

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## COMMISSION MEMBERS

Mike Smith, District I

Alex Vassey, District III

Gary Gaulin, Vice-Chairman, District V

Pat Williams, At-Large

David Nix, District II

Frankie Pearson, Chairman, District IV

Mike Johnson, At-Large

## AGENDA

5:00 pm, Monday, May 16, 2022

Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from April 18, 2022
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Subcommittee Updates (Junkyards, Curb cuts, Subdivisions)
  - a. Public comment
  - b. Update
9. Oconee County Code of Ordinances Chapter 26-2(b)2, Chapter 26-2(c)2, 50 right-of-way on private roads.
  - a. Public comment
  - b. Discussion/ vote
10. Adjourn

*If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at [planninginfo@oconeesc.com](mailto:planninginfo@oconeesc.com) or 864-638-4218, so that we may receive your comment and read it into the record. Meetings available on YouTube: "YourOconee"*

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## Minutes

5:00 pm- Monday, April 18, 2022

Council Chambers - Oconee County Administrative Complex

### Members

Gary Gaulin  
Frankie Pearson  
Mike Johnson  
Pat Williams

Mike Smith  
David Nix  
Alex Vassey

### Staff Present

James Coley, Planning Director  
Vivian Kompier, Senior Planner

### Media Present – Lauren Pierce, The Journal

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Gaulin.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from March 21, 2022 – Mr. Williams made a motion to approve the minutes; seconded by Mr. Johnson. Approved unanimously 7/0.
5. Public comment (non-agenda items): Mr. Perry Smith spoke about land rights and property rights. Mr. Tom Markovich spoke about impact fees being previously voted down by county council. Ms. Tine Rief spoke about having little to no regulations in residential areas.
6. Commission member comments: Mr. Smith gave an update of the recent curb cut meeting. Mr. Tom Markovich spoke about incentivizing.
7. Staff comments: Mr. Coley showed maps that Ms. Lisa Simmering created updating the new addresses to include 2021.
8. Subdivisions
  - a. Public comment: None

At this point, Mr. Pearson made a motion to amend the agenda to combine items 8 & 9 and address them together, Mr. Williams seconded the motion. The motion was approved 6/1 with Mr. Gaulin opposing.

9. Subdivision/Development Standards

a. Public comment: Mr. David Taylor believe that property rights have been violated. Mr. Tom Markovich believes that this is not a public issue and we do not need private property regulations.

b. Discussion/vote: Mr. Williams made a motion that a subcommittee be formed to review the housing density of certain size subdivisions to include greenspace, stormwater management and lot size. The motion was seconded by Mr. Smith and much discussion followed. The motion passed 4/3 with Mr. Johnson, Mr. Gaulin and Mr. Nix opposing.

Mr. Gaulin then made a motion that the committee be led by Mr. Williams, Mr. Smith seconded the motion. The motion passed 7/0.

