

Workshop to feature zoning changes

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WALHALLA — Proposed changes to Oconee County's zoning ordinance appear headed to a workshop between the Oconee County Council and Planning Commission. Councilman Paul Corbeil might ask for the workshop at next week's council meeting.



Corbeil . The Planning and Economic Development Committee chaired by Corbeil heard an overview Tuesday of the major topics addressed by the Planning Commission in its review of the 2008 Zoning Enabling Ordinance.

County Planner Aaron Gadsby outlined the yearlong work put in by the Commission in producing proposed tweaks and changes to the 87 pages of the ZEO.

"We reviewed all parts of the zoning regulations," Gadsby said. "We also allowed for additional opportunities for public comment ... The document before you is part of that yearlong

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effort. We believe it accurately reflects the constructive public input that we received. It reflects the collective concerns of the Commission, and we believe it's a step in the right direction of what council asked of us to review (the ZEO)."

Gadsby said that among the major points in the review was to clarify the grandfathering language, going over all of the zoning districts through a matrix, adding two new districts, addressing the lake overlay and proposing modifications to the small area, citizen-initiated rezoning.

Corbeil said he did not view the recommendations made as "whole-sale changes." He characterized the Commission's work as "refinements and improvements."

Corbeil suggested that as soon as practical, he would like to have the recommendations submitted to full council for first reading.

"I would like to suggest we make sure that first reading constitutes legislative intent," Corbeil said.

Corbeil said that after first reading the two sides should schedule "a Q&A session" to make sure everyone is clear on the recommendations being made.

"I think that getting it on the books and in the record is impor-

tant," Corbeil said.

Planning Commission Chairman Ryan Honea proposed holding off on any new rezoning petitions until the proposed ZEO changes are finalized.

Corbeil said he thinks any new petitions should be looked at individually to see if a deferral is warranted.

Councilman Reg Dexter agreed that first reading be taken with legislative intent, set up a workshop and get the amendments out of the way before council has to deal with something that comes up that could create a conflict.