



Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC

29691

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Minutes

Planning Commission Meeting

May 17, 2010

The Oconee County Planning Commission held a regular meeting on May 19, 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
Rex Ramsay
Bill Evatt
Randy Abbott

Staff Present: Art Holbrooks (Planning Director)
Aaron Gadsby (County Planner)

Media Present: Carlos Galarza, Daily Journal

Item 1: Chairman Abbott called the meeting to order.

Item 2: Approval of Minutes - Mr. Evatt made a motion to approve the May 3rd meeting minutes; Mr. Honea seconded the motion. The motion passed unanimously.

Chairman Abbott took a moment to respond misstatements in local editorials regarding his position on the zoning ordinance. Chairman Abbott also stated that the audience will not be allowed to speak outside of public comment unless recognized by the Chairman. Those wanting to speak should raise their hands and wait to be recognized.

Item 3: Public Comment

Mrs. Steve Moore- Thanked the Commission for sending needed changes in the ZEO to the County Council for their consideration. Mr. Moore also stated that Council deadline of 30 days for the North Cane Creek and North Fairview Zoning petitions was just like fast tracking. Mr. Moore also raised concerns regarding the development agreement with Keowee River, LLC. Mr. Moore also asked the Commission to recommend to Council the installation of cameras in Council Chambers.

Mr. Larry Linsin – Mr. Linsin supported the Commission in recommending the 65% of the property owners of 65% of the land mass as a recommendation to Council.

Furthermore, the ZEO is costing the county taxpayers thousands and the small area rezoning method is being abused.

Mr. John Little- Mr. Little criticized the Seneca Journal editorials regarding Chairman Abbott and stated that Chairman Abbott is simply letting people be heard. Mr. Little also asked the Commission to recommend to Council that they rescind the ZEO.

Mr. B.J. Littleton- Mr. Littleton spoke against the ZEO and taking of property rights.

Item 4: Administrative Appeal Regarding the Changing of Addresses on Keowee Knoll Drive – Mr. Holbrooks reviewed the standards for addressing in the County and explained that the Commission was being asked to consider whether staff made the right decision to readdress the properties on Keowee Knoll Drive. Mr. Gadsby explained the staff's decision regarding this matter. Mr. Cook spoke on behalf of the residents appealing the address change and stated that their position was the change was not necessary at this time and that the ordinance states that changes should be made as soon as is practical. Mr. Cook stated that changing the address would be practical when the property sold. Mr. Abbott made a motion to overturn the staff's decision to readdress the properties at this time, and that the address should change when the property is sold. Mr. Honea seconded the motion. The motion passed unanimously.

Item 5: Public Hearing for Ordinance 2010-10, and ordinance approving and authorizing the execution and delivery of a development agreement by and between Oconee County and Keowee River Preservation Group, LLC, whereby certain property will be subject to certain development standards, and other matters related thereto –

Mr. Holbrooks presented an updated draft to the Planning Commission with changes made in conjunction with the developers staff, the county attorney, and planning staff. Discussion followed.

Chairman Abbott conducted the public hearing the following persons submitted comments: B.J. Littleton, John Little, and Linda Lovely. Mr. Evatt made a motion to table the agreement for two weeks so that the commission can read over the updated changes. Mr. Moore seconded the motion. The motion passed unanimously.

Item 6: Discussion of Lake Overlay Standards. – Mr. Holbrooks handed out a revised version of the draft lake overlay standards, noting that the section on steep slopes had been taken out of the draft. Mr. Moore stated that clarification was needed on commercial fueling and that the buffer should be 50 feet and retroactive. Mrs. Heller asked the Chairman Abbott if this could be placed on the agenda for the next meeting so that a possible vote can be taken. Chairman Abbott stated that the item would be added for consideration.

Item 7: Old Business – Mr. Holbrooks stated that he had contacted Duke and was able to secure a person from Charlotte to come and speak to the Commission regarding shoreline management. The Commission instructed staff schedule a date and the Commission would hold a special meeting. Mr. Evatt asked that the Library Board come to the next meeting and give an update on the status of the library in Seneca.

Ms. Heller made a motion to recommend to County Council that lots on Acorn Drive be included in the North Fairview and North Cane Creek rezoning request. The motion died for lack of second.

Mr. Scott Vick, was recognized by Chairman Abbott, and clarified some of the standards of the Keowee River Development Agreement, stating that the roads would be 12 ft wide lanes, the HOA would be in charge of the roads, and that the County would have no liability. Mr. Evatt asked Mr. Vick if he could call him with questions. Mr. Vick agreed.

Item 8: New Business – none

Item 9. Adjourn