



# Oconee County Planning Commission

415 S. Pine St. • Walhalla, South Carolina 29691  
Phone (864) 638-4218 • Fax (864) 638-4168

## NOTICE OF APPEAL

TMS# 059-01-01-028

Date

3/27

I, Jack Owens (owner) (agent of owner)

hereby request an appeal to the following action (be specific):

Rear yards setback of 25 feet from  
the rear property line of right of way

Reason for appeal:

The deck will be 13 feet from  
the rear property line  
has been approved by home owner  
Association

Applicant's Name

Jack Owens

Address

Po Box 5 Tammasse 29686

Mailing Address (if different)

Phone Number

864-784-7685

Fax Number

Signature:

Jack Owens Jr

Please be advised that an Appeals Application Fee of \$50 must be paid in full at the time the application is received by the Planning Department. Applicants shall be notified at the specified mailing address once a public hearing date is set.

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## NOTICE OF PUBLIC HEARING

This notice is to the owner of property *AND* property owners adjacent to a parcel located at:

219 Nature Ln., Mountain Rest, SC 29664 (Tax Map Sequence (TMS) # 059-01-01-028)

**Who:** The Applicant: Jack Owens,

**What:** The Oconee County Planning Commission will conduct a Public Hearing concerning a potential Variance. The Variance would be for construction of a deck TMS # 059-01-01-028, located at 219 Nature Ln., Mountain Rest, SC 29664.

**When:** The Public Hearing will be held at 6:00 p.m. on Monday, April 14.

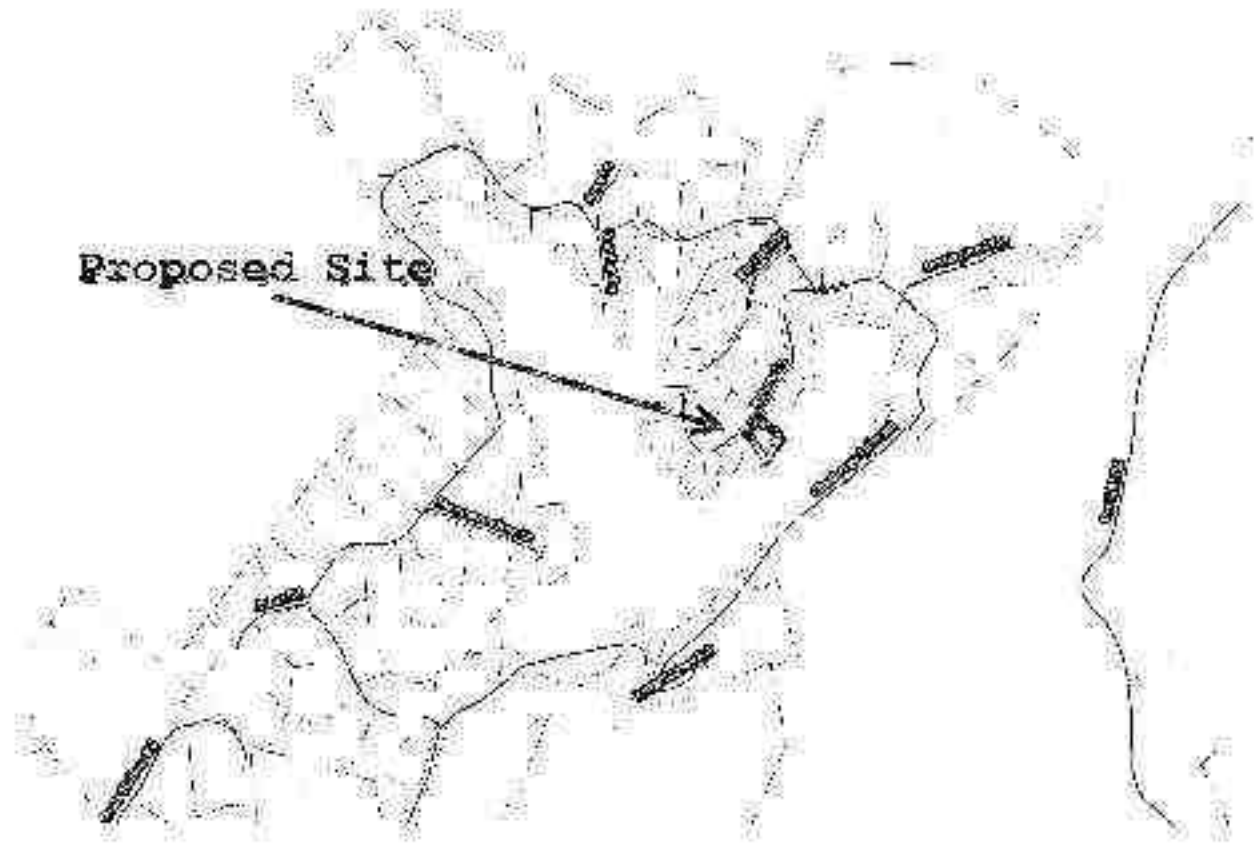
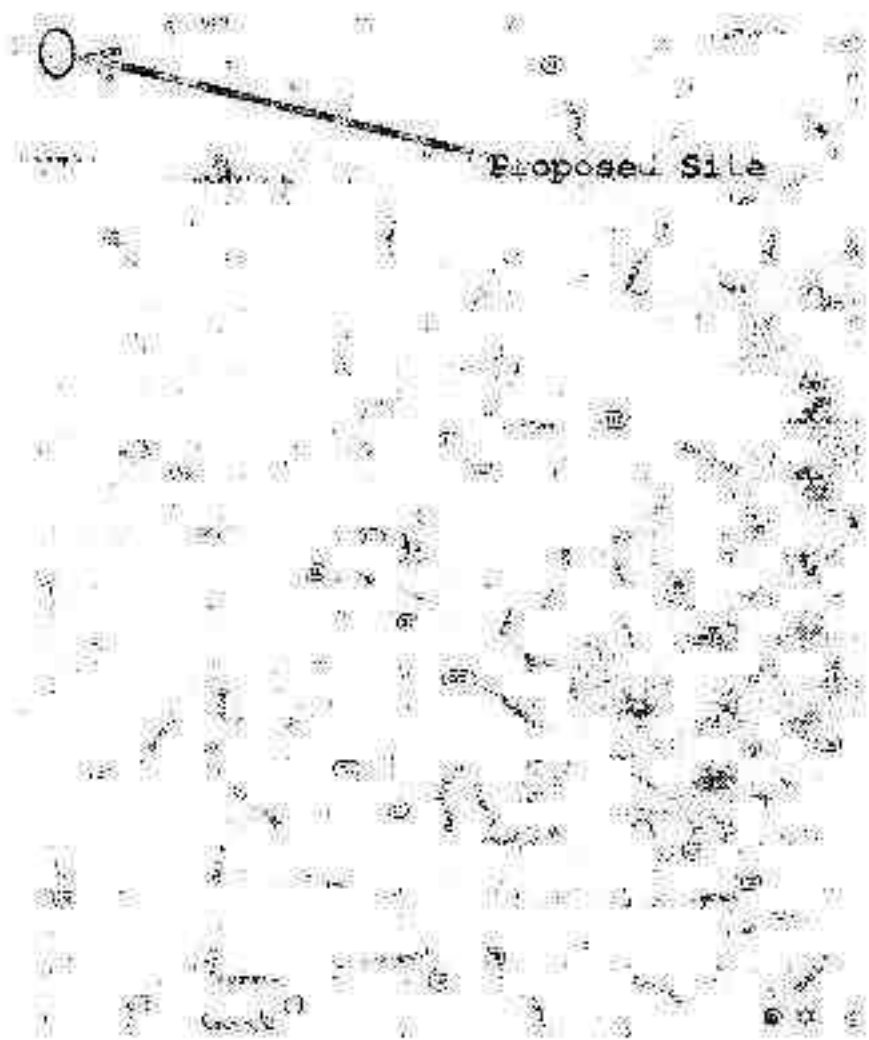
**Where:** The Public Hearing will be held at the County Chambers in the County Administrative Complex located at 415 S Pine St., Walhalla, SC 29691.

