



Oconee County Planning Commission

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29691

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Minutes

Planning Commission Workshop April 28, 2010

The Oconee County Planning Commission conducted a workshop on April 28, 2010 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Tommy Abbott (Chairman)
Howard Moore, (Vice Chairman)
Ryan Honea
Andy Heller
Bill Evatt

Staff Present: Art Holbrooks (Planning Director)
Carol Harvey (Planner)

Media Present: Carlos Galarza, Daily Journal
Ray Chandler, Anderson Independent

Item 1: Chairman Abbott called the meeting to order.

Item 2: Workshop to discuss zoning related issues –

Mr. Moore raising a question about the difference in request boundaries between the small area rezoning method, which allows boundaries to cross streams and bodies of water, and the planning district method, which requires request boundaries match the district line. After some discussion, members agreed that the difference pertains to the method that is used to submit the request, in that the planning district boundary is a fixed line whereas the small area method allows for boundaries that are arbitrarily requested.

Mr. Moore expressed concern about conflicts that may exist for members of the Commission who are members of or pay dues to the homeowners groups and/or affiliated groups that are involved in the rezoning process. Mr. Abbott asked Mr. Holbrooks to get an opinion on this issue from Mr. Tom Martin, the county attorney. Commission members continued the discussion of how to address the issue of a small area request boundary crossing a body of water. Mr. Holbrooks suggested that including the requirement to have the request boundaries approved at the beginning of the small area rezoning process would give an opportunity to review and address individual situations up front, since boundaries adjacent to water are often hard to pin down.

Mr. Evatt asked about a draft fee structure, and indicated that one was needed to offset some rezoning costs. After some discussion, Mr. Abbott asked Mr. Holbrooks to estimate costs

associated with processing the rezoning requests and to develop an approximate per parcel cost for the upcoming Planning Commission meeting on Monday, May 3.

Mr. Abbott expressed concern about the limitations of the Rural Residential zoning classification. Mr. Holbrooks explained that its purpose was similar to that of the Conservation zoning classification, with the intent to preserve larger tracts. Ms. Heller pointed out that the proposed new zoning district, "Agricultural Residential" would provide additional choices for rezoning that Rural Residential did not offer. After discussing the draft provisions of the Agricultural Residential District, Commission members agreed to remove the 5th item in the permitted uses of the draft, then replace the Rural Residential zoning classification with the new Agricultural Residential District. Members all agreed that the draft Public and Recreation District was acceptable as is and should be incorporated as an additional zoning district.

Mr. Evatt raised the issue of sending the initial rezoning notification letters by certified mail. After some discussion on this issue, Mr. Holbrooks agreed to develop some draft language to address that issue in the ordinance.

The Commission members discussed whether or not the required percent of signatures should be left at 51% or increased to 75% and whether acreage should be a factor. Mr. Honea suggested that the small area method of 200 acres or more should require a 1 acre minimum parcel size, to weed out the subdivision groups that draw in adjacent large tracts. After considerable discussion about the intent of the zoning districts and the overlay, Ms. Heller asked other members of the Commission to review the draft language that is proposed for the Overlay District, to discuss it at Monday night's regular Planning Commission meeting. Mr. Moore expressed interest in reviewing the 25 foot buffer requirement in the current Overlay District wording. Members asked Mr. Holbrook to bring some kind of cost estimate for the rezoning requests to Monday night's meeting, to help develop a fee schedule.

Item 3. Adjourn