

Zoning to dominate council agenda

Public hearing, final vote set on Cane Creek petition

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THE JOURNAL

WALHALLA — One of the largest rezoning requests in Oconee County's brief zoning history comes to a final vote tonight.

Before the vote, County Council will hold a public hearing on the Cane Creek petition, which is made up of more than 1,000 parcels inside subdivisions on Lake Keowee.

The petition is not without controversy.

Over the past two years, Lilly Davis has led a small group of property owners against the Cane Creek request that would rezone their property to Agricultural Residential against their wishes. Davis and her neighbors are being denied Traditional Rural classification that would be less restrictive.

"This is very unjust," Davis told elected officials at a previous meeting. "Why should those that have so much smaller pieces of property be made ruler of those that have larger tracts?"



Tom Markovich, an official with the Home Builders Association of Oconee, has told council that he thinks the Cane Creek petition should be sent back to the Planning Commission.

"I think from an administrative standpoint, the idea of considering 1,000 parcels as small area zoning is a bit ridiculous," Markovich said at a meeting in January.

Jim Codner, who represents the Cane Creek petitioners, takes issue with Davis and others who want TRD over ARD.

"If folks did not want the agricultural flexibility provided by (Agricultural Residential), they can go back to Residential (District),

which I think personally is more applicable to the way they are using their property now," Codner said last month.

Codner, president of Advocates for Quality Development Inc., is named in a lawsuit with members of County Council related to an earlier and smaller Cane Creek petition. In the lawsuit, two property owners claim that Codner and others colluded with county officials to deprive them of their TRD request.

The lawsuit, which was filed six months ago, is pending.

Council is expected to give final approval to the latest Cane Creek rezoning petition.

Council also will take first reading of four other rezoning requests, as well as second reading of another.

Council will also be asked to approve several procurement contracts, including one for almost \$860,000 to a company in Greer for road paving.