**Why:** Any lot within the Control Free District of Oconee County is required to have a minimum setback of 25' from the rear lot line. Any potential for variation from this must go before the Planning Commission for Public Hearing of a Variance Request. This requirement is per Chapter 32, Article 6.

If you would like additional information concerning this request for a Variance, please contact the Community Development Office at (864) 638-8518. A copy of the application is available for public viewing in the Oconee County Community Development Office.

Sincerely,

Oconee County Community Development Staff



General criteria for granting a variance. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the parties or place of property.
- b. These conditions do not generally apply to other property in the vicinity.
- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
- d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
  1. The board may not grant a variance the effect of which would allow the establishment of a use not otherwise permitted or to extend physically a nonconforming use of land. The fact that property may be utilized more profitably should a variance be granted, may not be considered grounds for a variance.
  2. In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

Chattooga Lake Club  
PO Box 46  
Mountain Rest SC  
29664


April 1, 2014

Oconee County Planning Commission  
415 South Pine Street  
Walhalla SC 29691

Re: TMS #059-01-01-028 , Request for Variance, 219 Nature Lane, Mountain Rest SC 29664.

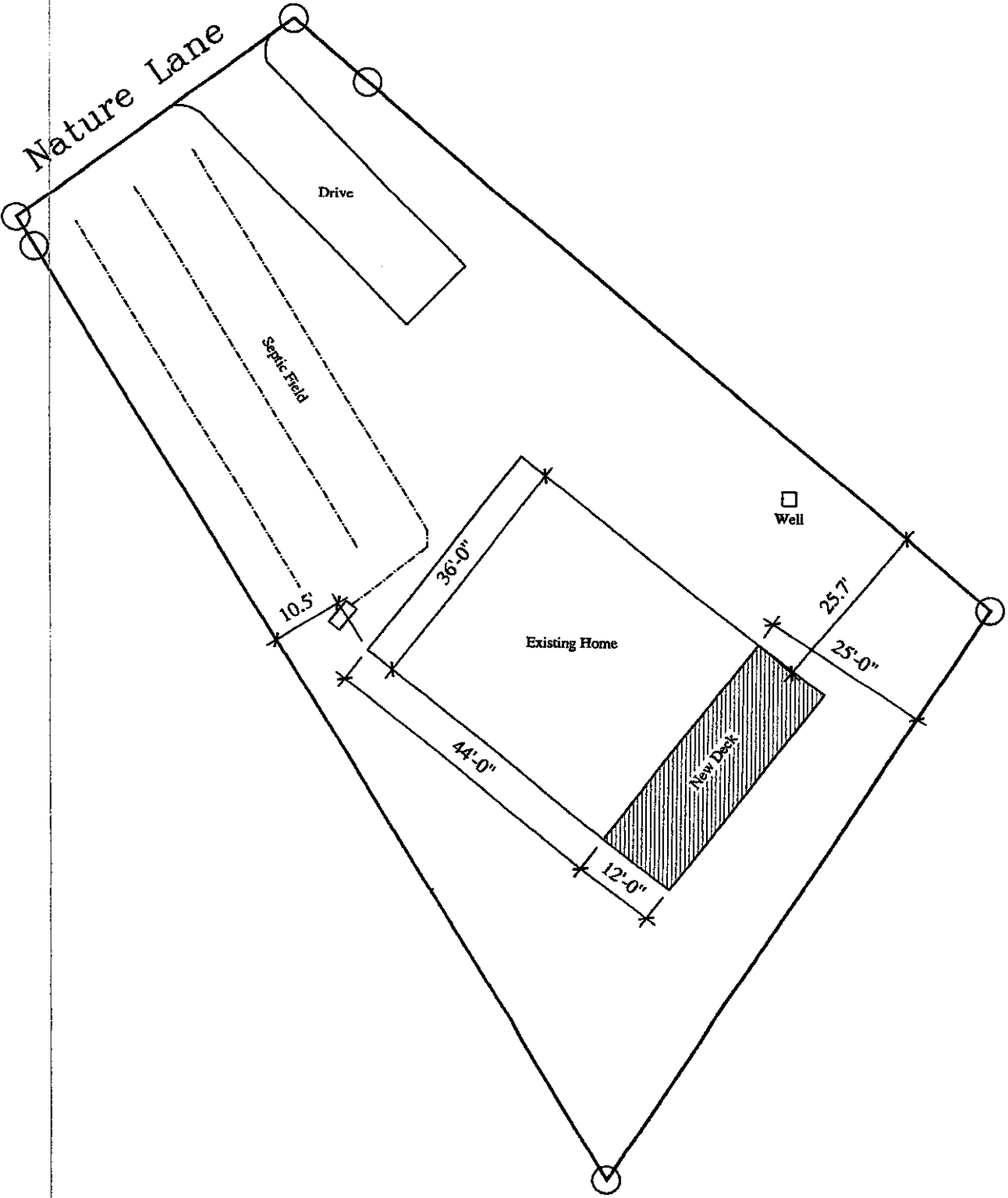
The Chattooga Lake Club is the Home Owners Association for the referenced property owned by Greg Korke. The plans for the construction on the property were submitted and approved by our Board of Directors. Should the requested variance for a deck be approved by the Planning Commission, his plans would still meet the requirements of our Home Owners association and therefore would remain approved.

If you have any questions, please feel free to contact me at 864 718-7835.



Michael T. Clarke  
President, Chattooga Lake Club

Nature Lane



Drive

Septic Field

Well

Existing Home

New Deck

10.5

36'-0"

44'-0"

12'-0"

25.7

25'-0"

# Proposal

JACK O'NEALS AND SONS

MEMPHIS, TN 38115

Project Submittal To: <b>GREENE, E. &amp; LINDSEY, RONALD</b>	Job No. <b>GREENE LAKE HOME</b>
Address: <b>21 NORTHE WINE</b>	Job Location <b>714 WATKINS LN. MEMPHIS, TN 38115</b>
<b>MEMPHIS, TN 38115</b>	Date <b>2/1/2014</b>
Phone <b>901-510-5777</b>	Estimate Form <b>REV. FEB 9, 2014</b>

We hereby submit specifications and estimates for:

**GRAND HOME DESIGN # 10. 24 PAGES FOR FEBRUARY 3, 2014 AS  
DESCRIBED IN THE LIST OF ITEMS AND BY BIDDING SPECIFICATIONS**

**APPROXIMATE TO WORK FINISHES COST ESTIMATE QUANTITIES LISTED  
ON BIDDING SPECIFICATIONS**

**BUDGET TO PROVIDE FINISHES, JOINTS, FIXTURES, LIGHT FIXTURES,  
DOOR HINGES, APPLIANCES, ETC. TO BE APPROX. \$12,000**

**BIDDING BASED TO WORK WITH BUYER OR MATERIALS AND LABOR  
BY BIDDING BASED AT MARKET RATES FOR LABOR TO BE BIDDING COSTS**

