



# Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC  
29691

Telephone: 864-638-4218

## Minutes Planning Commission Meeting October 13, 2008

The Oconee County Planning Commission held their regularly scheduled monthly meeting at 7:00 p.m. on September 08, 2008 in the Oconee County Council Chambers, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Tommy Abbott (Chairman)  
Ryan Honea, (Vice Chairman)  
Howard Moore  
Rex Ramsay  
Randy Abbott

Art Holbrooks (Planning Director)  
Aaron Gadsby (Planner)

Media Present:  
Brett McLaughlin (Daily Journal)  
Dick Mangrum (WGOG)  
Ray Chandler (Anderson Independent)  
Ashton Hester (Keowee Currier)

**Item 1:** Chairman Abbott called the meeting to order.

**Item 2: Approval of Minutes-**Mr. Honea made a motion to approve the September meeting minutes as written; Mr. Ramsay seconded the motion. The motion was approved unanimously

**Item 3: Public Comment-**

Jerry Barnett- opposed ZEO

Phil Soper- Thanked PC for supporting Scenic Highway Designation Ordinance

Gary Owen- Addressed concerns about I-85 overlay, stating it was not restrictive. New housing could be located within any part of the overlay.

Steve McLeod- ZEO fits with Visioning plan; 72 pages not too long.

John Little- ZEO a waste of tax money.

Linda Lovely- Stated that comments regarding the lack of property owner input into zoning were untrue. It is a political process that allows public to influence all aspects.

Dona Linsin- Stated draft ZEO discriminates against group homes and places of worship.

Bryan Jenkins- Stated concerns that citizens have not had time to study draft ZEO.

**Item 4: Mr. Dick Hughs-** Mr. Hughs discussed draft ZEO, and asked Planning Commission to repeat community meetings. Mr. Hughs also stated that the draft is copied from other communities.

**Item 5: Mr. Reg Dexter-** Mr. Dexter stated that present County Council is not allowing sufficient public input into drafting ZEO, and that Overlays are the result of influence by special interest groups. Mr. Dexter also stated that overlays would be removed by new council in January 2009.

**Item 6: Mr. Wayne McCall-** Mr. McCall stated that he was opposed to zoning and that zoning would increase costs to tax payers, and impose undue burdens.

**Item 7: Variance Hearing** – Mr. Scott Carroll, Mr. Glen Hart, and Mr. Kyle Reid presented the Commission with arguments as to why Oliver Road should not be upgraded to the County Standard. Mr. Holbrooks presented the Commission with a staff report stating that more information was needed from the applicant prior to granting a variance and the County Attorney agreed. The Commission asked the applicants to document that they attempted to comply with the ordinance in question and come back if they still needed a variance. The Commission tabled the request until such time.

**Item 8: Consideration of Recommended Changes to Draft Zoning Enabling Ordinance:** Mr. Abbot made a motion to recommend to County Council that the overlays be removed entirely from the ZEO. Mr. Ramsay seconded the motion. The motion passed unanimously. Mr. Honea made a motion to send all the Planning Commission recommendations forward to County Council. Mr. Moore seconded the motion. The motion passed unanimously.

**Item 9: Old Business-** None

**Item 10: New Business-** None

**Item 11: Adjourn.**