



Oconee County Planning Commission

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Minutes

Planning Commission Meeting

April 2, 2012

The Oconee County Planning Commission held a regular meeting on April 2, 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
David Lyle

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

Media Present: none

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 March 5, 2012 meeting. Mr. Gilster seconded the motion. The motion passed unanimously.

Item 3: Public Comment

Mr. Bret Adams spoke against zoning and the MOU.

B.J. Littleton spoke against zoning.

Item 4: Capital Projects Recommendations to Council

Mr. John Rau and Mr. David Mead presented the Planning Commission with an overview of the Capital Projects Committee's work with proposed County projects. Discussion followed. Mr. Moore requested that Mr. Gadsby send all the Commissioners a copy of the priority investment act documents.

The Commission began their review of the list of capital projects identified by the Capital Projects Committee. Mr. Moore asked Mr. Gadsby to confirm the date all this information needed to be received by Council according to County ordinances. Ms. McPhail made a motion to remove the Exit 3 Development & Construction from the Planning Commission's list. Mr. Moore seconded the motion. The motion passed unanimously. Mr. Abbott made a motion to remove the Shoot House for Firearms Training from the list. Mr. Gilster seconded the motion. The motion passed unanimously. Mr. Lyle made a motion to keep the High Falls, Rock Quarry, and Economic Development project listed in the "high category". Mr. Honea seconded the motion. The motion passed unanimously. Ms. McPhail made a motion to combine all the library upgrades into a single item, moving that item to the "medium" priority section with a total expenditure of 9.1 million for all upgrades. Mr. Abbott seconded the motion, the motion passed unanimously. The Commission continued discussion of projects. Mr. Gadsby stated that he would take all the information and create a priority list for the Planning Commission to finalize at their next meeting. The consensus of the Commission was to consider the finalized list.

Item 5: Consideration of Ordinance 2012-12 (Biggerstaff Road Request)

Mr. Mike Smith spoke as sponsor of the request and summarized his efforts to contact everyone in the area and the reasons why they felt the area should be rezoned. Mr. Smith supports rezoning the area as either Lake Residential or Residential.

Ms. Ann McAlister spoke regarding her parcel and asked that it be zoned into the Traditional Rural District, as the rest of her property was rezoned as such as part of a previous rezoning.

Mr. Bob Skip spoke regarding the time and effort he put into gathering petitions and stated that the zoning ordinance is not as restrictive as some people make it out to be. Mr. Skip supports zoning the area as Residential.

Mr. Larry Brandt spoke on behalf of the Lutheran Church, and stated that the church wanted to ensure the property could be used for a retreat center or anything else the Church may deem fit to fulfill their mission.

Chairman Honea asked Mr. Gadsby to send the Commission a map showing the named subdivisions in the area.

Staff presented the details of the request, including all public comment received to date, and showed the Commission two maps for their consideration. The Commission discussed the request.

Chairman Honea stated that the Commission would consider all of the public input and the staff presentation, and take the matter up at their next business meeting.

Item 6: Consideration of Ordinance 2012-04 (Watson Request)

The Planning Commission reviewed amendments made by Council to ordinance 2012-04. At the direction of Council, the Commission also reviewed additional input received and made recommendations regarding those areas surrounded by the current request.

The following recommendations were made by the Commission:

1. Ms. Heller made a motion to recommend taking 3rd and final reading of ordinance 2012-04 as amended. Ms. McPhail seconded the motion. The motion passed unanimously; and
2. Mr. Moore made a motion that Council should, using rezoning method 3, take 1st reading in title only to rezoning those parcels which have requested to be included in the Traditional Rural District, directing staff to contact property owners in those areas surrounded by the Traditional Rural District prior to the Planning Commission Review. Mr. Honea seconded the motion. The motion passed unanimously.

Item 7: Old Business

Mr. Gadsby announced that the Council would be holding a special called meeting to include a workshop with the Planning Commission on Monday, April 16, 2012 at 6:00 pm.

Ms. McPhail made a motion to place the MOU with Duke Energy on the agenda for discussion at the next business meeting. Chairman Honea seconded the motion. The motion passed unanimously.

Item 8: New Business

None

Item 9: Adjourn