



Oconee County Planning Commission

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Minutes

Planning Commission Meeting

October 15, 2012

The Oconee County Planning Commission held a regular meeting on October 15, 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)
Howard Moore
Tommy Abbott
David Lyle
Andrea Heller
Gwen McPhail

Staff Present: Yancey Green (Planner)
Josh Stephens (Zoning Administrator)

Media Present: Mike Eades, Daily Journal

Item 1: Call to Order

Mr. Honea called the meeting to order.

Item 2: Approval of Minutes

Ms. Heller made a motion to approve the minutes from the August 20, 2012 meeting; Mr. Lyle seconded the motion. The motion passed unanimously.

Item 3: Public Comment

Mr. Bozo Richards spoke in concern of the Biggerstaff Rezoning and was concerned about the Lutheran Church's property.

Mr. Mike Smith stated he believed he was close to having the necessary 51% to have adequate petitions for the Biggerstaff area. He also stated he would be willing to work with staff to redraw lines that fit the petitions.

Mr. Larry Brandt stated that the Planning Commission should not discuss the Biggerstaff rezoning. Rezoning requests need to have singular language, since the Biggerstaff petitions had multiple wording they could not be used as a single request. Other requests

may have been done incorrectly but the Biggerstaff request was the first one that has gotten called out. Mr. Brandt stated he believes the petitioners would need to comply with the new zoning amendment standards.

Mr. Jim Codner stated that the petitioners did what they thought they were supposed to do and should not be punished. Petitions are just a show of support and so much importance should not be placed on them. Planning Commission should do their job and give a recommendation to County Council.

B.J. Littleton stated that having 51% of the property owners dictate zoning to everyone else is rule by the mob and that German was a democracy but caused WWII.

Item 4: Consideration of Ordinance 2012-12(Biggerstaff)

Mr. Abbott made a motion to bring the Biggerstaff rezoning back to the table for discussion. Mr. Lyle seconded the motion. The motion passed unanimously.

The Planning Commission discussed the findings and conclusions of the Board of Zoning Appeals, from their August 23rd meeting.

Mr. Moore made a motion to recommend to Council to dismiss the Biggerstaff Road Rezoning Request. Mr. Abbott seconded the motion. The motion passed 5-1 with Ms. Heller voted against the motion.

Item 5: Draft Ordinance concerning Alternative Subdivision Development

Mr. Stephens presented the draft ordinance to the Planning Commission and asked for a consensus if the Commission wanted to see any improvements to the draft ordinance. Ms. Heller said there should be storm water and silt fence requirements. The consensus of the Commission was to move forward on the new ordinance.

Item 6: Consideration of the Creation of a Zoning “Handbook”

Mr. Honea stated that it was more convenient to have all of the uses with the definition and intent together with the different allowed uses. Mr. Stephens stated that he would prepare a booklet for the Planning Commission for their convenience.

Item 7: Old Buisness

None.

Item 8: New Buisness

Mr. Stephens updated the Commission on the status of recent commercial projects in the County.

Mr. Stephens told the Commission for those who are up for reappointment they would need to submit an updated application.

Ms. Heller stated that she was concerned that there were no ordinances in the county concerning silt fences for development or that staff does not do any title search on property before giving a permit. The Commission discussed title searches and its difficulty for staff to do. No motion was made.

Item 9: Adjourn