01-019	127-00-04-024	140-00-01-048	141-00-03-010	155-00-01-005
114-00-01-006	126-00-01-020	127-00-04-026	140-01-01-001	141-00-03-011	155-00-01-008
114-00-01-010	126-00-01-021	127-00-04-027	140-01-01-002	141-00-03-012	155-00-01-010
114-00-01-011	127-00-01-001	127-00-04-029	140-01-01-003	141-00-03-013	155-00-01-011
114-00-01-014	127-00-01-002	127-00-04-031	140-01-01-004	141-00-03-014	155-00-01-012
114-00-01-016	127-00-01-003	127-00-04-032	140-01-01-005	141-00-03-015	
114-00-01-021	127-00-01-005	127-00-04-033	140-01-01-006	141-00-03-016	
114-00-01-024	127-00-01-006	127-00-04-034	140-01-01-007	141-00-03-017	
114-00-01-029	127-00-01-007	127-00-04-035	140-01-01-008	141-00-03-018	
114-00-02-004	127-00-01-008	127-00-04-036	140-01-01-009	141-00-03-019	
114-00-02-007	127-00-02-002	127-00-04-038	140-01-01-010	141-00-03-020	
114-00-02-009	127-00-02-005	127-00-04-039	141-00-02-002	141-00-03-021	
114-00-02-010	127-00-02-007	127-00-04-042	141-00-02-003	141-00-03-022	
114-00-03-012	127-00-02-020	140-00-01-004	141-00-02-004	141-00-04-001	

2. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect. The Zoning Enabling Ordinance, Ordinance 2007-18, and Chapter 38 of the Oconee County Code of Ordinances as amended hereby, are hereby ratified and affirmed, *ab initio*.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
4. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this ____ day of _____, 2011.

CAROLINA **OCONEE COUNTY, SOUTH**

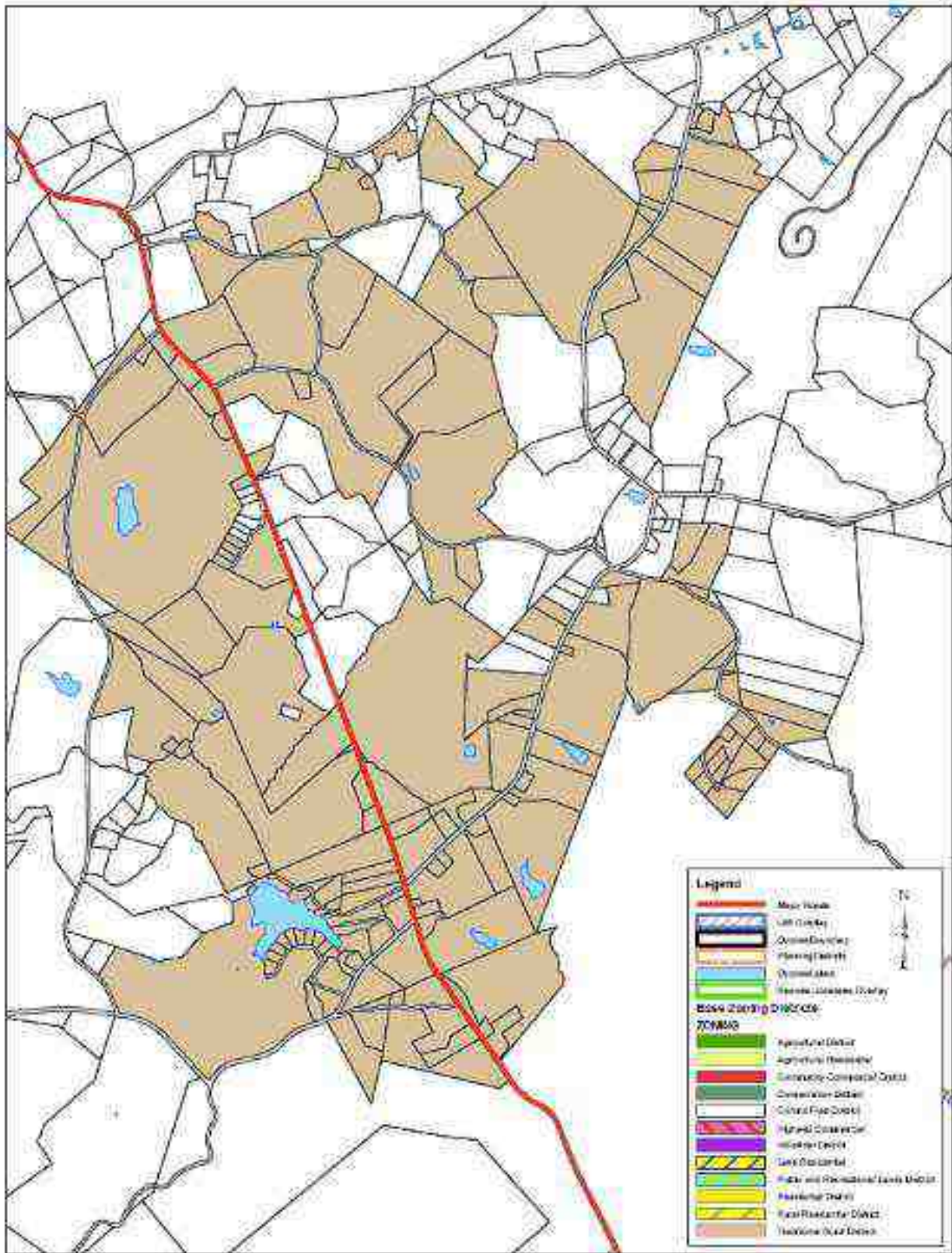
By: _____
 Joel Thrift, Chairman, County Council
 Oconee County, South Carolina

ATTEST:

By: _____
 Elizabeth G. Hulse, Clerk to County Council
 Oconee County, South Carolina

First Reading:	March 1, 2011
Second Reading:	April 5, 2011
Public Hearing:	June 7, 2011
Third Reading:	June 7, 2011

