



**A G E N D A**  
**OCONEE COUNTY COUNCIL MEETING**  
**July 16, 2013 ~ ~ 6:00 PM**  
Council Chambers, Oconee County Administrative Offices  
415 South Pine Street, Walhalla, SC

Call to Order

Public Comment Session / Agenda Items & 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.*

Council Member Comments *[Council may take a recess after Public Comment & Council Comments]*

Moment of Silence

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes / June 18, 2013 - Regular Meeting

Administrator Report & Agenda Summary

Public Hearing Regarding the Following Ordinances

**Ordinance 2013-16** “AN ORDINANCE TO AMEND CHAPTER 26 OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO THE AMENDMENT OF SECTION 26-2 – PRIVATE ROAD STANDARDS AND REGULATIONS, THE AMENDMENT OF SECTION 26-7(E) ENCROACHMENTS., AND THE ESTABLISHMENT OF FUNDING AND FEES POLICY RELATING TO ENCROACHMENT POLICIES OF OCONEE COUNTY; AND OTHER MATTERS RELATED THERETO”

Third & Final Reading of the Following Ordinances

**Ordinance 2013-07** “AN ORDINANCE AUTHORIZING THE TRANSFER AND CONVEYANCE OF CERTAIN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO”  
*[Pioneer Rural Water Property at the Golden Corner Commerce Park]*

**Ordinance 2013-15** “AN ORDINANCE AUTHORIZING THE TRANSFER OF EASEMENTS FOR INGRESS, EGRESS AND UTILITIES ACROSS CERTAIN OCONEE COUNTY REAL PROPERTY AND AUTHORIZING THE EXECUTION AND DELIVERY OF AGREEMENTS RELATED TO THE SAME; AND OTHER MATTERS RELATED THERETO”  
*[Central Electric Power Cooperative at the Golden Corner Commerce Park for the purpose of expanding the Northwest Anderson- Southern Ocoee Transmission Line]*

**Ordinance 2013-16** “AN ORDINANCE TO AMEND CHAPTER 26 OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO THE AMENDMENT OF SECTION 26-2 – PRIVATE ROAD STANDARDS AND REGULATIONS, THE AMENDMENT OF SECTION 26-7(E) ENCROACHMENTS., AND THE ESTABLISHMENT OF FUNDING AND FEES POLICY RELATING TO ENCROACHMENT POLICIES OF OCONEE COUNTY; AND OTHER MATTERS RELATED THERETO”

Second Reading of the Following Ordinances

*[Note: Public Hearings will be scheduled at or before third & final reading for the following ordinances as required]*

**Ordinance 2013-09** “AN ORDINANCE TO AMEND CHAPTER 38 "ZONING" OF THE

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OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO ”

This is the first subsequent rezoning request that has come before Oconee County Council. Below is the section from the Zoning Enabling Ordinance that discusses subsequent requests:

Sec. 38-8.6. - Subsequent rezoning.

- (a) Subsequent to the initial change of zoning of any parcel or group of parcels following adoption of these regulations, any individual property owner may make application for rezoning of a parcel(s). All such rezonings shall be subject to the standards set forth in these regulations and South Carolina Code of Laws, 1976, as amended.
- (b) Notwithstanding any effort to accomplish a prior rezoning, county council may at any time rezone a parcel or group of parcels pursuant to the goals established in the Oconee County Comprehensive Plan.

The proposed ordinance, 2013-09 (Sub01), stems from a subsequent rezoning request and consists of part of a parcel totaling 7.55 acres in the vicinity of the Melton Rd in the West Union area. This parcel is located in the residential area on the Future Land Use Map and is currently zoned in the Residential District. As submitted, the area would be zoned into the Traditional Rural District. There is a signed petition for the area submitted in the proposed request.

Also, this is the first case in which split-zoning has occurred in Oconee County. Split-zoning occurs when a parcel contains more than one zoning district. In this particular case, a deed was recorded on 12/31/12 which combined two parcels. One parcel is in the Traditional Rural District (~250 acres) and the other parcel is in the Residential District (~7.55). The deed combined the Residential District parcel into the Traditional Rural District parcel resulting in two zoning classifications being present on one parcel. The request is to re-zone the portion of the parcel that is in Residential District into the Traditional Rural District.

A number of South Carolina counties have addressed split-zoning. Staff emailed all 46 counties the question of how they handle split-zoning. Some counties have chosen to allow split-zoning by either policy or by ordinance while other counties have chosen not to allow it by either policy or by ordinance. Below is a list of the Counties who responded regarding split-zoning: **Allow Split-Zoning:** Abbeville, Fairfield, Greenville; **Not Allow Split-Zoning:** Florence, Charleston; **No Zoning:** Cherokee, Laurens, Dillon, Darlington.

On Monday, June 24, 2013, the Planning Commission voted 7-0 to recommend approval of Ordinance 2013-09 as requested.

**It is staff's recommendation that Council [1] take second reading of Ordinance 2013-09, and [2] schedule the required public hearing.**

## First Reading of the Following Ordinances

*[None scheduled at this meeting]*

## First & Final Reading of the Following Resolutions

*[None scheduled at this meeting]*

## Discussion Regarding Action Items

### Replacement Equipment for Current VM Ware Server Infrastructure / \$58,877.21

With our current VM Ware Server infrastructure we are operating at maximum capacity. The purchase of the new servers will increase our ability to efficiently expand our virtual environment.

**It is the staff's recommendation that Council approve the purchase of server equipment to Data Network Solutions, Inc, of Chapin, SC in the amount of \$58,887.21.**

## Council Committee Reports

*[to include Vote and/or Action on matters brought up for discussion, if required]*

- Planning & Economic Development Committee / Mr. Corbeil
- Transportation Committee / Mr. Thrift

## Old Business

*[to include Vote and/or Action on matters brought up for discussion, if required]*

## New Business

*[to include Vote and/or Action on matters brought up for discussion, if required]*

- Adoption of Board/Commission Member Orientation Booklet

## Executive Session

*[for the purpose of discussing a contractual matter]*

- Vote and/or Action on matters discussed in Executive Session [if required]

## Adjourn

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 & are available on the County Council Website. [All upcoming meetings will be held in Council Chambers unless otherwise noted]

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