



Oconee County Planning Commission

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Minutes

Planning Commission Meeting

September 19, 2011

The Oconee County Planning Commission held a regular meeting on September 19, 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
Tommy Abbott

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

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

Item 1: Call to Order

Chairman Honea called the meeting to order.

Item 2: Approval of Minutes

Mr. Moore made a motion to approve the minutes from the August 1, 2011, August 15, 2011, and August 29, 2011. Mr. Lyle seconded the motion. The motion passed unanimously.

Item 3a: Public Comment- General Comments

Ms. Susie Cornelius raised concerns regarding the zoning of public lands.

Richard Hughes spoke in favor of strengthening the lake overlay and differentiating between larger acre small area rezoning and subdivision rezoning.

BJ. Littleton spoke about the United Nations.

Item 3b: Public Comment- Extended Public Comment

Larry Linsin spoke on zoning of public lands and the problems that may arise as a result.

Item 3c: Public Comment- Comments related to review of Zoning Use Classifications-all districts

Mr. Jim Codner gave a copy of his comments to the Commission and asked the Commission to review their recommendations for certain uses under the Lake Residential District and Agricultural Residential district to reflect the residential character of those districts.

Item 4: Discussion and/or Consideration of Ordinance 2011-18, referenced as Neville Request

Mr. Jim Codner asked the Commission to consider zoning the parcel located in the vicinity of Cane Creek into the Residential District.

Mr. Jess Neville spoke on behalf of Neville Brothers and asked the Commission to zone of his properties into the Traditional Rural District.

Mr. Abbott made a motion to recommend Council zone all properties included into the Traditional Rural District. Mr. Moore seconded the motion.

B.J. Littleton spoke in favor of the Neville Brothers rezoning request.

Mr. Gadsby reviewed the staff presentation with the Commission.

Discussion followed. The motion passed unanimously.

Item 5: Discussion and/or Consideration of Ordinance 2011-20, referenced as Moonlight Bay Request

No public comment.

Mr. Gadsby reviewed the staff presentation with the Commission.

Mr. Heller made a motion to recommend to Council that the request be approved “as petitioned.” Mr. McPhail seconded the motion. Discussion followed

The motion passed unanimously.

Item 6: Discussion and/or Consideration of Ordinance 2011-22, referenced as Southern Hartwell Request (Edgewater, Riverlake, Tugaloo Heights, and the Gates Subdivision; including portions of the surrounding area)

Ms. McPheeters spoke as coordinator of the rezoning request and that the area represents five lake-front subdivisions and that they support the Lake Residential District.

Mr. Gadsby reviewed the staff presentation with the Commission; including all public input that had been received.

Mr. Moore made a motion to recommend to Council that the request be approved with five parcels being recommended to be Traditional Rural District. Mr. Abbott seconded the motion.

The motion passed unanimously.

Item 7: Old Business

Mr. Gadsby asked the Commission to provide direction on the MOU. Mr. Moore made a motion to recommend to Council that this is not the appropriate time to pursue the MOU, however it may be appropriate to reconsider at a later date. Mr. Abbott seconded the motion. Discussion followed. The motion passed 5-2, with Mr. Gilster and Ms. Heller opposed.

Mr. Gadsby handed out a final zoning use matrix to the Commission reflection all changes made at the workshop sessions. Mr. Gadsby stated the matrix would be online. Chairman Honea requested that the matrix be added to the next agenda for discussion.

Mr. Gilster made a motion to establish annual goals to help guide the decision making process of the Commission. Ms. McPhail seconded the motion. Discussion followed. The motion passed unanimously.

Item 8: New Business

The Commission discussed their October meeting schedule and decided to cancel the October 3, 2011 meeting, hold their regularly scheduled meeting on the 17th, and schedule a workshop on the 24th.

Mr. Moore requested that Mr. David McMahan be allowed to address the Commission as a county deputy. Chairman Honea invited Mr. McMahan to speak. Mr. McMahan asked the Commission for support in memorializing the Highway 11 and 183 bridge in honor of Deputy Bill Schuck, who gave his life in the line of duty. The deputy's are asking to name the bridge, "Deputy Bill Schuck Memorial Bridge". Ms. Heller made a motion to support the request. Mr. Moore seconded the motion. The motion passed unanimously.

Item 9: Adjourn