**ACCEPTANCE OF PROPOSAL IS BASED ON FINISHES APPROVED BY  
BUYER**

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

**\$ 175,957** Dollars

with payments to be made as follows: **20% DOWN, 20% DOWN, 10% DOWN, 10% DOWN, 10% DOWN, 10% DOWN, 10% DOWN, 10% DOWN**

Respectfully,  
Signature: **Jack O'Neals Jr.**

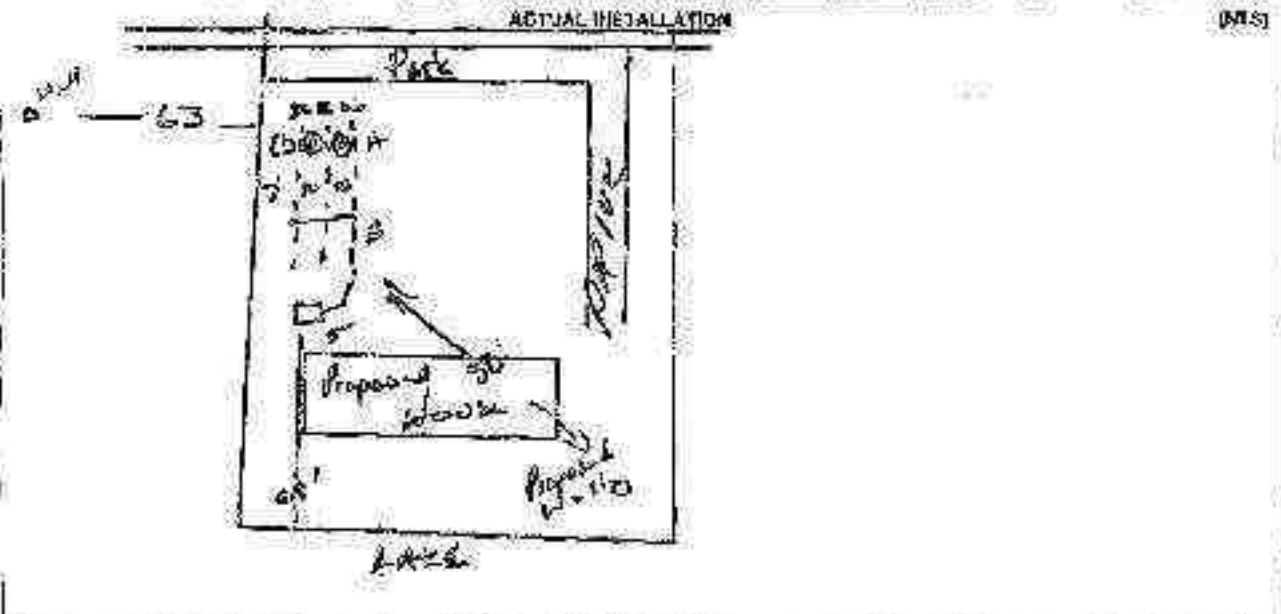
Acceptance of Proposal

The undersigned, specifications and conditions are satisfactory and we accept the same. The undersigned in doing so is granted the right to be made as stated above.

Date of Acceptance: **FEB 20, 2014**

Signature: **Don J. Korte**

<b>CERTIFICATE OF FINAL APPROVAL</b> <b>PERMIT TO CONSTRUCT AND OPERATE</b> <b>Onsite Wastewater System</b>		File Nbr: <b>2013070020</b> County: <b>Trones</b>
Name: <b>GREGORY KORS</b>	Address: <b>317 SOUTH HWY 11</b>	Program Code: <b>390</b>
Type Facility: <b>HOUSE</b>	<b>WEST LAYON, SC 29386</b>	Tax Map: <b>060-01-01-020</b>
Subdivision: <b>LAKE CHARLOTTE</b>	Site: <b>NATURE LN</b>	Water Supply: <b>PRIVATE</b>
Block: <b>Lot 2B</b>	<b>SD</b>	