APPENDIX A
Parcels Rezoned by Ordinance 2011-07





Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-638-4218

Fax: 864-638-4168

Date: June 6, 2011

To: Chairman Thrift, Members of County Council, Mr. Moulder, and Ms. Hulse

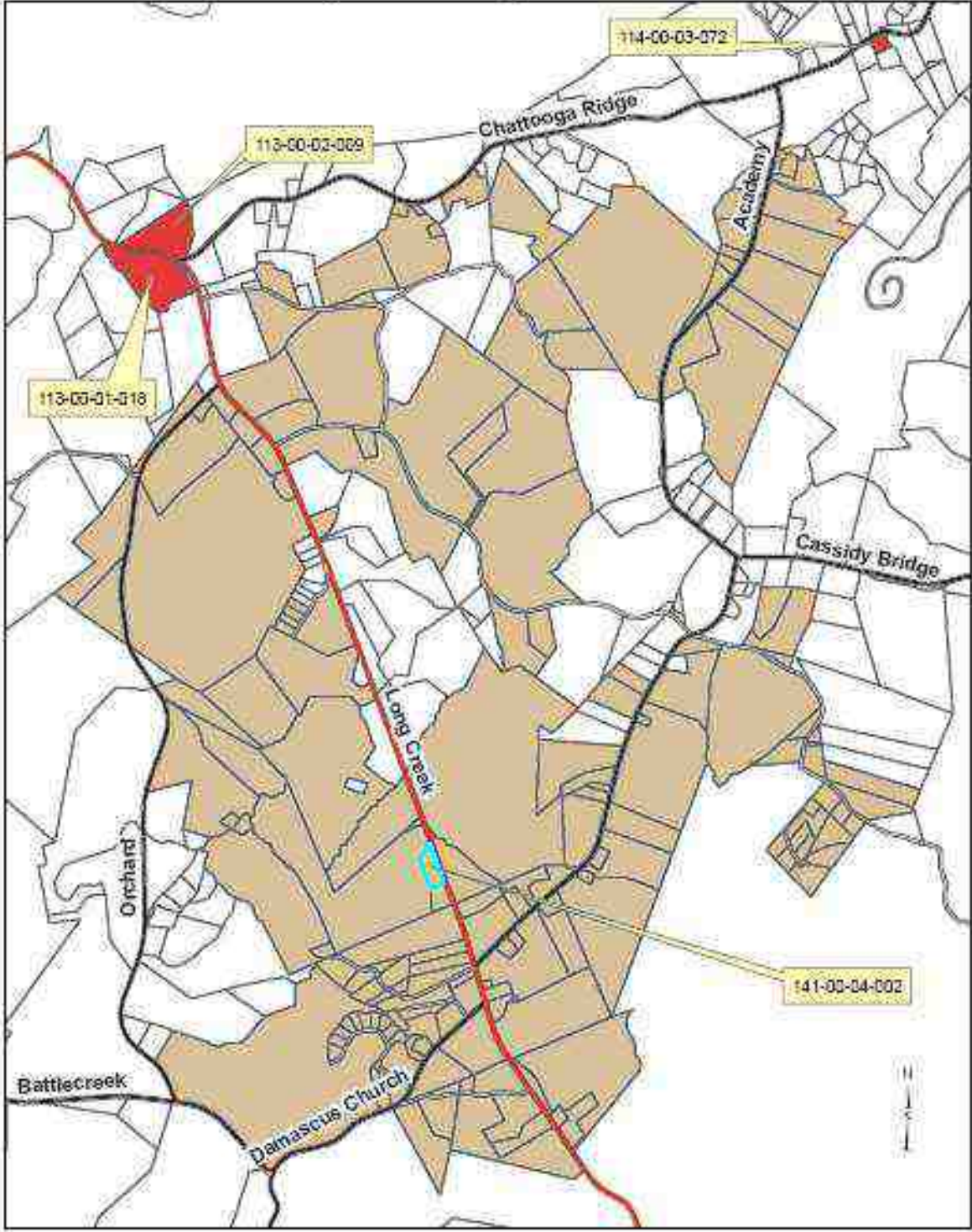
From: Aaron Gadsby, Planning Department

Re: Planning Commission Action & Public input received since the Second Reading on for Ordinance 2011-07 (**Long Creek/Orchard Road Rezoning Request**)

This is to inform you that the Planning Commission has reviewed and voted to support Council's changes to the Long Creek/ Orchard Road Rezoning Request (Ordinance 2011-07). Subsequent to the Commission review, the Planning Department received a request from the owners of the following parcels that their property be considered for inclusion into the Traditional Rural District with Ordinance 2011-07 (Long Creek Hwy and Orchard Road Request): #114-00-03-072, #113-00-02-009, and #113-00-01-018. The attached map shows the location of the parcels in red. (Please note that the parcels are not contiguous with the request as it exists currently). It should be pointed out that the Planning Commission *reviewed* two of the parcels (113-00-02-009 & 113-00-01-018) as part of the original submission of the request, but they *have not* reviewed parcel 114-00-3-072 to date.

Also, I spoke on the phone with a Ms. Phillips regarding one of her parcels that I believe to be 141-00-04-002 (highlighted and called out on the map). Ms. Philips was concerned that the rezoning of this parcel would prevent her heirs from inheriting the property and request that this parcel be removed from the ordinance. I reassured Ms. Phillips that rezoning would have no impact on her heir's ability to inherit the land, and I would let Council know of her concerns.

Public Input for Long Creek Hwy and Orchard Road Request



**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: June 7, 2011
COUNCIL MEETING TIME: 7:00 PM

ITEM TITLE [Brief Statement]:

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.

BACKGROUND DESCRIPTION:

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.

SPECIAL CONSIDERATIONS OR CONCERNS [only if applicable]:

FINANCIAL IMPACT [Brief Statement]:

It was determined in an appraisal performed by PAN Inc. the value of the property to be \$910.00.

_____ Check Here if Item Previously approved in the Budget. No additional information required.

Approved by : _____ **Finance**

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much:

Approved by : _____ **Grants**

ATTACHMENTS

1. Echo Hills Offsite Sewer Improvements Easement Exhibits
2. Complete Appraisal – Summary Report
3. Right of Way and Utility Easement
4. Temporary Easement Agreement

STAFF RECOMMENDATION [Brief Statement]:

Approve and purchase the property for the amount recommended in the appraisal. Approve Right-of-Way & Utility Easement and Temporary Easement Agreements.

Submitted or Prepared By:

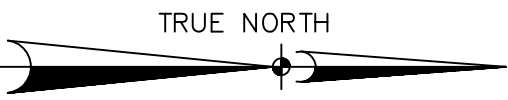
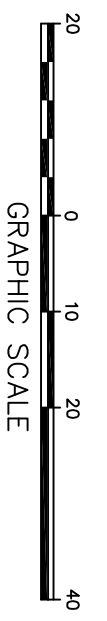
Approved for Submittal to Council:

James W. Alexander, Economic Development
Department Head/Elected Official

T. Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.



SC HIGHWAY 11 RIGHT OF WAY

JAMES B. SMITH
TMS 221-00-01-065

25' SANITARY
SEWER EASEMENT
LENGTH=174 LF
AREA=4351 SF

10' TEMP.
CONSTRUCTION
EASEMENT
LENGTH=168 LF
AREA=1680 SF

PROPOSED
12" SEWER MAIN
INSTALLED IN CENTER
OF 25' RIGHT OF WAY

10' TEMP.
CONSTRUCTION
EASEMENT
LENGTH=180 LF
AREA=1782 SF

10' TEMP.
CONSTRUCTION
EASEMENT
LENGTH=39 LF
AREA=387 SF

1" ROD
FOUND

PROPERTY LINE IS
CENTER OF CREEK

EXISTING 30'
SEWER EASEMENT

25' SANITARY
SEWER EASEMENT
LENGTH=39 LF
AREA=983 SF

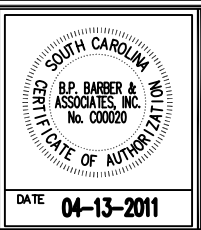
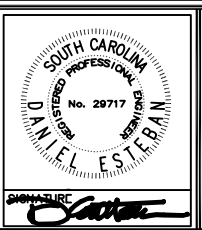
JAMES B. SMITH
TMS 206-00-01-104

FILE NO.	PROJECT NO.	SHEET
	11089	1 OF 1

PROJECT	ECHO HILLS OFFSITE SEWER IMPROVEMENTS
---------	---

SHEET TITLE	EASEMENT EXHIBIT
TMS#	221-00-01-065 206-00-01-104
DATE:	3/15/2011
SCALE:	AS SHOWN

bpb
BP Barber
Engineering • Experience • Excellence
COLUMBIA • GREENVILLE • CHARLESTON
FLORENCE • CHARLOTTE • SAVANNAH



APPROVALS	PROJECT ENG:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED:

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	AMERESCO GAS LINE	7/2/09	DAE

COMPLETE APPRAISAL – SUMMARY REPORT

- (1) **Tract Location:** Route 11
- Property Owner:** James B. Smith and James W. Smith
- Address:** 11161 Long Creek Highway, Westminster, SC 29693



Front View of Subject Property

PREPARED FOR:
Oconee County

- (2) **Prior to inspection the owner was contacted by telephone and invited to be present during inspection of this property. The tract was inspected on 2-11-2011 and 3-29-2011. James B. Smith was present for the inspection on 2-11-2011. We inspected the entire property. Mr. Smith stated he wants to cut the timber in the area of acquisition.**

PREPARED BY:

- (3) **Inspecting Appraiser:** Dennis L. Hardwick
- S.C. State Certified General R/E Appraiser #:** CG 917

Oconee County

Sewer

Route 11

James B.
Smith Tract

Contributing Appraiser (if applicable):

Firm Name:

PAN, Inc.



