



Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC

29691

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Minutes

Planning Commission Workshop/Called Meeting

May 11, 2010

The Oconee County Planning Commission held a special called meeting on May 11, 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
Randy Abbott
Andy Heller
Rex Ramsay

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

Media Present: Dick Mangrum, WGOG
Ray Chandler, Anderson Independent
Brett McLaughlin, Daily Journal

Item 1: Chairman Abbott called the meeting to order.

Item 2: Public Comment

Mr. Tom Roy- Mr. Troy spoke on behalf of the Knollwood Terrace property owners, stating that approximately 2/3 of those property owners voted in favor of the rezoning to Lake Residential. He expressed support for the current allowance of one vote counting per property owner, suggesting that other ideas such as parcel size or amount of taxes paid are just a way to sidetrack the real issues.

Mrs. Jean Jennings- Ms. Jennings gave a short description of the North Fairview rezoning request and stated that the desire of the citizens involved in that request was to rezone their own parcels to TRD, to keep the area as it has always been, and had no desire to involve other parcel owners who have other interests.

Mr. John Little- Mr. Little questioned how the meeting was advertised, stated that zoning is a taking of property, suggested that zoning costs too much money and time, said he was unable to get a copy of the maps that were provided to the Planning Commissioners, and concluded that he doesn't understand the concept of zoning.

Mr. Phil Soper- Mr. Soper spoke on behalf of the Woods of Lake Keowee subdivision, stating that, of the 100 parcels in that development, 82% are in favor of rezoning to Lake

Residential. He suggested that the consideration of acreage in the weighting of votes may be more work for the Planning staff, in that the acreages of parcels is not consistently available to the general public. He defined how they used the idea of contiguous, that request areas could cross transportation features and water bodies, but suggested that the county should get a legal opinion on that issue.

Mr. Fred Eisley- Mr. Eisley spoke on behalf of Pinnacle Point subdivision, expressing their support for rezoning. He stated that they are not trying to tell anyone what they can or can't do with their property but they are trying to tell neighbors what the neighbors can't do that would adversely affect overall property values. He said that the rezoning should be passed because the county needs a plan to intelligently lay out how the county will develop in anticipation of the growth that will come.

Mr. B.J. Littleton- Mr. Littleton praised Mr. Tommy Abbott for his stand against some local media. He described using 51% vote as a way of using mob rule to make decisions.

Mr. David McMahan- Mr. McMahan passed out pictures of the North Fairview request area and spoke on behalf of the property owners in that request area, restating their desire to rezone to Traditional Rural since they feel that best represents their area. He stated that they agree with the one man equals one vote concept but it becomes a moral issue if a subdivision of 90 parcels can mean more than the vote of one person owning an adjacent tract that he had lived on for many years.

Item 3: Consideration of Ordinance 2010-015 and Ordinance 2010-16 – Mr. Holbrooks informed the Commission that the Planning staff had developed a recommendation on the two requests together because of the overlap. He showed slides of the original two requests and then a slide of the combined request area with the staff recommended zoning districts that included using the proposed Agriculture Residential District for some parcels. He explained that the staff recommendation could be submitted to County Council along with the recommendation to complete approval of the new proposed zoning districts that were sent forward by the Commission at their last meeting (Map Attached).

Mr. Honea expressed concern that the people submitting the requests had not been given any information on the new zoning districts. Mr. Moore expressed concern about sending forward a recommendation that includes the proposed Agriculture Residential district that has not been adopted yet. Various options to combine the two requests were discussed by the Commission members, as comments and opinions from several of the sponsors of the two requests were heard. Sponsors of the North Fairview request confirmed their desire to keep their request as Traditional Rural. Sponsors of the North Cane Creek request indicated that they would consider including the new Agriculture Residential District for some of the parcels but were not in favor of using the Traditional Rural District in any part of their request, including the overlap with North Fairview.

Item 4: Consideration of Ordinance 2010-15 (North Cane Creek) and 2010-16 (North Fairview) - Mr. Tommy Abbott informed the Commission that the votes for the two ordinances would be made individually and asked each member to express their vote. Ms. Heller pointed out that the overlap issue must be addressed by sending some type of combined map forward to Council. Mr. Randy Abbott stated that he would vote to send the North Fairview request forward first. Mr. Honea stated that the requests could be combined as is, since the North Fairview request did not include one of the subdivisions