**CERTIFICATE OF FINAL APPROVAL**

Installer: <b>Paul Woody</b> Septic Tank Mfg: <b>SPC 1000 gal</b> Pump Chamber Mfg: Group Mfg: Pipe Material: Grease Trap Mfg: Aggregater: <b>Skar 42"</b> Trench Depth (in): <b>60"</b> System Code: <b>385</b> Well Installed: <b>No</b> Well Dist (ft): <b>50'</b> Building Dist (ft): <b>5'</b> Property Dist (ft): <b>7'</b> Water Dist (ft): <b>69'</b>	Elevation Readings Subout: <b>ST</b> <b>Top</b> <b>23.33</b> <b>ST</b> <b>3.3</b> Line No. <b>4</b> <b>6</b> <table border="1"> <tr><td>1</td><td>3.10</td><td>3.10</td></tr> <tr><td>2</td><td>4.10</td><td>4.10</td></tr> <tr><td>3</td><td>6.3</td><td>6.3</td></tr> <tr><td>4</td><td>8.4</td><td>8.4</td></tr> <tr><td>5</td><td>9.7</td><td>9.7</td></tr> <tr><td>6</td><td>11.1</td><td>11.1</td></tr> </table> GPS Latitude: Longitude: Accuracy:	1	3.10	3.10	2	4.10	4.10	3	6.3	6.3	4	8.4	8.4	5	9.7	9.7	6	11.1	11.1
1	3.10	3.10																	
2	4.10	4.10																	
3	6.3	6.3																	
4	8.4	8.4																	
5	9.7	9.7																	
6	11.1	11.1																	
Comments: <b>SPC 1000 gal</b>																			
Approved By: <i>[Signature]</i>	Date: <b>12-31-13</b>																		

THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE PERMIT MUST BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.



# OCONEE COUNTY PLANNING COMMISSION



415 South Pine Street - Walhalla, SC

TEL (864) 638-4218 FAX (864) 638-4168

..... LEGAL AD.....

**PLEASE ADVERTISE IN THE NEXT ISSUE  
OF YOUR NEWSPAPER**

TO: DAILY JOURNAL [classadmgr@dailyjm.com]

The Oconee County Planning Commission will conduct a public hearing on Monday, April 14th, 2014 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicant, Jack Owens, is requesting a Variance regarding construction of a deck to be located at 219 Nature Lane, Mountain Rest, SC 29664 (TMS# 059-01-01-028). If you would like additional information concerning this request please contact the Community Development Office at (864) 638-4218.

**PUBLISHER'S AFFIDAVIT**

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

OCONEE COUNTY COMMUNITY DEVELOPM

IN RE: Public Hearing - Jack Owens

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 03/28/2014 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch  
General Manager

Subscribed and sworn to before me this  
03/28/2014



Cheryl T. Lee  
Notary Public for South Carolina  
My commission Expires: 01/02/2023

## Matthew Anspach

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**From:** Classified Ads <classadmgr@upstatetoday.com>  
**Sent:** Thursday, March 27, 2014 12:57 PM  
**To:** Josh Stephens  
**Subject:** Re: Oconee County Planning Commission Ad

Good Afternoon Josh... I have it scheduled for tomorrow!

Thanks and have a Great Afternoon....  
Patty

On Thu, Mar 27, 2014 at 12:30 PM, Josh Stephens <[jstephens@oconeesc.com](mailto:jstephens@oconeesc.com)> wrote:

Please run the attached ad in tomorrow's edition of the Journal. Please confirm that it will run tomorrow.

Sincerely,

Josh Stephens  
Deputy Director  
Community Development  
Oconee County, SC  
(864) 364-5109  
[jstephens@oconeesc.com](mailto:jstephens@oconeesc.com)



**OCCONEE COUNTY COMMUNITY DEVELOPMENT**  
Planning & Zoning | Permitting | Codes | Addressing

CONFIDENTIAL NOTICE: This e-mail and any files transmitted with it are for the sole use of the individual named and may contain confidential information. If you have received this e-mail in error, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. Do not use this e-mail if you are not the named addressee. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.

OCCONEE COUNTY COMMUNITY DEVELOPMENT  
Deputy Director

**Josh A. Stephens**  
Deputy Director

115 South Pine Street  
Walhalla, SC 29591  
Cell: (864) 364-5109  
Fax: (864) 637-4168  
[jstephens@oconeesc.com](mailto:jstephens@oconeesc.com)

**Subject:** Shoreline Density

**From:** Jim Godner (jgodner@bellsouth.net)

**To:** andy@rhaller2.com; bgster@yahoo.com; RYANHONEA@BELLBONTH.NET; jcaavidyle@bellsouth.net; tokeana@innova.net;

**Date:** Sunday, April 13, 2014 12:28 PM

*South Pointe*

Planning Commission members:

Below is a photo of The Battery, a development on Lake Keowee just opposite South Cove Park. The lots were platted before 1/01/06, when the minimum shoreline requirement for a dock was only 75' vs. the 100' today. Thus, the lot shorelines of this development are in the range of 75-80', and result in the crowded appearance shown. Also, the development is served by a central septic system behind the houses. This allows the houses to be built very close to the shoreline -- just as they would be with city sewer service.