March 29, 2011

Dan Esteban, PE
Senior Project Manager, BP Barber
128 Millport Circle, Suite 100
Greenville, SC 29667

RE: Appraisal of Smith Property, Route 11, Geonee County, as shown on "Area of Acquisition Exhibit", Echo Hills Offsite Sewer Improvements.

Dear Mr. Esteban:

At your request, I have completed an appraisal of the above referenced property in Fee Simple in order to show the value of the easement area. The subject is a 185 acre tract of land comprised of two tax map parcels. I have personally inspected the subject property.

This is a summary appraisal report. Only the sales comparison approach is used. This report was written for the specific use of Geonee County to estimate the value of easement acquisition for the Sewer Project. This report does not contain adequate information for any other use.

The date of this report is March 29, 2011. Market Value as used herein is defined as, "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus". This definition is further defined and qualified.

An easement is defined as an interest in real property that conveys use, but not ownership of a portion of an owner's property.

I have considered pertinent data affecting the valuation of the property, including location, demand, and highest and best. It is my opinion that the market value of the 0.124 acre permanent easement and 0.089 acre temporary construction easement areas as of March 29, 2011 is:

\$910.00

The valuation is for an easement interest for the new right of way. The appraisal is expressly made subject to the limiting conditions and comments appearing herein.

Mr. Dan Esteban

Page 2

March 29, 2011

This appraisal has been made in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation.

I certify that I have the experience and knowledge to complete an appraisal of this type property in a competent manner. I certify that the property which is the subject of this report was inspected by me.

I certify that I have no financial interest in the subject property, present or contemplated, and that the employment of the appraiser was not conditional upon the appraiser producing a specified value within a given range. Future employment prospects are not dependent upon the appraiser producing a specified value.

I appreciate the opportunity of providing you with this appraisal.

Respectfully submitted,



Dennis L. Hardwick
SC Certified General Real Estate Appraiser
Certificate No. CG 917

APPRAISAL DETAILS AND REQUIREMENTS

- (4) **PROPERTY RIGHTS APPRAISED:** Fee Simple to estimate easement value
- (5) **PURPOSE OF THE APPRAISAL:** To estimate the difference in the market value of this property caused by the easement acquisition of the right of way for the proposed construction of this sewer project
- (6) **INTENDED USE:** To assist Oconee County in negotiations with the property owner concerning an eminent domain easement acquisition.

Market value is defined as "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

SOURCE: The Appraisal Institute, The Dictionary of Real Estate Appraisal, 4th Edition

- (7) **EXPOSURE TIME:** 12 Months

- (8) **FIVE-YEAR SALE HISTORY:**

Date	Sale Price	Deed Reference
1-30-2008	\$1	1542/161
10-28-1958	\$81,399	1001/107
	\$	
	\$	

Comments: No Title opinion has been performed as of this date. The property sale information is from the public records of Oconee County.

- (9) **CURRENT LISTING:**

no

PENDING CONTRACT:

- (10) **ASSESSMENT AND TAXES:**

Tax Parcel ID #: 221-00-01-001 and 226-00-01-104 (COMBINED)

Tax Year: 2010

Land Value: \$681,840 Improvement Value: \$ N/A Total Value: \$681,840

Real Estate Taxes: \$104.08

- (11) **CURRENT ZONING ANALYSIS:**

District: CFD (Control Free District) Current Conformity: Legal conforming

MINIMUM REQUIREMENTS:

Front Setback: N/A

Rear Setback: N/A

Side Setback: N/A

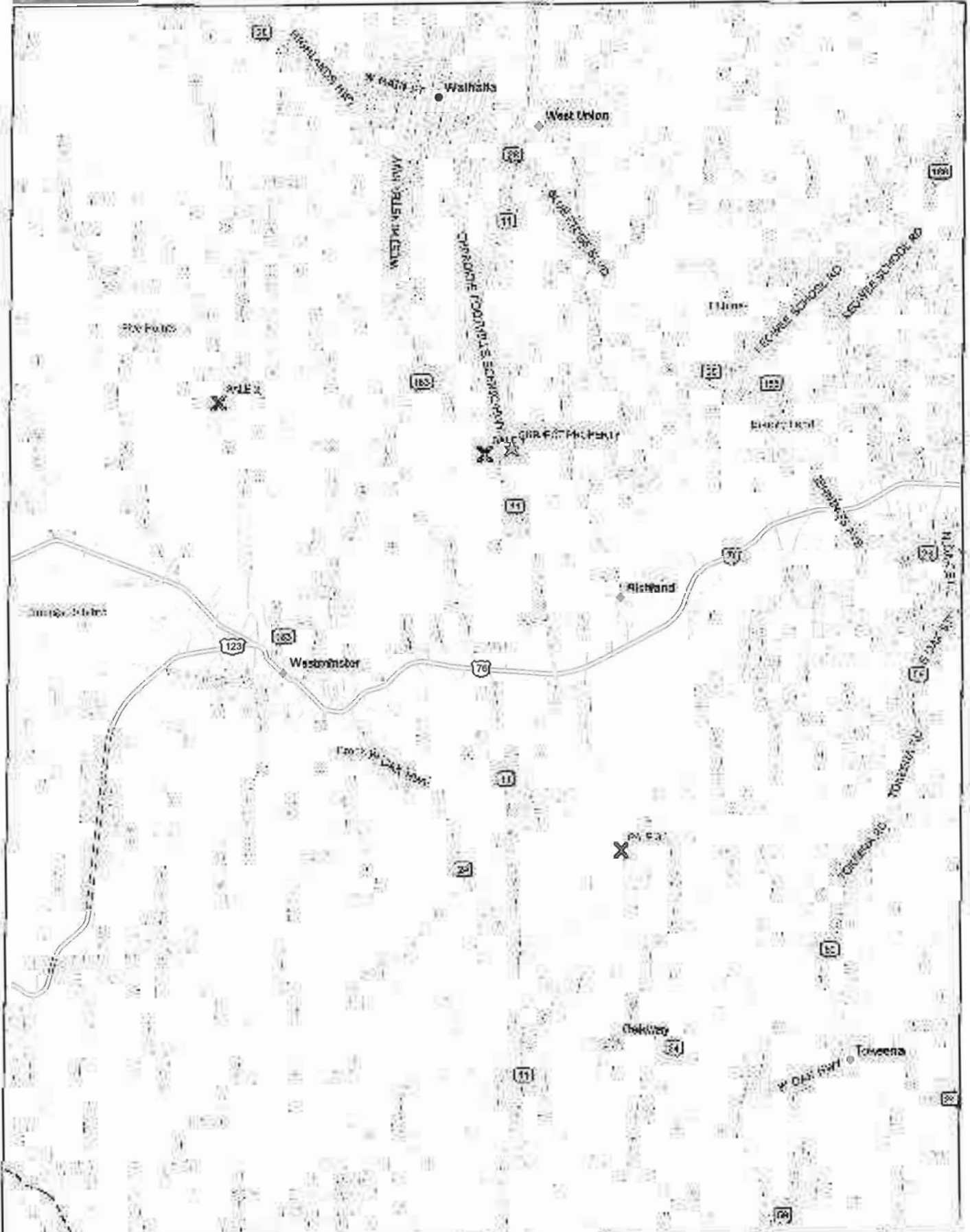
Building Height: N/A

Parking Spaces: N/A

Road Frontage: N/A

Maximum Building Size: N/A

Comments: "The usage of parcels within areas designated as control free shall not be regulated by this ordinance; however, said usage shall comply with all adopted performance standards, overlay districts, or any other applicable ordinance of Oconee County. The Control Free District is intended to be the initial zoning district for all parcels within the jurisdiction at the time of adoption only".



