



# Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC  
29691

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## Minutes

### Planning Commission Meeting November 15, 2010

The Oconee County Planning Commission held a regular meeting on November 15, 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  
Ryan Honea  
Andy Heller  
Randy Abbott  
Bill Evatt  
Rex Ramsay

Staff Present: Art Holbrooks (Planning Director)  
Aaron Gadsby (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 minutes from the November 1, 2010 meeting; Mr. Abbott seconded the motion. The motion passed unanimously.

#### **Item 3: Public Comment**

Mr. Larry Linsin expressed concern over how Council is handling the rezoning request.

Mr. Randy Simpson expressed concern over Project North and thought that 30 million dollars was too much to spend for ball fields.

Mr. B.J. Littleton spoke in support of free speech and against communism.

**Item 4: Discussion and Consideration of Heritage Shores Rezoning Request (Ordinance 2010-35)** – Mr. Holbrooks informed the Commission of the specifics of the request, “The proposed Ordinance 2010-35 stems from a citizen-initiated rezoning request submitted by Mr. Curtis D. Shein. The request consists of 92 parcels in the Control Free District, located off South Highway 11 near Lake Hartwell. As submitted, the all parcels would be rezoned into the Lake Residential District (LRD). Petitions containing the signatures of approximately 59% of the owners of the parcels in the request area were submitted in

support of the proposal.” The staff recommendation was also presented and recommended that all parcels within the subdivision be rezoned to Lake Residential.

Mr. Moore made a motion to table the rezoning request, in conformance with the policy established by the Commission for considering rezoning request, until the December 6, 2010 meeting. Mr. Ramsay seconded the motion. The motion carried 7-0.

**Item 5: Discussion of Planned Development and Traditional Neighborhoods-** Mr. Holbrooks presented the Commission with a brief overview of the issues surrounding both Planned Developments and Traditional Neighborhoods. Discussion followed.

**Item 6: Old Business** – Council had requested that the Commission submit a recommendation to them concerning the North Cane Creek rezoning request (2010-15). Mr. Holbrooks discussed the current status of the request. Mr. Moore made a motion to send the same recommendation to Council that was previously sent by the Commission on May 11, 2010. Mr. Abbott seconded the motion. The motion passed 7-0.

Mr. Holbrooks announced that the Planning Department was hosting a public meeting to discuss the Memorandum of Understanding with Duke Energy. The goal of the meeting was to receive public input on what Oconee should consider putting in the agreement. The meeting will be held on November 29, 2010 in the Council Chambers.

**Item 8: New Business-** Mr. Holbrooks informed the Commission regarding Council’s request that those members up for reappointment in 2011, resign and submit a questionnaire to the Council Clerk indicating their desire to be reappointed.

**Item 9: Adjourn-** The meeting was adjourned.