11. Comprehensive Plan Update

a. Public comment: None

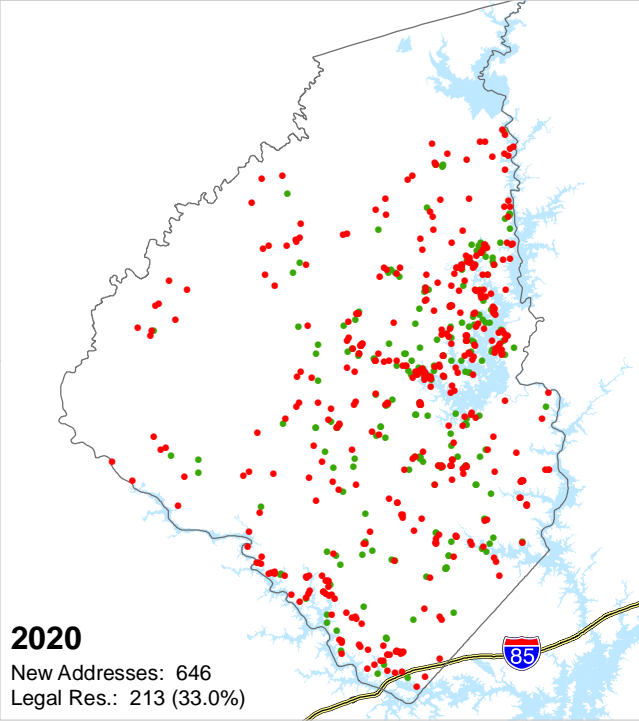
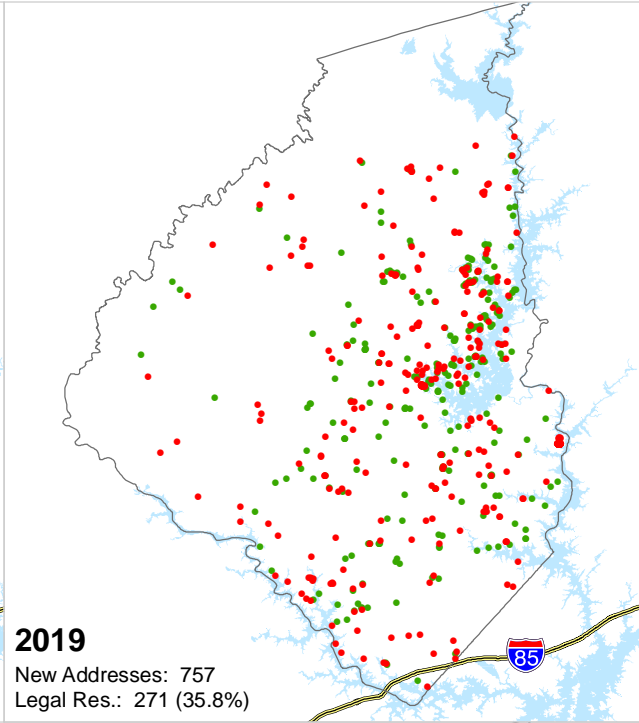
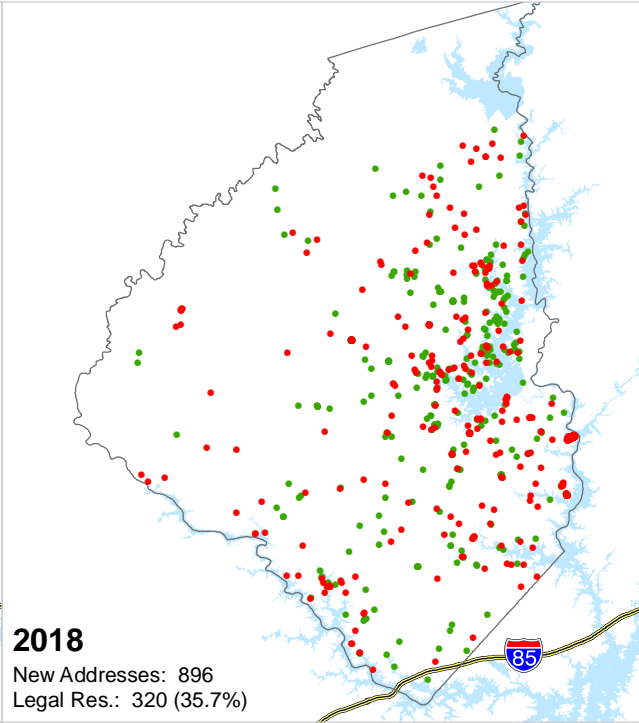
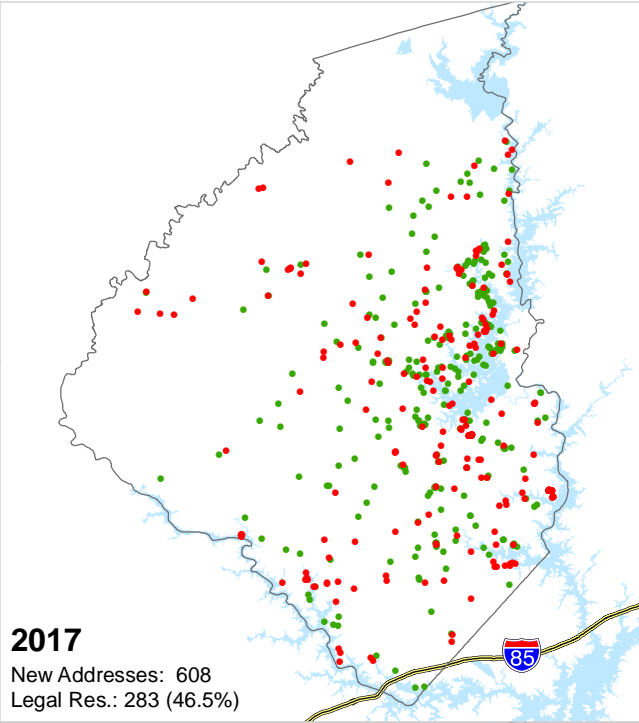
b. Update: Mr. Smith went through the review of the annual strategies page by page and asked for a motion and vote for each page of the update. A motion and second was made and each page was approved 7/0.

12. Sidewalks Chapter 26-3, q, construction of sidewalks in the county road right-of-way subcommittee

a. Public comment: None

b. Discussion/vote Mr. Coley said that Mr. Root did get a chance to review the draft sidewalk ordinance, one for county right of way and one for private roads. He relayed back that before he did any editing he would like to see a motion to send this to the Transportation Committee to get their blessing for it and then get Planning Commission comments and do one review at the end. Mr. Pearson made the motion to send the draft sidewalk ordinance to the Transportation Committee, seconded by Mr. Johnson and approved 7/0.

13. Adjourn – The meeting was unanimously adjourned at 6:03pm.



**New Residential Addresses  
 2017 - 2021  
 By Year & Tax Rate**

**Tax Rate**

- 4% (Legal Residence)
- 6%