SUBJECT PHOTOGRAPHS (1-3)

Address/Location:

Route 11

Photos Taken By:

D. Hardwick

Date of Photos:

3-29-2011

Rear of Property



**Rt. 11 facing subject at location
of sewer line easement**



From Rt. 11 facing south



From Rt. 11 facing north



From Levi lane facing south



From Levi lane facing
southeast



Scope of Work:

In preparing the appraisal, the scope of work included the following:

- >A physical inspection of the subject.
- >A search of public records to gather sales data and other comparable information.
- >Verifying all data by public records or grantee/grantor, or a representative of the sale.
- >Determining the highest and best use of the property.
- >Applying the sales comparison approach to value. The property is vacant land.
- >Reviewed the economic data and demographics in order to determine the local economic trends in the local area.
- >Within the written report, I have summarized the pertinent market data and performed the sales comparison approach in order to estimate the market value of the fee simple interest of the subject in order to determine the EASEMENT VALUE.
- >The appraisal estimates the value of the land area acquired and contributing value of site improvements, if any, within the acquisition. The cost and income approaches are not used since the property is vacant land. The Sales Comparison Approach for land value is relied on for an indication of the value of the acquisition area.

(13) Description of Property Before and After the Acquisition:

Utilities: Electricity , Well , Septic Tank , Public Sewer , Other

DESCRIPTION	BEFORE	AFTER
Present Use:	Vacant	Same
Site Size:	185 acres +/- (two tracts)	184.476 acres +/- (two tracts)
Acquisition Size:		0.124 ac.
Zoning:	GFD	Same
Zoning Conformity:	Legal conforming	Legal conforming
Corner Influence:	No	No
Primary Frontage (Linear Feet):	1000+/-	same
Secondary Frontage(s) (Linear Feet):	1000+/-	same
Visibility:	good	Same
Ingress/Egress Primary Road:	Levi Lane	Same
Secondary Road(s):	Pooler Springs Road	
Grade at Road Level:	below	Same
Shape:	Irregular	Same
Additional Comments: The subject property also has frontage on Route 11, but access is not available due to topography. This area is below grade and is mostly flood zone. The property is pasture with wooded areas. Overall topography is rolling. A creek runs along the Route 11 frontage. The subject is comprised of two tax map tracts.		

(14) Highest and Best Use Before and After the Acquisition:

The property is presently pasture and woodland. It is in a rural area of Oconee County. There are numerous rural residential sites in the area. It is my opinion that the highest and best use is to hold for

future development.

Based on the preceding discussion, my opinion of the highest and best use of the subject property is to hold for future development.

(15) Description of the Area Acquired:

The permanent easement acquisition is 5,367 SF (0.124 acres) is for a sewer line. There is also a temporary construction easement of 3,870 SF (0.089 acres). This area is mostly wooded. The easement area is shown on the drawing furnished by B. P. Barber and included in the Addenda of this report.

(16) Valuation Analysis:**A: Land Valuation- Sales Comparison Approach**

Adjustment Grid

Comparable Sale	1	2	3
Sale Price	\$2,500,000	\$514,800	\$332,500
Sale Date	12-30-2010	1-10-2007	7-2-2009
Size (AC)	406.71	95.534	41.427
Price / AC	\$6,147	\$5,389	\$8,026
Adjustments			
Property Rights	0	0	0
Sub-Total			
Conditions of Sale	0	0	0
Sub-Total			
Market Conditions	0	+10%	0
Sub-Total	\$6,147	\$5,928	\$
Location / Exposure		+20%	
Frontage / Access			+10%
Size	+25%		-15%
Shape			
Topography			
View			
Corner			
Sub-Total Adjustments	+25%	+20%	-5%
Indicated Value	\$7,683/ac.	\$7,114/ac.	\$7,625/ac.

Explanation and Support of Adjustments:

Market Conditions – Real Estate Values change over time. The rate of change fluctuates due to changing market conditions. The adjustment reflects differences between the date of sale and date of appraisal. Sales 1 and 3 are not adjusted. Sale 1 is a current sale, Sale 3 is a 2000 sale. It is my opinion that an increase is not supported after 2000 due to general real estate conditions. Sale 2 is a 2007 sale and is adjusted up 10%.

Location/Exposure – Sale 2 is located in a more rural area than the subject. The subject's area is closer to Seneca and adjusted up.

Frontage/Access – Sale 3 has inferior access and frontage to the subject. The sale is therefore adjusted up.

Size – Sale 1 is much larger than the subject. Larger tracts usually sell for less per unit than smaller tracts. It is adjusted up. Sale 3 is smaller than the subject and is adjusted down.

CONCLUSION

The value range of the three sales is between \$7,114/acre and \$7,683/acre. All sales are given weight. The estimated value of the subject land is \$7,500/acre. The right of way acquisition from the subject is for a sewer line easement. The permanent easement area is estimated at 90% of fee value.

There is also a temporary construction right of way easement. This area is estimated at 10% of fee value. At the end of construction, this area will revert back to the owner in fee simple interest.

B: Valuation of Improvements in Area Acquired**Description of Site Improvements:**

None

Explanation and Support of Value Estimate:

N/A

(17) Uneconomic Remainder or Remnant:

UNECONOMIC REMNANT – A parcel of real property in which the owner is left with an interest after the partial acquisition of the owner's property, and which the acquiring agency has determined has little or no value or utility to the owner.

NOTE: An uneconomic remnant may have substantial "market" value and still have little or no value or utility to the owner.

None

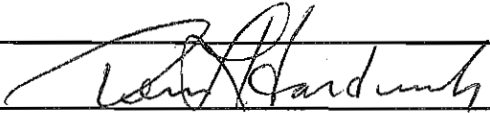
N/A

Remainder Size	X	\$	per unit	X	Residual Value %	\$
Rounded to:						\$

ALLOCATION OF VALUE

(18)	Estimated Value of the Acquisition:					
	Land Acquired:	0.124 ac.	ac/sf	X Unit Value:	\$7,500/ac.	Value Summary
	Value of Land Acquired: \$7,500/ac. x 90% = \$6,750/ac. easement value					\$837
	Value of Temporary Right of Way: 0.089 ac. @ \$7,500 x 10% = 750/ac.					67
	Value of Site Improvements:					
	Damages/Cost to Cure:					
Total:					\$904	
Therefore it is the appraiser's opinion that the Fair Market Value of the Acquisition is:					\$910 rounded	
as of: 2/11/2011						

Date of the Report: March 29, 2011

	
Dennis L. Hardwick	
S.C. Certified General Real Estate Appraiser	
CG	917

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

General Assumptions - This appraisal has been completed and the appraisal report prepared with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. The titles to the property are assumed to be good and marketable unless otherwise stated. Any plats, maps, or photographs in this appraisal are used merely to help the reader visualize the property and its surroundings and are not certified to be accurate.
2. Any liens or encumbrances (except for any lease encumbrance that might be referred to in the appraisal) which may exist have been disregarded, and the property has been appraised as though no delinquency in the payment of general taxes or special assessment exists and as though free of indebtedness.
3. It is assumed that the utilization of the land and improvements are within the boundaries of the lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey of the subject property was made or caused to be made by us, and no responsibility is assumed for the occurrence of such matters.
4. A visual inspection of the subject site was made and all engineering is assumed to be correct. The plot plan and illustrative materials in this report are included only to assist the reader in visualizing the property and to show the reader the relationship of its boundaries. The appraiser is not a construction engineer and is not responsible for structural or cosmetic inadequacies associated with any of the improvements unless otherwise noted in the report.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. The soil for the area under appraisal appears to be firm and solid, unless otherwise stated. Subsidence in the area is unknown or uncommon, and the appraiser(s) does not warrant against this condition or occurrence.
6. Subsurface rights (minerals and oil) were not considered in this appraisal unless otherwise stated. In addition, no potential timber value was considered.

