



Oconee County Planning Commission

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Minutes

Planning Commission Meeting

March 5, 2012

The Oconee County Planning Commission held a regular meeting on March 5, 2012 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)
Andy Heller
Howard Moore
Tommy Abbott
Gwen McPhail
Bill Gilster

Staff Present: Aaron Gadsby (Planner)

Media Present: Carlos Galarza, Daily Journal

Item 1: Call to Order

Mr. Honea called the meeting to order.

Item 2: Approval of Minutes

Mr. Abbott made a motion to approve the minutes from the February 6, 2012 meeting. Ms. Heller seconded the motion. The motion passed unanimously.

Item 3: Public Comment

B.J. Littleton requested that the agenda's contain more details.

Item 4: Consideration of Ordinance 2012-07 (Saxony Forest Rezoning Request)

No one signed up to speak during public comment.

Staff presented the details of the request, recommending the rezoning be sent to Council as requested.

Mr. Abbott made a motion to recommend Council zone Saxony Forest Subdivision as Lake Residential District. Mr. Moore seconded the motion. The motion passed unanimously.

Item 5: Consideration of Ordinance 2012-08 (Dr Johns and Lonesome Valley Request)

No one signed up to speak during public comment.

Staff presented the details of the request, including all public comment received to date, and recommend the map be sent to Council as requested.

Mr. Abbott made a motion to recommend Council zone the parcels included in the request into the Traditional Rural District. Ms. McPhail seconded the motion. The motion passed unanimously.

Item 6: Consideration of Ordinance 2012-09 (Camp Creek Farm Rezoning Request)

No one signed up to speak during public comment.

Staff presented the details of the request, recommending the rezoning be sent to Council as requested.

Ms. Heller made a motion to recommend all parcels included in the petition be zoned into the Traditional Rural District. Mr. Abbott seconded the motion. The motion passed unanimously.

Item 7: Consideration of Ordinance 2012-10 (Ervin Rogers Road Rezoning Request)

No one signed up to speak during public comment.

Staff presented the details of the request, recommending the rezoning be sent to Council as requested.

Mr. Gilster made a motion to recommend all parcels included in the petition be zoned into the Traditional Rural District. Mr. Moore seconded the motion. The motion passed unanimously.

Item 8: Old Business

Ms. Heller asked when Council was going to consider the recommended changes to the ZEO. Mr. Gadsby invited all the Commissioners to the Planning and Economic Development Meeting on March 13, 2012 at 5:30 as the Committee is scheduled to make a first review of the recommendations.

Chairman Honea made a motion to make additional recommended changes to the Zoning Enabling Ordinance. Specifically to change Section 38-11.2 I-85 Overlay District, Standards (2), to state: "District shall have a gross density not greater than one (1) dwelling unit per acre, unless otherwise specified." And to add a sentence stating, "Sexually Oriented Businesses, as defined by the Unified Performance Standards, shall not be located in the I-85 Overlay District." Mr. Moore seconded the motion. The motion passed unanimously.

Mr. Gadsby stated that the Planning Commission's goals for 2012 stated that we would begin working on the MOU with Duke Energy in March. Mr. Gadsby passed out the MOU draft as it last stood and asked that the Commission review it and provide direction at the next meeting.

Mr. Gadsby also updated the Commission on prioritizing the Capital Projects list for the budget. At the April 2nd meeting the Capital Projects Commission was scheduled to appear before the Commission to present their work. The Commission would then need to prioritize the projects, adding any additional projects they feel are important for Council to consider.

Item 9: New Business

Mr. Gadsby stated that the next Commission meeting would be on Monday, April 2nd.

Item 10: Adjourn