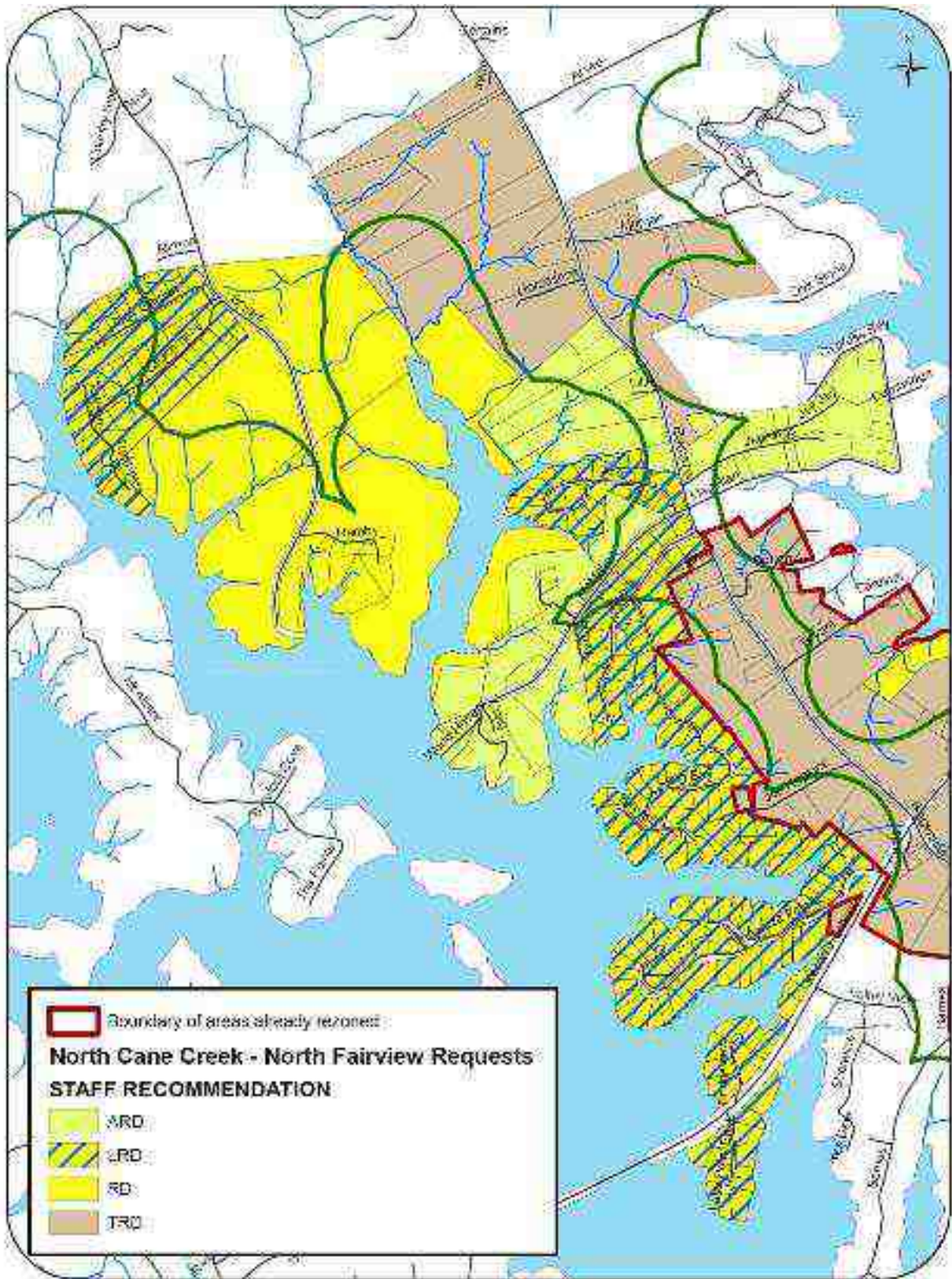
that was included in the North Cane Creek request. Mr. Honea agreed with the staff recommendation to include the extra adjacent parcels and subdivision lots. Mr. Moore expressed his support to send the North Fairview request forward as is. Ms. Heller suggested that an updated map would be needed, even if the two requests are combined as is, to address the parcels that were left out of those requests. Mr. Tommy Abbott then agreed for Mr. Jim Codner to present some background information on the North Cane Creek request. Mr. Codner showed slides of the overall South Cove-Cane Creek request and described how it was split into three smaller request areas and how efforts were made to contact all affected property owners. Mr. Codner described 7 of the 10 overlap parcels as being the main ones in question and only represented 2-3% of the 68% petitions in favor of the rezoning to Lake Residential in the North Cane Creek request. Mr. McMahan and Ms. Jennings came forward and expressed their desire on behalf of the North Fairview property owners, to stay with the requested Traditional Rural District for their area.

Mr. Tommy Abbott informed the Commission that the requests would be voted on separately, starting with the North Fairview request 2010-16. Mr. Randy Abbott made the motion to send forward to County Council the North Fairview rezoning map as the dominant map. Mr. Moore seconded the motion. Chairman Abbott called for a 'roll call' vote. The motion carried, with Mr. Honea and Ms. Heller opposing.