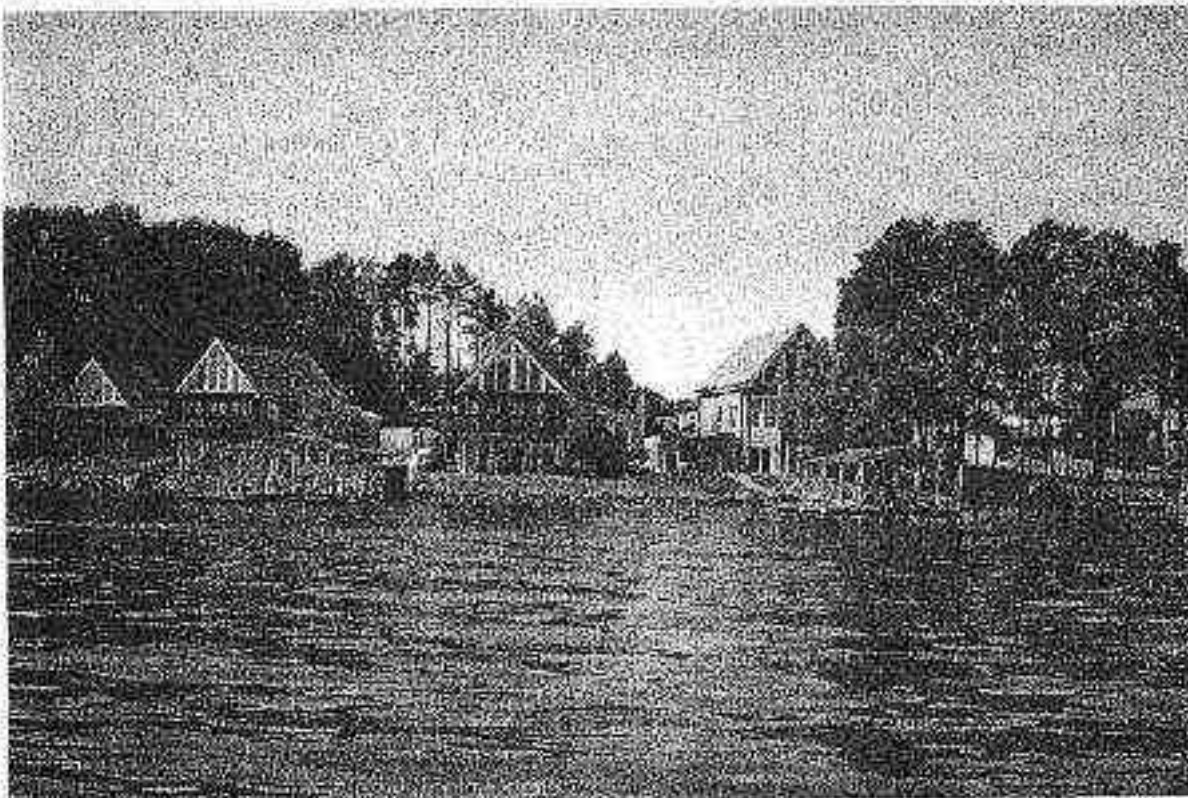
These conditions are what lead to the recommendation for single family houses in the Lake Overlay to restrict:

- lot sizes on the water to 1/2 acre
- with a minimum shoreline of 110'
- and minimum setback of 50' from the lakeshore lot line.

For multi-family units, a minimum separation of say 100' and setback of 75' would achieve the same goal for the larger buildings of this type.

These restrictions would go a long way toward meeting the original intent of the Lake Overlay for a density of 2/acre to mean "half-acre lots."

*Dansen in Town*



**Subject:** Lake Overlay Lot Size

**From:** Jim Codner (jcodner@bellsouth.net)

**To:** j davidlyfe@bellsouth.net; bgilster@yahoo.com; andy@rheller2.com; RYANHONEA@BELLSOUTH.NET; tokeena@imova.net;

**Date:** Sunday, April 13, 2014 12:28 PM

Please let me make the following observations on the subject:

1. The firm intent and expectation of everyone around the lake was that a density of 2/acre would result in half acre lots. We are dismayed that this is not the case with the current wording. If you can't agree to half acre for the whole development, limiting lakeside lots only to a half acre would be most helpful.
2. Pie or Flag lots are an issue even if lots are a half acre. The resulting lake frontage may be very narrow, resulting in houses that are crowded together on the shore. A minimum lake frontage of 110', which results in a rectangular half acre lot depth of 200', would protect against this.
3. Setback from the lake for a house can be problematic. Most lake houses with septic systems put them on the lake side to allow gravity feed. Current law says the septic system can be no closer than 50' from the lake. In practice, that means the actual house can be no closer than 65' from the lake, and that is what you generally see from the lake today. With central sewer or septic, however, houses can be very close to the water. This also leads to the intense crowding we are trying to avoid. Requiring a minimum setback of 50' from the lake side property line would alleviate that problem and should not impede development.
3. The Net Density calculation only takes out roads and right-of-ways. Land devoted to common facilities (club houses, pools, etc.), common septic fields, or undevelopable areas (wetlands, etc.) does not count and results in the lots allowed by those acres to be crammed into the remaining acres. It seems appropriate to also exclude those land uses from the net density calculation. I would not exclude otherwise useable land devoted to green space or shoreline buffers as they are desirable to encourage.
4. Sewers are a red herring on this overall issue. While the initial cost is large, it comes out to \$4-5,000 per lot. For lots that will sell for hundreds of thousands, this cost is small and any potential buyer will much prefer sewer service over a septic tank, which will cost at least \$3,000. Any developer will jump at the chance to tie into sewers where reasonably available. For other areas, common septic will only be used for relatively small developments where the significant central drain field area is available. Lot size will not drive that decision.