General Assumptions Continued

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous materials or gases, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property, which would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licences, certifications of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. This appraisal assumes water and sewer services will always be provided for the subject.
11. Responsible ownership and competent property management are assumed.
12. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and an analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact on the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider

General Assumptions Continued

non-compliance with the requirements of ADA in estimating the value of the property.

13. There is currently a good deal of discussion regarding the potential hazards of Electro-Magnetic Fields and the possible health risk of being located near high voltage transmission lines. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not there are potentially hazardous effects from EMF's. It is possible that a compliance survey of the property together with a detailed analysis could reveal that there is EMF levels, which are above a safe level. If so, this fact could have a negative impact on the value of the subject property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider EMF levels in estimating the value for the property.

General Limiting Conditions – This appraisal has been completed and the appraisal report has been prepared with the following general limiting conditions.

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used. The value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division or interests has been set forth in this report.
2. Neither possession of this appraisal or copy thereof carries with it the right to publication, nor may it be used for any purpose by anyone but the applicant without previous consent of the appraiser(s).
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor part of the contents of this report (especially as to value, the identity of the appraiser, or the firm with which the appraiser is associated) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

General Limiting Conditions Continued

5. Information, estimates, and opinions contained in this report are obtained from sources considered reliable, however the appraiser assumes no liability for such sources.
6. The information supplied to the appraiser is considered to be accurate. The information supplied by the client has been accepted without further verification as correctly reflecting the property's current condition unless otherwise noted.
7. The various estimates of value presented in this report apply to this appraisal only and may not be used out of the context presented herein. This appraisal is valid only for the appraisal date or dates specified herein and only for the appraisal purpose specified herein.
8. The intended use and only use of this appraisal is to assist Oconee County in an eminent domain right of way acquisition for a sewer line. It is to assist Oconee County in negotiations with the property owner to acquire the easement right of way.
9. A title opinion was not furnished. The ownership information is from the public tax records of Oconee County.

CERTIFICATE OF APPRAISER

I Hereby certify:

That I have personally inspected the property herein and that I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented in the comparable data brochure which supplements this appraisal.

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and information upon which the opinions expressed therein are based is correct, subject to the limiting conditions therein set forth.

That I understand that such appraisal may be used in connection with acquisition of sewer line easement right of way for a sewer line project of Oconee County.

That such appraisal has been made in conformity with the appropriate State and Federal laws, regulations, policies and procedures applicable to that appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of South Carolina.

That neither my employment nor my compensation for preparing this appraisal report is in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of Oconee County and I will not do so until so authorized by the County officials or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

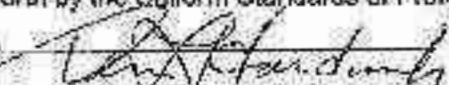
That the owner or his designated representative was given the opportunity to accompany me during my inspection of the property.

That any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is being acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in determining the compensation for the property.

That my opinion of the fair market value of the acquisition as of February 11, 2011 is \$910 based upon my independent appraisal and the exercise of my professional judgment.

As of the date of this report, I have completed the requirements for continuing education as set forth by the Uniform Standards of Professional Appraisal Practice.

