Planners to revisit lake overlay proposals

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WALHALLA — A push to establish new controls to regulate commercial activity around Lake Keowee is back on the Oconee County Planning Commission agenda Monday.

Commission Vice Chairman Howard Moore said Friday that part of the discussion would center on shrinking the overlay frontage around the lake from 750 feet to 250 feet or less for new commercial development.

The proposed commercial frontage would not affect the 750-foot Lake Overlay District contained in Oconee's Zoning Enabling Ordinance that regulates residential development.

Moore said it's been Chairman Tommy Abbott's concern, which is shared by others on the Commission, that too many restrictions are going to scare new business away from Oconee County.


Heller

"For every restriction there could be a negative reaction," Moore said.

Commissioner Andrea "Andy" Heller first proposed new draft standards for the Lake Overlay Districts months ago because there is nothing in the book now to regulate non-residential uses.

The new standards would have controlled fuel-dispensing activities, required landscape buffers and green areas for commercial operations, as well as guideline for parking and lighting.

Heller said commissioners are reviewing such things as shrinking the 750-foot overlay for new commercial development. She said other commissioners are concerned that the 750-foot setback encroaches on parts of highways 130 and 188 where new businesses try to locate.

Heller said commissioners also objected to the new standard proposal requiring landscape buffers be done by licensed landscape architects.

The Commission initially approved the new Lake Overlay District standards originally proposed by Heller. However, subsequently Moore asked for a reconsideration, and the proposal was voted down the second time around.

Other items on Monday's agenda include a discussion of a Memorandum of Understanding with Duke Energy, and a briefing in EPA Air Quality Standards.

The meeting begins at 6 p.m.

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