

Oconee releases final zoning revision draft

BY CARLOS GALARZA
THE JOURNAL

WALHALLA — After months of holding workshops, Oconee planners released Tuesday a final draft of proposed changes to the county's zoning law.

The review of the Zoning Enabling Ordinance marks the first wholesale changes made to the law since its adoption by County Council on Nov. 6, 2008. The law went into effect May 1, 2009.

County Planner Aaron Gadsby posted the 52-page document, plus appendix, on the Planning Department website.

He gave Planning Commission members a hard copy of the draft Monday night.

Gadsby asked commissioners to go through the document and provide feedback, suggestions or changes at the next Planning Commission meeting Feb. 6.

Gadsby said the public also would have an opportunity to comment on the proposed changes. He said a hard copy of the document could be obtained at the Planning Department

for \$5, or on disc for \$1.

Among the changes proposed is the addition of two new zoning districts — Mixed Use District and Planned Development District — to go with the 12 districts already in the law.

Mixed Use District allows for residential and non-residential projects situated adjacent or nearby each other that must adhere to proposed dimensional requirements.

Planned Development District is geared for "areas suitable for relatively intense mixed-use development that offers significant amounts of open space and amenities ..." The intent of the Planned

Development is to allow "flexibility in development that will result in improved design, character and quality of new mixed-use developments ..."

The draft also contains a matrix of activities permitted, not permitted, allowed as a conditional use or as a special exception under the different zoning districts.

Gadsby said it would be up to the Planning Commission when the draft would be sent to County Council.