Date: 3-29-2011


Dennis L. Hardwick
State Certified General Real Estate Appraiser
#517

ADDENDA

**State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board**

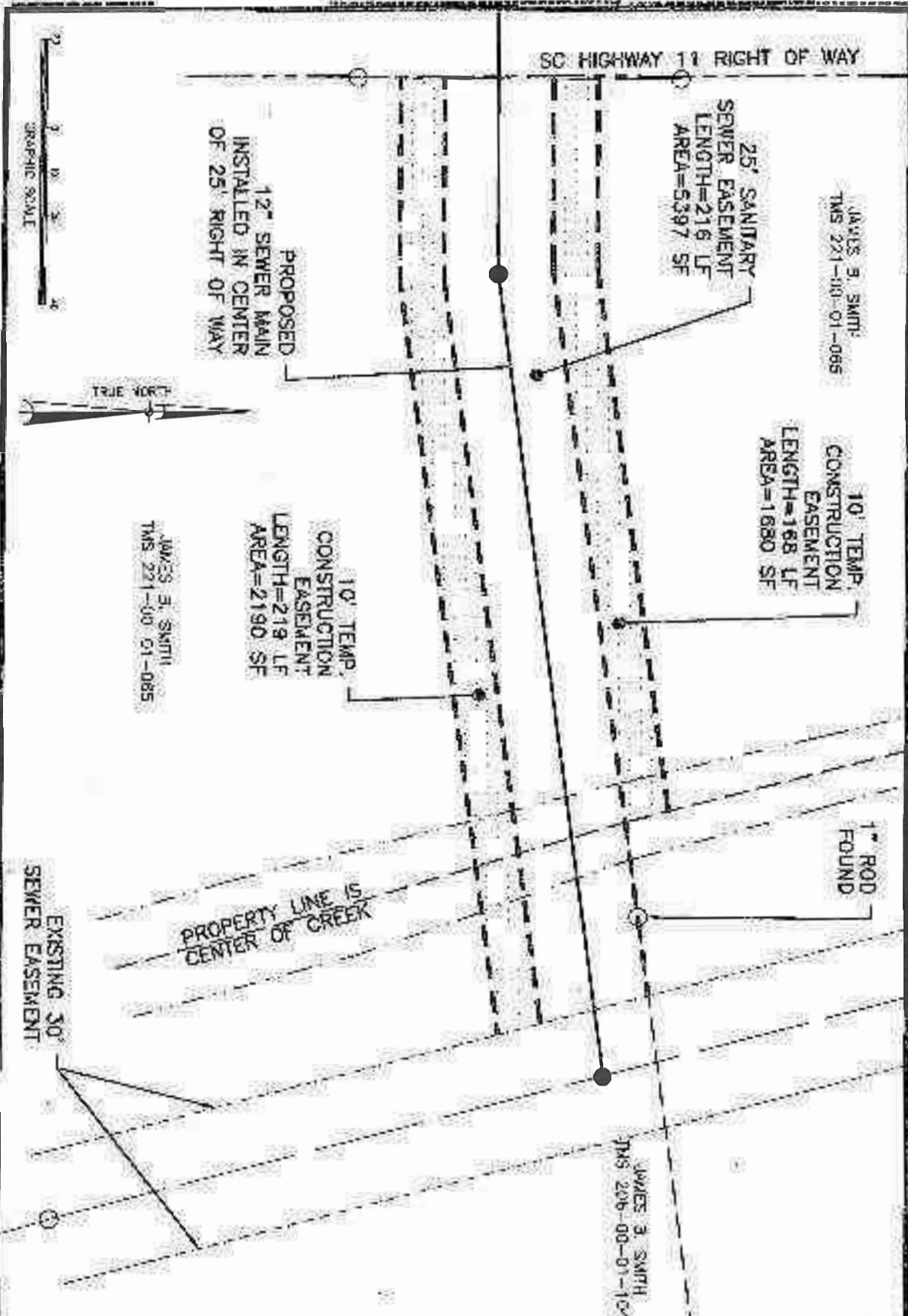
DENNIS L. HARDWICK

Is hereby entitled in practice as a
Certified General Appraiser

License Number: **917**

Expiration Date: **06/30/2012**

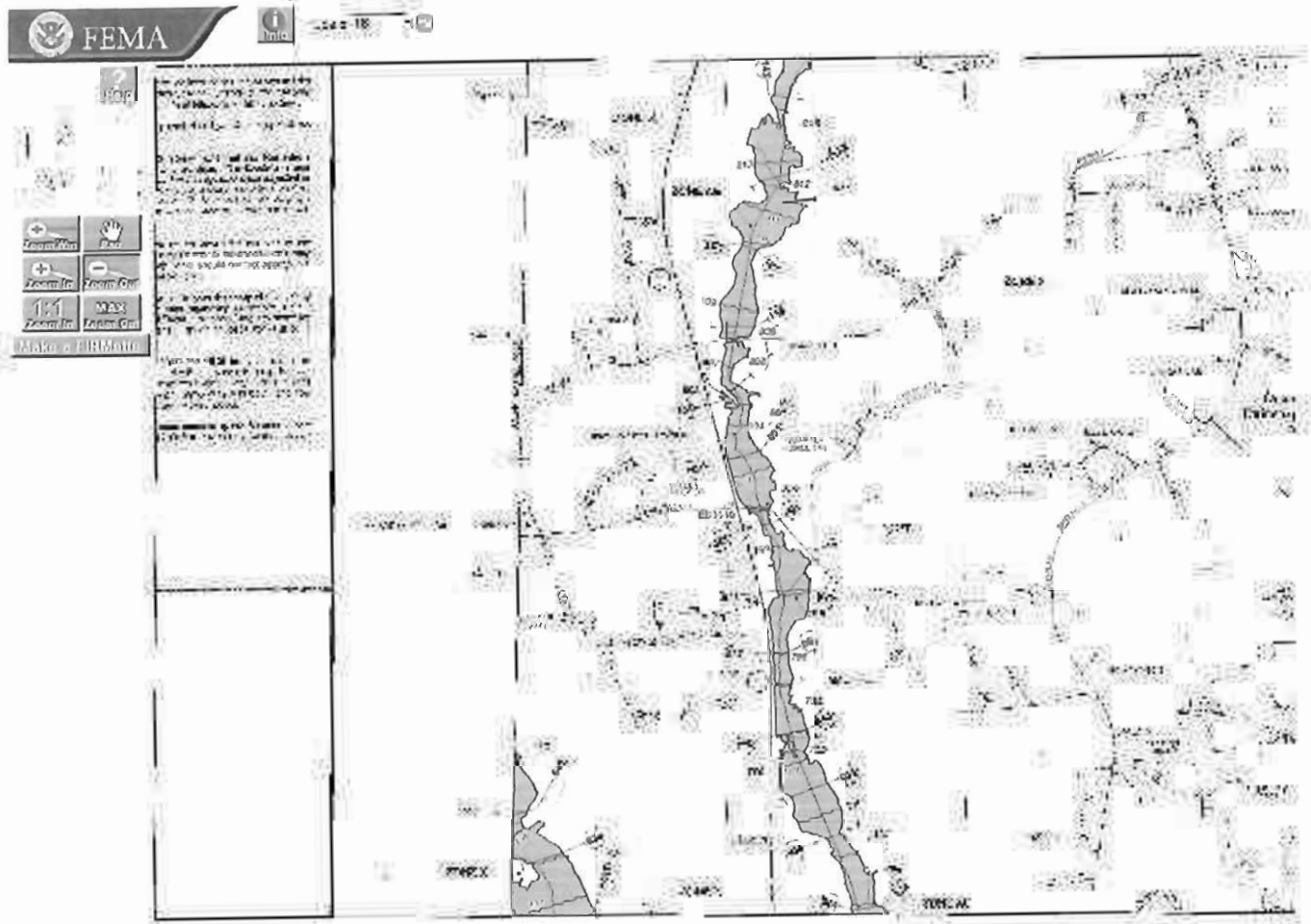
OFFICE COPY



EXISTING 30' SEWER EASEMENT

PROPERTY LINE IS CENTER OF CREEK

						APPROVAL PROJECT NO. DRAWN BY CHECKED BY APPROVED BY	DATE TIME PLACE
						EASEMENT EX 107 MAY 2014-7-18 107 2014 07 18	



Oconee County GIS Parcel Viewer

ESRI ESRI Support Center Help Oconee County

Find a Parcel Find Address



Oconee County

Sewer Project

Smith Tract

COMPARABLE SALE NO. 1

IDENTIFICATION

Type Sale: Vacant Acreage			
Address: Route 11		City:	County: Oconee
Tax Map No.: 221-00-01-001	Plat Ref.: B263/1.2	Deed Book: 1812/142	
Grantor: England Properties, LP		Grantee: Oconee County	
Zoning: GFD		Conformity: Legal Conforming	
Sale Price: \$2,500,000	Date: 12-30-2010	Financing:	
Functional Obsolescence:		Verification: Public Records	

SITE DESCRIPTION

Present or Intended Use: County Development		Site Size: 406.71 acres
Shape: Irregular		Topography: Rolling, mostly wooded
Corner: no	Ingress/Egress Primary Road: full Secondary Road(s): Route 11	
Primary Frontage (Front Feet):		Total Frontage (Front Feet):
Site Improvements: N/A		No. Parking Spaces: N/A
Utilities: water and sewer not available at time of sale		

ADDITIONAL COMMENTS

The property is located directly across Route 11 from subject.

INDICATORS

Price per SF (Building):	\$	Price per Ac. (Land):	\$6,147/acre
Adjusted Price per SF:	\$	Adjusted Price per SF (Land):	
L:B		SF Primary Frontage:	
SF: Parking:		SF Total Frontage:	

SALE 1



Oconee County GIS Parcel Viewer

Find Parcel Find Address

Results

- Find a Parcel (1)
- Parcels (1)

Map Contents

- ParcelMap2
 - Road (with names)
 - Roads
 - Medium Roads
 - Major Roads
 - Contours
 - Parcels
 - Municipalities
 - Soils
 - Water
 - Oconee County Boundary
 - Surrounding Counties
 - Pictometry_2009_6In
 - Pictometry_2009_12In



Oconee County

Sewer Project

Smith Tract

COMPARABLE SALE NO. 2

IDENTIFICATION

Type Sale: Vacant Acreage		
Address: Oak Grove Road and Doyle Road	City:	County: Oconee
Tax Map No.: 204-20-03-016	Plat Ref.: P45/149	Deed Book: 1659/215
Grantor: Barnett Management Co., LLC	Grantee: Jimmy G. Blankenship	
Zoning: CFD	Conformity: Legal Conforming	
Sale Price: \$614,800	Date: 1-10-2007	Financing:
Functional Obsolescence:	Verification: Public Records, Inspection	

SITE DESCRIPTION

Present or Intended Use: Rural	Site Size: 95.534 acres
Shape: Irregular	Topography: Rolling, mostly wooded, pines
<u>Ingress/Egress</u>	
Corner: no	Primary Road: full Secondary Road(s): Oak Grove Rd. and Doyle Road
Primary Frontage (Front Feet):	Total Frontage (Front Feet): 3,500
Site Improvements: N/A	No. Parking Spaces: N/A
Utilities: water and sewer not available	

ADDITIONAL COMMENTS

Acreage tract located in rural area south of Walhalla

INDICATORS

Price per SF (Building):	\$	Price per Ac. (Land):	\$3,368/acre
Adjusted Price per SF:	\$	Adjusted Price per SF (Land):	
L:B		SF: Primary Frontage:	
SF: Parking:		SF: Total Frontage:	

