



# Oconee County Planning Commission

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## Minutes Planning Commission April 22, 2013

The Oconee County Planning Commission held a meeting on April 22, 2013 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Ryan Honea  
Gwen McPhail  
David Lyle, Chairman  
Andrea Heller  
Bradley Hancox  
William Childress

Staff Present: Josh Stephens, Zoning Administrator  
Mr. Tom Martin, Esq., County Attorney

Media Present: None

### Item 1: Call to Order

Mr. Lyle called the meeting to order.

### Item 2: Approval of the Minutes from March 18<sup>th</sup> Meeting

Mr. Honea made a motion that both sets of minutes be approved. Ms. Heller seconded the motion and the motion passed unanimously.

### Item 3: Public Comment

Mr. Gilcrest expressed his opposition to Ordinance 2011-25 and 'top-down' zoning.

Mr. & Mrs. Murrey expressed their opposition to Ordinance 2011-25.

Mr. Linson expressed his opposition to Ordinance 2011-25. He expressed that only Congress and the USDA can regulate the lands contained within this ordinance. He expressed his fear that 2011-25 would restrict the practice of 'land-swaps' between the USDA and a private citizen.

Mrs. Langston expressed her opposition to Ordinance 2011-25.

#### **Item 4: Variance Request – 194-00-02-018**

Mr. Stephens presented the details of the variance request to the Commission for discussion and consideration.

Mr. Honea expressed concerns regarding the proximity of the proposed location of the porch in relation to the driveway.

Mr. Les Walden spoke to the history of the property/subdivision. He also described the unique nature of the lot in terms of size and placement of the proposed house.

Mrs. Heller expressed her concerns with a potential precedent that may be set by granting this variance. Mrs. Heller made a motion to deny the variance request. The motion failed for a lack of a second.

Mrs. McPhail expressed concerns with a potential precedent that may be set by granting the variance in question.

Mrs. McPhail made a motion to grant the variance as requested. Mr. Honea seconded the motion. The motion was passed with a vote of 5-1.

#### **Item 5: Ordinance 2011-25 Public Lands**

Mr. Stephens briefly reviewed the history of the 2011-25, and recommended that the Commission remove the parcels owned by Clemson University and send the ordinance to County Council for Third Reading. Mr. Stephens explained the details of the ordinance and its potential affects.

Mrs. McPhail commented that she approved of the fact that 2011-25 would allow the public to know what would any future proposed uses because they would need to ask for a rezoning.

Mrs. Heller made a motion to bring the ordinance to the floor. Mr. Honea seconded the motion and the motion passed unanimously.

Mr. Martin spoke to the legal details of Clemson University owned parcel within the ordinance in terms of Clemson University's municipal status.

Mrs. McPhail questioned the status of land that is willed/ donated to the University. Mr. Lyle expressed similar concerns.

Mr. Honea made a motion to send the ordinance to County Council with the recommendation that the Clemson University owned property be removed from 2011-25 at the time of Third Reading by County Council. The motion passed unanimously.

#### **Item 6: Goals/Ordinance Review**

Mr. Stephens discussed items that the Commission could consider for future consideration.

Mrs. Heller stated that a workshop would be a good setting to discuss the issues presented.

May 20<sup>th</sup> was scheduled as the next meeting date.

**Item 7: Education/Public Awareness**

Mr. Stephens expressed the importance of improving the way information regarding land use issues is presented and disseminated to the citizens of Oconee County.

**Item 8: Activity Update**

Mr. Stephens updated the Commission regarding recent development activity in the County. Specifically the Duke RP building was permitted.

**Item 9: Old Business**

None

**Item 10: New Business**

Mr. Stephens explained that he would produce an updated contact sheet. Mr. Stephens announced that the appointment of a Commissioner to the CPAC would be on the agenda in May.

**Item 11: Adjourn**