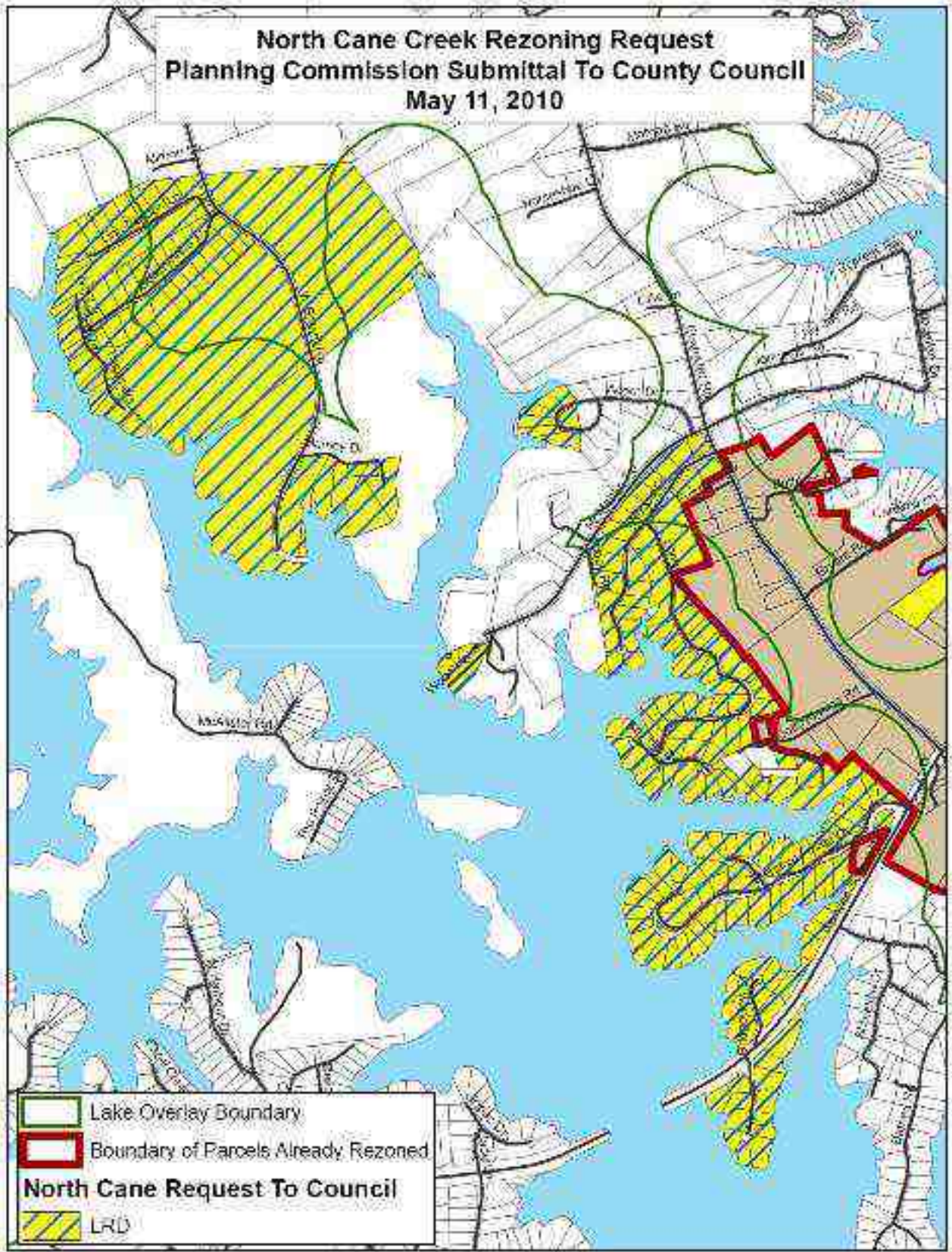
Mr. Tommy Abbott then called for a motion on the North Cane Creek request 2010-15. Ms. Heller made a motion to forward on to County Council the North Fairview request, as it was submitted, as the dominant map, then use the North Cane Creek map, as it was submitted, to fill in around the North Fairview request. Mr. Honea seconded the motion. Chairman Abbott called for a 'roll call' vote. The motion carried unanimously.

A map showing the Commission's recommendation is attached.

Item 5. Adjourn



**North Cane Creek Rezoning Request
Planning Commission Submittal To County Council
May 11, 2010**



**North Fairview Rezoning Request
Planning Commission Submittal To County Council
May 11, 2010**