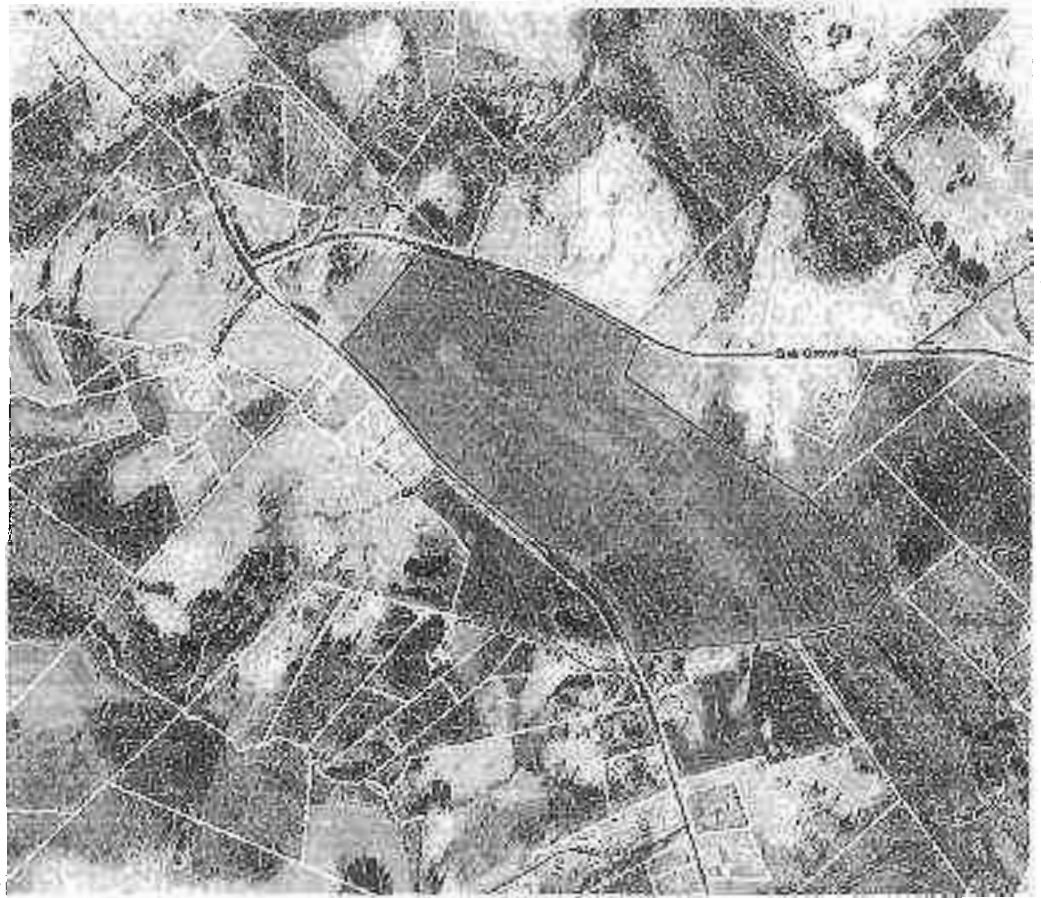
SALE 2



Oconee County GIS Parcel Viewer

ESRI ESRI Support Center Help Oconee County

Parcel Number: Parcel Address:



Oconee County

Sewer Project

Smith Tract

COMPARABLE SALE NO. 3

IDENTIFICATION

Type Sale: Vacant Acreage		
Address: Yellow Pine Road	City: Seneca	County: Oconee
Tax Map No.: 266-00-01-021, 035	Plat Ref.: AB10/261	Deed Book: 1726/261
Grantor: Clayton Kerr	Grantee: Charles L. Gady	
Zoning: CFD	Conformity: Legal Conforming	
Sale Price: \$332,500	Date: 7-2-2009	Financing:
Functional Obsolescence: N/A	Verification: Public Records, inspection	

SITE DESCRIPTION

Present or Intended Use: Rural	Site Size: 41.427 acres
Shape: Irregular	Topography: Rolling
Corner: no	Ingress/Egress: Primary Road: full Secondary Road(s): Yellow Pine Road
Primary Frontage (Front Feet):	Total Frontage (Front Feet): 100+-
Site improvements: N/A	No. Parking Spaces: N/A
Utilities: water and sewer not available	

ADDITIONAL COMMENTS

Acreage tract located in rural area south of Seneca. Pond on site. This tract has limited frontage.

INDICATORS

Price per SF (Building):	\$	Price per Ac (Land):	\$3,026/acre
Adjusted Price per SF:	\$	Adjusted Price per SF (Land):	
L:B		SF:Primary Frontage:	
SF: Parking:		SF:Total Frontage:	

SALE 3



Go to Parcel: Parcel Address:



Oconee County, South Carolina

Coordinates: 34.75°N 83.07°W﻿ / ﻿34.75°N 83.07°W﻿ / 34.75; -83.07

From Wikipedia, the free encyclopedia

Oconee County is the westernmost county of South Carolina, a U.S. state. The 2000 census recorded its population to be 66,215. In 2005, the U.S. Census Bureau estimated that its population had reached 69,577.^[1] Its county seat is Walhalla.^[2] Other cities in the county include Seneca and Westminster. Towns include Salem and West Union. The county is included in the Seneca Micropolitan Statistical Area. A large portion of South Carolina Highway 11, the Cherokee Toothhills National Scenic Highway, is located in Oconee County.

Contents

- 1 Geography
 - 1.1 Adjacent counties
 - 1.2 National protected area
- 2 History
- 3 Demographics
- 4 Cities and towns
- 5 Popular culture
- 6 See also
- 7 References
- 8 External links

Geography

According to the U.S. Census Bureau, the county has a total area of 674 square miles (1,745 km²), of which 625 square miles (1,620 km²) is land and 48 square miles (125 km²) (7.15%) is water. The hilly landscape has created a haven for man-made lakes. Three large man-made lakes provide residents with sport fishing, water skiing, and sailing as well as hydroelectric power. The largest lake is Lake Hartwell, built by the U.S. Army Corps of Engineers between 1955 and 1963. Lake Keowee is the second largest lake and the Oconee Nuclear Station operates by the lake. Lake Jocassee is the third largest and is a source of hydroelectric energy, but is also popular for its breathtaking scenery and numerous waterfalls. Bad Creek Reservoir, located in the mountains above Jocassee, is for generating electricity during peak hours. The water level can fall by tens of feet per hour and during off-peak times water is pumped back into the lake for the next peak period. Because of this, boating and swimming are prohibited in the reservoir.

Oconee County, South Carolina



Seal

Location in the state of South Carolina

South Carolina's location in the U.S.

Founded	1868
Seat	Walhalla
Area	
- Total	674 sq mi (1,746 km²)
- Land	625 sq mi (1,619 km²)
- Water	48 sq mi (124 km²), 7.15%
Population	
- (2000)	66,215
- Density	106/sq mi (41/km²)
Website	www.oconeesc.com

Adjacent counties

- Jackson County, North Carolina - north
- Transylvania County, North Carolina - northeast
- Pickens County, South Carolina - east
- Anderson County, South Carolina - southeast
- Hart County, Georgia - south
- Franklin County, Georgia - south
- Stephens County, Georgia - southwest
- Habersham County, Georgia - west
- Rabun County, Georgia - west
- Macon County, North Carolina - northwest

Oconee County is one of the few counties in the U.S. to border 10 other counties.

National protected area

- Sumter National Forest (part)

History

Oconee County takes its name from the Cherokee word "Ac-quo-nee" meaning "land beside the water." Oconee was a local Cherokee town that was situated on the main British/Cherokee trading path between Charleston and the Mississippi River in the early 18th century. Its geographic position later placed it at the intersection of the trading path and the Cherokee treaty boundary of 1777. In 1792, a frontier outpost was built by the SC State Militia near the town site and was named Oconee Station. When Oconee County was created out of the Pickens District in 1868 it was named for Oconee Town.

- 1780s - The rare wildflower, Oconee Bell, first recorded by André Michaux.
- 1780s - After the American Revolutionary War, Colonel Benjamin Cleveland and a group of followers received land grants from Georgia and settled in present day Oconee County.
- 1787 - Georgia withdrew its claims to the land between the Tugaloo and Keowee River by the Treaty of Beaufort to South Carolina.
- 1816 - Cherokee sold their remaining South Carolina land.
- 1850s - The largest town was Tunnel Hill, located above Stumphouse Mountain Tunnel.
- 1868 - Oconee County was formed when Pickens County was divided. Wallhalla was made the county seat.
- 1870- Air line Railroad build a railroad through the county which helped to form Seneca and Westminster
- 1893 - Newry was established as mill village to house workers of the Courtenay Manufacturing Company.