Thank you very much for your time and attention to this issue. Please feel free to contact me with questions.

Jim Codner





April 10, 2014

**VIA ELECTRONIC DELIVERY**

Joshua Stephens  
Oconee County Community Development  
415 South Pine Street  
Walhalla, SC 29691

**Re: Oconee County Zoning Rewrite**

Dear Mr. Stephens:

PCIA – The Wireless Infrastructure Association (“PCIA”)<sup>1</sup> and the Carolinians Wireless Association (“CWA”)<sup>2</sup> write to comment on Oconee County’s comprehensive zoning rewrite. As the County undergoes this rewrite, we ask that you consider the important benefits that wireless service can bring to your community. In particular, we are concerned by proposals from the Chattooga Conservancy requesting a “Cell Tower Free Zone,” which may violate federal law.

Citizens, businesses, and visitors to South Carolina depend on wireless services and devices in every aspect of their lives, from personal communication to complex business applications. Thirty-nine percent of households in South Carolina have “cut the cord,” relying entirely on wireless service as their exclusive means of voice communication while at home.<sup>3</sup> South Carolinians also rely on wireless devices for broadband data and apps, and demand for data continues to grow. Just last year, mobile data usage grew eighty-one percent,<sup>4</sup> and now more than half of Americans own bandwidth-hungry smartphones.<sup>5</sup> Furthermore, wireless services

<sup>1</sup> PCIA is the national trade association representing the wireless infrastructure industry. PCIA’s members develop, own, manage, and operate towers, rooftop wireless sites, and other facilities for the provision of all types of wireless telecommunications and broadcasting services. PCIA and its members partner with communities across the nation to effect solutions for wireless infrastructure deployment that are responsive to the unique sensitivities and concerns of each community.

<sup>2</sup> CWA is a non-profit industry organization with a membership consisting primarily of individuals and firms who are involved with the deployment, operation, and maintenance of wireless networks, including cellular carriers, tower companies, project management consultants, and architecture and engineering firms.

<sup>3</sup> See *Wireless Substitution: State-level Estimates from the National Health Interview Survey, 2012*, CENTERS FOR DISEASE CONTROL NATIONAL HEALTH STATISTICS REPORTS 6 (Dec. 18, 2013), available at <http://www.cdc.gov/nchs/data/absr/absr070.pdf>.

<sup>4</sup> CISCO VISUAL NETWORKING INDEX: GLOBAL MOBILE DATA TRAFFIC FORECAST UPDATE, 2013-2018 (2014), available at <http://www.cisco.com/c/enr/solutions/collateral/service-provider/visual-networking-index-white-paper-c11-520862.pdf>.

<sup>5</sup> PEW RESEARCH CENTER INTERNET PROJECT, SMARTPHONE OWNERSHIP 2013-2 (2013), available at <http://pewinternet.org/Reports/2013/Smartphone-Ownership-2013.aspx>.

play a crucial public safety role. Because more than 70 percent of all emergency calls are placed with a wireless device,<sup>6</sup> wireless capacity and coverage ensures access to public safety agencies wherever citizens are, whenever they need it. In 2012, Congress established the First Responder Network Authority ("FirstNet") and tasked it building the first high-speed, nationwide wireless network dedicated to public safety and emergency responders. FirstNet will leverage existing wireless infrastructure to the extent possible to reduce costs and provide broad geographic coverage.<sup>7</sup>

Moreover, robust wireless network infrastructure will spur economic growth and promote job creation in South Carolina. A recent study indicates projected wireless infrastructure investment of \$34 to 36 billion per year over the next five years would result in \$1.2 trillion in economic development and 1.3 million net new jobs.<sup>8</sup> Businesses large and small look to broadband as a driver of productivity and engine of economic development.

The challenging geography of rural areas of the United States, such as areas of Oconee County, makes broadband deployment difficult. The cost of laying fiber and copper cable is prohibitive, and low population densities make cost recovery difficult. Yet rural areas stand to benefit greatly from better broadband access. To increase broadband availability to more citizens at a lower cost, Oconee County's zoning rewrite should encourage the development of wireless broadband infrastructure.

As the County considers updating zoning code provisions, we would like to highlight a few important provisions of federal law regarding wireless facilities. The Telecommunications Act of 1996 generally preserves state and local control over the "placement, construction, and modification of personal wireless service facilities."<sup>9</sup> However, the Act also states that a state or local government "shall not prohibit or have the effect of prohibiting the provision of personal wireless services."<sup>10</sup> In its recent letter, the Chattooga Conservancy requests proposes to "restrict the construction of cell phone towers" by designating a "Cell Tower Free Zone" that would encompass 27,158 acres, approximately seven percent of the County. Because designating a large swath of land as a "Cell Tower Free Zone" may have the effect of prohibiting personal wireless services to a large area of the County, any such provision would directly contravene federal law and would open the County up to time-consuming and costly litigation. PCA strongly urges the County to reject such a proposal.

