



Oconee County Planning Commission

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Minutes Planning Commission Meeting August 1, 2011

The Oconee County Planning Commission held a regular meeting on August, 2011 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Ryan Honea, (Chairman)
Howard Moore
David Lyle
Gwen McPhail
Andy Heller
Bill Gilster

Staff Present: Aaron Gadsby (County Planner)
Yancey Green (Planner)

Media Present: Carlos Galarza, Daily Journal
Ray Chandler, Anderson Independent Mail
Dick Mangrum, WGOG

Item 1: Call to Order

Chairman Honea called the meeting to order.

Item 2: Approval of Minutes

Ms. Heller made a motion to approve the minutes from the July 18, 2011 meeting. Mr. Lyle seconded the motion. The motion passed unanimously.

Item 3a: Public Comment- General Comments

Mr. Larry Linsin said that those who are on the outskirts of a zoning petition that want to be removed should be.

Mr. Tom Markavich said that private roads should not be regulated by county ordinances.

Ms. Jean Jennings referenced the previous Planning Commission meeting when several people commented on their good deeds in order to sway the Planning Commission to vote in favor of their petition.

Mr. Steve Moore spoke with concern about "donuts" in a rezoning.

Mr. BJ Littleton said that everyone should be asked to fill out their preferred zoning designation on their next tax bill, in order to save time and money on mailings.

Item 4: Discussion and/or Consideration of Ordinance 2011-14, referenced as Keowee Key and Stamp Creek Request

Mr. Gary Owens spoke against having the McCall properties zoned as Industrial.

Mr. Pat Henry asked the Planning Commission to request information from a court case with Duke.

Glen Gilbert, president of the Keowee Key Property Owners Association, said that the Planning Commission should vote in favor of the petition since they had such a large percent of petitioners.

Mr. Kevin Minton stated that he lived in Wynward Pointe and that he wanted the McCall property to be rezoned to LRD.

Mr. Gadsby reviewed the staff recommendation and showed the Commission an updated map that took into consideration all public input received to date.

Ms. McPhail made a motion to adopt the most recent map that was presented to the Commission. Ms. Heller seconded the motion. Discussion followed. Mr. McCall, was called upon by Chairman Honea to address the Commission concerning the use of his parcels. The measure passed 5-1 with Mr. Honea voting against the measure and Mr. Moore voting in favor but with prejudice.

Item 5: Discussion of Non-subdivision Residential Development

Mr. Gadsby presented to the Planning Commission a draft ordinance concerning non subdivision residential development ordinance. Mr. Gadsby advised the Commission to look over it and be ready for discussion at the next meeting.

Item 6: Old Business

Mr. Gadsby informed the Commission of Duke Energy's plans to present to the Commission.

Mr. Gadsby asked the Commission if they wanted to cancel the September 5 meeting due to the Labor Day holiday and have a regular meeting on August 29th. The Commission gave a positive consensus.

Item 8: New Business

Ms. Heller made a motion to ask Council to do top down zoning in the County. Ms. McPhail seconded the motion. Discussion followed. The measure failed 2-4 with Ms. McPhail and Ms. Heller voting in favor.

Item 9: Adjourn