Demographics

As of the census^[3] of 2000, there were 66,215 people, 27,283 households, and 19,589 families residing in the county. The population density was 106 people per square mile (41/km²). There were 32,383 housing units at an average density of 52 per square mile (20/km²). The racial makeup of the county was 89.14% White, 8.38% Black or African American, 0.22% Native American, 0.35% Asian, 0.02% Pacific Islander, 1.96% from other races, and 0.82% from two or more races. 2.36% of the population were

Hispanic or Latino of any race: 26.5% were of American, 13.1% Irish, 11.9% German and 10.5% English ancestry according to Census 2000.

There were 27,283 households out of which 23.50% had children under the age of 18 living with them, 57.80% were married couples living together, 10.10% had a female householder with no husband present, and 28.20% were non-families. 24.70% of all households were made up of individuals and 9.50% had someone living alone who was 65 years of age or older. The average household size was 2.40 and the average family size was 2.85.

In the county, the population was spread out with 22.90% under the age of 18, 8.00% from 18 to 24, 27.40% from 25 to 44, 26.20% from 45 to 64, and 15.60% who were 65 years of age or older. The median age was 40 years. For every 100 females there were 96.70 males. For every 100 females age 18 and over, there were 93.50 males.

The median income for a household in the county was \$36,666, and the median income for a family was \$43,047. Males had a median income of \$31,032 versus \$22,156 for females. The per capita income for the county was \$18,965. About 7.60% of families and 10.80% of the population were below the poverty line, including 14.00% of those under age 18 and 12.90% of those age 65 or over.

Cities and towns

Incorporated:

- Salem
- Seneca
- Walhalla
- West Union
- Westminster

Unincorporated:

- Fair Play
- Long Creek
- Mountain Rest
- Newry
- Oakway
- Richland
- Tamassee
- Ufca



Oconee County Courthouse, Walhalla, Oconee County, South Carolina

Popular culture

The Oconee region is mentioned in the song "Yankee Bayonet (I Will Be Home Then)", by the indie rock group The Decemberists. The reference is "...how the hills of Oconee made a scar to hem me in."

See also

- National Register of Historic Places listings in Oconee County, South Carolina

References

- ↑ http://www.census.gov/popest/counties/tables/CO-EST2005-01-45.xls
- ↑ "Find a County". National Association of Counties. http://www.naco.org/Template.cfm?Section=Find_a_County&Template=/cfmfiles/counties/tsamap.cfm. Retrieved 2008-01-31.
- ↑ "American FactFinder". United States Census Bureau. http://factfinder.census.gov. Retrieved 2008-01-31.

External links

- Oconee County and Vicinity Information
- Watch Heritage video about Oconee County
- Information about the area
- Oconee County Lodging at Lake Jocassee

Retrieved from "http://en.wikipedia.org/wiki/Oconee_County,_South_Carolina"

Categories: South Carolina counties | Oconee County, South Carolina | 1868 establishments

- This page was last modified on 6 February 2011 at 03:30.
- Text is available under the Creative Commons Attribution-ShareAlike License; additional terms may apply. See Terms of Use for details.

Wikipedia® is a registered trademark of the Wikimedia Foundation, Inc., a non-profit organization.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: June 7, 2011
COUNCIL MEETING TIME: 7:00 PM**

ITEM TITLE OR DESCRIPTION:

State ATAX grant request from Devil's Fork State Park in the amount of \$7,319.35 for an outdoor patio with a fireplace at twenty (20) villas. Request approved by ATAX Committee on 05/09/11.

BACKGROUND OR HISTORY:

State ATAX funds are received quarterly and 65% of those funds are Tourism Related funds that are to be disbursed as recommended by the ATAX committee and approved by County Council. All ATAX grant recipients are required by state law to turn in intermediate reports every 60 days to the progress of the grant and a final report upon completion of the grant. These reports are placed in the grant folder, which is kept active by the ATAX chairperson until the grant is considered complete, and then it is stored by the PRT office.

SPECIAL CONSIDERATIONS OR CONCERNS:

The original request was \$10,424.05, Amount recommended due to tourism impact and available funds.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]

If no, explain briefly: NO-ATAX grant

STAFF RECOMMENDATION:

Approval of ATAX grant request of \$7,319.35 to Devil's Fork State Park. **Due to the tourism impact of the Park and available ATAX funds, the committee voted to fund only a portion of the request.**

FINANCIAL IMPACT:

Current ATAX fund balance is \$7,319.35. We have one ATAX request this grant cycle. If this request is approved by County Council; the remaining balance will be \$0. This will transition a zero balance in State ATAX over the new PRT Commission.

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes

If yes, who is matching and how much: Devils Fork State Park-\$3,104.70

ATTACHMENTS

Reviewed By/ Initials:

_____ County Attorney

_____ Finance

_____ Grants

_____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Phil Shirley, PRT Director
Department Head/Elected Official

Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: 6-7, 2011
COUNCIL MEETING TIME: 7:00 PM**

ITEM TITLE OR DESCRIPTION:

PRT request for an expenditure of up to \$3,100.00 to Pendleton District Commission from local ATAX to partner in re-ordering 100,000 "Waterfalls of Upstate South Carolina" brochures.

BACKGROUND OR HISTORY:

The original brochure was developed by the Pendleton District Tourism Commission. Oconee County has partnered with re-orders in the past due to the popularity of this brochure to Tourists. To date, we have used more than 300,000 of these brochures as they are available all across the states of GA and SC. This brochure lists the 22 most prominent waterfalls in Oconee County, as well as 2 waterfalls in Pickens County and 7 waterfalls in Greenville County.

SPECIAL CONSIDERATIONS OR CONCERNS:

Oconee PRT contracts to have these brochures distributed in over 100 brochure racks in Upstate SC and Northeast Georgia!

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]
If no, explain briefly: No, ATAX grant

STAFF RECOMMENDATION:

Staff recommends approval of an expenditure of up to \$3,100.00 for 100,000 of "Waterfalls of Upstate South Carolina" brochures. Total cost for re-ordering 100,000 brochures is being split between three agencies, Oconee County PRT, Pendleton District Commission and Discover Upcountry.

FINANCIAL IMPACT:

This project will not exceed \$3,100.00 with funds coming from the PRT Commission's 75% portion of the Local Accommodations Tax Fund, with no matching requirement and no impact to the general fund budget. Current fund balance in the 75% Local Accommodations tax is \$74,526.86.

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: No
If yes, who is matching and how much:

ATTACHMENTS

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Phil Shirley – PRT Director
Department Head/Elected Official

Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: June 7, 2011
COUNCIL MEETING TIME: 7:00 PM**

ITEM TITLE OR DESCRIPTION:

PRT Commission Member Recommendations for Council Consideration

BACKGROUND OR HISTORY:

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.

SPECIAL CONSIDERATIONS OR CONCERNS:

Oconee Chamber Recommendation- Mr. Brian Greer, First Choice Realty, Hospitality/Lodging, DX 5
Oconee Alliance Recommendation- Mr. Mike Wallace, DX 2
Walhalla Chamber Recommendation-Mrs. Rosemary Bailes, DX 2
Westminster Chamber Recommendation -Mrs. Jo Ann Blake, Magnolia Manor, Hospitality/Lodging, DX 4
Staff Recommendation- Mr. Dave Lavere, Hospitality/Cultural Rep, DX 5
Staff Recommendation- Mrs. Erin McKergow, Wildwater Ltd., Hospitality/Lodging, DX 1
Staff Recommendation- Mr. Rick Lacey, Seneca Parks, Rec. & Tourism, DX 3
Underlined / Bold Recommendation will serve initial two year term.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]
If no, explain briefly: Yes

STAFF RECOMMENDATION:

Approve Recommendations for restructured PRT Commission! Staff wants to say "Thank You" to all those who came forward and were willing to serve. In order to try and represent all areas of the County and keep it to seven members, all willing citizens could not be recommended.

FINANCIAL IMPACT:

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much:

ATTACHMENTS

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Department Head/Elected Official

Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.