<sup>6</sup> FCC.gov, *Guides Wireless 911 Services*, <http://www.fcc.gov/guides/wireless-911-services>.

<sup>7</sup> See Middle Class Tax Relief and Job Creation Act of 2012, 112 Pub. L. 96, Title VI, 126 Stat. 156, 232, § 6202 (2012), codified at 47 U.S.C. § 1455(n).

<sup>8</sup> Alan Pearce et al., *WIRELESS BROADBAND INFRASTRUCTURE: A CATALYST FOR GDP AND JOB GROWTH 2013-2017* (Sept. 2013), available at [http://www.pca.com/images/IAE\\_Infrastructure\\_and\\_Economy2.PDF](http://www.pca.com/images/IAE_Infrastructure_and_Economy2.PDF).

<sup>9</sup> 47 U.S.C. § 332(e)(7)(A); Telecommunications Act of 1996, Pub. L. No. 104-104, 110 Stat. 56 (1996).

<sup>10</sup> 47 U.S.C. § 332(e)(7)(B).





Josh Stephens

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**From:** Josh Stephens  
**Sent:** Monday, April 14, 2014 4:57 PM  
**To:** 'Chattooga Conservancy'  
**Subject:** RE: Agenda for Planning Commission Meeting

I will print the below email and pass along to the commission, as requested.

Josh

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**From:** Chattooga Conservancy [mailto:info@chattoogariver.org]  
**Sent:** Monday, April 14, 2014 4:56 PM  
**To:** Josh Stephens  
**Cc:** 'Chattooga Conservancy'  
**Subject:** FW: Agenda for Planning Commission Meeting

Hi Josh,

Please forward the following comment for discussion / action by the Planning Commission members:

The Chattooga Conservancy has asked the Planning Commission to consider endorsing an ordinance to protect the narrow slice of land that lies between Chattooga Ridge and the Wild & Scenic Chattooga River Corridor from the proliferation of cell towers, to protect the unique, outstandingly remarkable scenic values of this area of Oconee County (please reference maps and correspondence, December 2013).

In order to fairly evaluate this proposal, due diligence must be directed to providing factual information about line-of-sight trajectories in the subject area, which is directly relevant to potential cell tower coverages. Using Oconee County's GIS resources (i.e., employ GIS digital elevation models), it seems entirely possible that this important line-of-sight information could be obtained. This basic information is necessary to fairly evaluate the Chattooga Conservancy's proposal. In addition, such information could potentially help guide the thoughtful and strategic placement of cell tower(s) outside of Chattooga Ridge, that could serve to provide increased cell phone coverage in the Chattooga watershed area and yet not degrade its outstandingly remarkable scenic values.

Thank you for considering this comment and request for due diligence.

Sincerely,  
Nicole Hayler  
190 Mountain Cove Road  
Mountain Rest, SC 29664

864-647-4266

Chattooga Conservancy  
info@chattoogariver.org  
706-782-6097



8 Sequoia Hills Lane  
Clayton, GA 30525

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**From:** Matthew Anspach [mailto:manspach@oconeesc.com]

**Sent:** Tuesday, April 8, 2014 4:12 PM

**To:** Beth Hulse; Chad Dorsett; Greenville News (localnews@greenvillenews.com); Josh Stephens; Mikayla; Norman Cannada; Ray Chandler (ranchandler@hotmail.com); Stan Welch; Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com); Aaron Gadsby; Alexander P. "Rex" Ramsay (Rex.Ramsay@blueridge.coop); Alice M. Wald (waldam@aatt.net); Allen Medford; Andy Heller; Bill Graham (thewgrahams@bellsouth.net); Carlos@Dailyj.m. Com (carlos@dailyjm.com); Catherine W. Greenwaid (cathy@bnacpa.com); Chanda Morrison; Chuck & Dee Smith; Debbie Morehead; Council District 1; Council District 2; Council District 3; Council District 4; Council District 5; Fireworks; Frankie Pearson; Gary Owens; H&A; info@chattoogariver.org; Ischwartz; Jess Neville; Jim Codner; Josie Rabbitt; Laura Mathis; Lauren Ponder; Linda Loveiy; Marcia Spacth; Mr. Dan Eskew; Mr. Doyle Pierce; Mr. Linsin; Mr. Littlefield; Mr. Nichols; Mr. Soper; Mr. Turetzky; Ms. FIELD; Ms. Garrett; Ms. Hallo; Ms. Viney; Scenic Highway; Susie Cornelius; Tom Markovich; Walt Medina (wallywmm@yahoo.com)

**Subject:** Agenda for Planning Commission Meeting

All,

Please see the attached Agenda for the next Planning Commission Meeting on Monday, April 14, 2014. Thanks.