



Oconee County Planning Commission

415 S. Pine Street, Walhalla, SC

29691

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Minutes

Planning Commission Meeting

March 15, 2010

The Oconee County Planning Commission held a regular meeting on March 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, (Vice Chairman)
Randy Abbott
Ryan Honea
Andy Heller
Rex Ramsay
Bill Evatt

Art Holbrooks (Planning Director)

Media Present:

Carlos Galarza, Daily Journal
Ray Chandler, Anderson Independent

Item 1: Chairman Abbott called the meeting to order.

Item 2: Approval of Minutes – Ms. Heller noted that the draft minutes from March 1, 2010 incorrectly stated that Councilman Paul Corbeil had attended a community meeting she had held with citizens from the Luther Land and Petty Roads rezoning area. Mr. Honea made a motion to approve the corrected minutes; Mr. Randy Abbott seconded the motion. The motion passed unanimously.

Item 3: Public Comment -

Steve Moore- Mr. Moore stated that the 51% minimum of property owners required to initiate a rezoning request was too low, and should be raised to 75% or more.

B.J. Littleton- Mr. Littleton stated that covenants were more effective than zoning regulations, and should be used instead.

Item 4: Presentation by Keowee River Development, LLC- Scott Vick, principle developer; Laura Kanagy, hydro-geologist with Goldie & Associates; and Wesley White, civil engineer with Goldie & Associates briefed the Commission on plans for the development of Keowee River, a 700+ acre mixed use low-impact development near Newry, SC. Mr. Vick provided an overview of the proposed project, and emphasized the innovative

features, particularly focusing on the way water will be conserved throughout. He informed the Commission that a formal request to initiate a development agreement with the County would begin in a few weeks.

At the end of the Keowee River briefing, Chairman Abbott called for a motion to amend the agenda and go into executive session related to a personnel matter. Mr. Howard Moore made the motion; Mr. Bill Evatt seconded the motion. The motion was approved unanimously. The Commission was in executive session approximately 20 minutes.

Chairman Abbott called the meeting back into public session. He announced that no action was taken during the executive session.

Item 5: Discussion Regarding the Adopted Performance Standard's Review- Mr. Holbrooks informed the Commission that the review of adopted standards was ongoing, and that discussions with the County Attorney regarding the integration of various components with the zoning regulations were needed before moving ahead with drafting proposed changes. Also, he stated that if the zoning regulations required amendment, it would be a good opportunity to consider adding additional zoning districts that might be wanted. Ms. Heller stated that she would also like to consider the possibility of amending the name of the Lake Residential District to avoid any controversy that might result as part of rezonings that include non-waterfront parcels. Mr. Holbrooks stated that the issue and others could be a part of future discussions.

Item 6: Old Business- Mr. Holbrooks informed the Commission that he had been made aware that the wording used in the agenda item summary submitted to get the proposed Ordinance 2010-03 onto the March 16th County Council meeting agenda had led to confusion regarding the status of the Planning Commission's recommendation. He stated that the presentation of the staff's recommendation in conjunction with the Commission's recommendation was in no way meant to indicate that there was a competition or intent to overshadow the Commission's wishes, but instead was simply meant to provide Council the input required by law. As there had been consensus on the opinions in the earlier rezonings, this was the first time that there has been a difference between the staff and Commission recommendations, and therefore the first time 2 maps were needed. Mr. Holbrooks stated that more attention would be given to the exact wording in future submissions.

Item: 7 New Business- Mr. Holbrooks informed the Commission that he had been contacted by the state Scenic Byways Coordinator about a hearing called by the state Senate Transportation Committee regard the proposed Falling Waters Scenic Byway, which is to include portions of Highway 107 and Highway 130 in Oconee County. The hearing was scheduled for 11 am on Wednesday, March 17 in Columbia.

Item 8: Meeting adjourned.