Property owners split

One looks at it as long-term planning, the other as an intrusion

BY CARLOS GALARZA
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SENECA — Lilly Davis and Jim Codner approach zoning from two different points of view.

Davis, who has lived at her home fronting South Cove Road for 50 years, likes what she has and thinks nothing should change.

Codner, who moved from Cincinnati to his Lake Keowee home 12 years ago thinks he's found heaven on earth and would like to protect it.

The two are crossing paths in pursuit of their own beliefs as they work through options open to them through Oconee's fledgling Zoning Enabling Ordinance (ZEO) that took effect last year.

For the past year, Codner has been spearheading a citizen-initiated petition drive to have more than 1,000 parcels in what's called the "King Creek Basin" rezoned mostly Lake Residential District and also Residential District as permitted by the county's ZEO.

Davis said she received Codner's petition in the mail and decided she wanted no part of it.

After reading in the local paper how some homeowners had to speak out against getting caught up in the recent Luther Land and Petty Road rezoning request, Davis decided to be proactive. She took it upon herself to read up on the options available to her in the ZEO and also contacted Oconee County Councilman Wayne McCall for advice.

After considering her

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on zoning

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options, Davis has opted for the status quo or Control Free alternative.

"I told (Codner) that's well and good if he wants his property zoned lake residential, but why bother us?" Davis said. "He's putting us through something we don't want to do."

In response, Davis is getting neighbors that feel just like her to sign a petition stating they want to remain Control Free.

"If we sit back and do nothing, we'll be rezoned whether we like it or not," Davis added.

Codner looks at it differently. He sees his efforts, and those of the 65 percent of property owners that have signed his petition, as long-term planning everyone should be concerned about.

To illustrate, Codner points at a developer's plans to build a marina at a site that was originally supposed to be for residential homes.

The project, called Palmetto Pointe, would, in Codner's opinion, increase boating traffic in a shallow area and add safety concerns in a strong residential area. He said zoning gives residents a say on whether to allow a marina.

"The benefit (of zoning) is long-range-planning, so we know what long-term development would go on in our neighborhoods," Codner said.

Planning Department Director Art Holbrooks said Codner's rezoning request, which would be brought in three manageable phases instead of one totaling 1,132 properties, will go to County Council on April 13 for first reading.



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Properties on South Cove Road are caught up in a new rezoning initiative in the area that has neighbors taking sides.