

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

5:00 pm- Thursday, July 7, 2022

Council Chambers - Oconee County Administrative Complex

### Members

Gary Gaulin (Absent)  
Mike Johnson  
David Nix (Absent)  
Frankie Pearson

Mike Smith  
Alex Vassey  
Pat Williams

### Staff Present

James Coley, Planning Director  
Vivian Kompier, Senior Planner  
Elise Dunaway, Assistant to Planning & Codes

### Media Present – None

1. Call to order – Mr. Pearson called meeting to order at 5:02 PM.
2. Invocation was led by Mr. Smith.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from June 20, 2022 – Mr. Pearson made a motion to approve the minutes with the change; seconded by Mr. Johnson. Approved unanimously 5/0.
5. Public comment (non-agenda items):  
Ms. Patsy Davis requested a 6-month instead of 2-year moratorium on subdivisions to ensure emergency services can keep up with the growth in the county.

Ms. Mandolin Bright spoke in depth about the need to preserve the agricultural land within the county, as well as the future concern of food shortage if farm land is not preserved.

6. Commission member comments:  
Mr. Williams commented on other counties adopting a moratorium to preserve farmland and encouraged the discussion of implementing a moratorium among members.

Mr. Smith mentioned educating the citizens on the benefits of zoning and reviewing the ordinance to preserve agricultural land.

Mr. Vassey mentioned not being opposed to solutions for subdivisions but being careful with moratoriums that could increase the cost of housing.

Mr. Pearson agrees that development standards are needed and to start the process of producing development standards.

7. Staff comments:

Mr. Coley spoke about the Fair Play Townville sewer basin study.

8. Subdivision applications

Mr. Coley spoke about the Oak Street and Coneross Subdivision Creek submittals. Discussion followed.

9. Subcommittee Updates (Curb Cuts)

a. Public Comment: None

b. Discussion/Vote: Mr. Smith discussed curb cuts on Hwy 123. Mr. Smith has asked Mr. Coley to send letters to all property owners with undeveloped land along the section of Hwy 123 to give the opportunity for the property owners to voice their opinion on the matter. Discussion to follow. Mr. Smith made a motion to disband the Curb Cut Subcommittee; seconded by Mr. Vassey. Approved unanimously 5/0.

10. Right-of-way letter

a. Public Comment:

Ms. Serena Richardson spoke in opposition to the change in the private roads ordinance in the county. She said she had a petition with many signatures that was supporting her opposition to the change.

b. Discussion/Vote:

Mr. Johnson commented on the 50 foot right of way that was implemented to maintain the private roads on private property. Clarified that the land beyond the curb on private roads is what is being proposed to change.

Mr. Pearson mentioned the presentation at the next transportation committee meeting on July 19, 2022 regarding the current matter.

Mr. Johnson motioned with the change in wording discussed that the letter is approved and sent to the transportation committee; seconded by Mr. Vassey. Motion passes 3/2. Opposed by Mr. Smith and Mr. Williams

11. Commercial Junkyards

a. Public comment: None

b. Discussion/Vote: Mr. Smith recommended the change from “boats” to “watercraft” in the commercial junkyard definition. Mr. Pearson requested the wording of “storage” be more specific to not be misinterpreted. Discussion followed. Mr. Johnson motioned that with the discussed change in the definitions that the two definitions be approved. Seconded by Mr. Vassey. Motion passes 4/1. Mr. Pearson opposed.

12. Adjourn – The meeting was unanimously adjourned at 5:57pm.