



Oconee County Board of Zoning Appeals

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Minutes

6:00 P.M., Thursday, June 2, 2011

Oconee County Council Chambers

Members Present:

Mr. Hughes
Mr. Winters
Mr. Nichols
Mr. Lee
Mr. Littlefield
Mr. Reckert
Mr. McKee

Mr. Yancey Green (Planner)
Mack Kelly (County Engineer)
Art Holbrooks (Planning Director)

Media Present:

Carlos Garaloza (Seneca Journal)

Item 1. Call to Order

Chairman Lee called the meeting to order.

Item 2. Approval of Minutes (April 28, 2011 Meeting)

Mr. Reckert made a motion to approve the minutes. Mr. Littlefield seconded the motion. The minutes were approved.

Item 3. Approval of Board Order for Whetstone Academy (April 28, 2011)

Mr. Hughes made a motion to approve the board order. Mr. Littlefield seconded the motion. The board order was passed unanimously.

Item 4. Public Hearing for a Variance requested by Pointe West, Inc.

Mr. Green stated the matter before the Board. "The public hearing tonight stems from a variance request submitted on May 11, 2011 for Pointe West, Inc. The requested variances relate to Chapter 26 Section 26-3 (e) (3) Road Design-Geometric Criteria, which requires a 100 foot tangent to any intersecting right-of-way; and Section 26-2-

Private Roads, which stipulates that all private roads shall meet the requirements for public roads.

The required legal ad was published in the Seneca Daily Journal on May 17, 2011, and notification of the hearing was sent to adjacent property owners by mail. Signs were posted at the site more than 15 days in advance.

Due to the fact that the County has not yet been reimbursed for the cost of the required legal ad, staff requests that should the Board choose to grant either variance, the approval be made conditional upon receipt of the fee.”

Pointe West, Inc. (Mr. Workman and Mr. Pope) made the case for the variance. The Board questioned Mr. Workman and Mr. Pope concerning the nature of the development and of the requested variances.

County Engineer (Mr. Kelly) presented to the Board. The Board questioned Mr. Kelly concerning the safety of the requested variances.

Public Comment

Ms. Cornelius expressed concern that Pointe West, Inc. received public funds.

The Board questioned Mr. Kelly and Mr. Pope concerning the safety and financial sustainability in granting the variances. The Board questioned Ms. Cornelius about the legal status of the development as an industrial park. Mr. Workman responded to the discrepancies regarding the Pointe West, Inc. development. Mr. Holbrooks clarified that the designation of Traditional Neighborhood Design had no legal bearing and was not related to any current zoning in the area, but was only a conceptual description.

Mr. McKee made a motion to approve the variance to the Geometric Criteria of having at least 100’ tangent from curves to intersections in submitted intersections # 1-8, and to approve the variance to not require private roads to meet public road standards in the private road entrance right of way as submitted with the condition that the advertising fees be paid. Mr. Winters seconded the motion. The motion passed unanimously.

Mr. Kelly asked the Board to clarify that “as submitted” included the additional materials that Pointe West, Inc. gave to the Board that evening. The consensus of the Board was that it did.

Item 5. Old Business

None

Item 6. New Business

Mr. Green stated that since the Board has been meeting nearly every month due to citizen requests, he would like the Board's consensus about regular meetings every third Thursday of the month beginning on July 21st through the end of the year. Even if there are no more requests for hearings the Board has several new members and could have a workshop on some of the ordinances.

The consensus of the Board was to meet on the third Thursday of every month beginning on July 21st.

Item 7. Adjourn

Mr. Reckert made a motion to adjourn. Mr. Nichols seconded the motion. Adjourn.