

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

5:00 pm- Monday, August 1, 2022

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Mike Johnson

David Nix

Frankie Pearson

Mike Smith

Alex Vassey

Pat Williams

Staff Present

James Coley, Planning Director

Elise Dunaway, Assistant to Planning & Codes

Vivian Kompier, Senior Planner

Media Present – Lauren Price, 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. Smith.
4. Approval of minutes from July 7, 2022 – Mr. Pearson moved to approve the minutes; seconded by Mr. Gaulin. Approved unanimously 7/0.
5. Public comment (non-agenda items):
Mr. Ken Charles spoke regarding the building in reference to emergency services specifically fire trucks and the width of the roads to accommodate all engines.
6. Commission member comments
Mr. Smith spoke about affordable and attainable housing referencing information in the back up material. Discussion followed.
7. Staff comments: None
8. Building Moratorium
 - a. Public Comment: None
 - b. Discussion/Vote:
Mr. Root mentioned the Planning commission wouldn't have the authority to issue a building moratorium, County Council would by ordinance process. Mr. Root encouraged the members

to discuss a “why”, “how”, and a “purpose” for the building moratorium. Discussion followed.

9. Right-of-Way

a. Public comment:

Mr. Robert Thomas expressed his concern regarding the elimination of his privacy on his road as well as the privacy of others in the county in the same position.

Ms. Teresa Spicer commented on the private road definition, the Waterside Crossing HOA request to the BZA for the county to adopt some of their roads as she could not find the information online. Ms. Spicer also expressed her concern on the county right-of-way/easements in certain subdivisions and opposed any change to ordinance 26-2.

Ms. Serena Richardson commented on her concern of Oconee county road safety and opposed a change to ordinance 26-2.

Mr. Coley read all 25 emails that were received by citizens in favor of keeping the 26-2 ordinance in place.

b. Discussion/Vote:

Fire Marshal Mr. Scott Krein stated the fire department needs a minimum 30' ROW (5' on either side of the road surface) for any safety and maintenance concerns and that the fire department does not need the full 50' ROW. Discussion followed.

Mr. Kyle Reid from Roads and Bridges stated that his job was to maintain Public Roads, but that there were occasions for dealing with issues on Private Roads and that he needed the 50 feet. Foliage maintenance was a big issue and he was often reacting to calls & needs from the Fire Marshal. Kyle said he needed to be able to trim trees 13.5" vertically and a minimum of 3 feet back from the edge of the road. Discussion followed.

Mr. Smith moved that the planning commission take no further action to amend ordinance 26-2 and that the planning director advise the Transportation Committee of this action at their next meeting. Seconded by Mr. Gaulin. Approved 4/3. Mr. Pearson, Mr. Johnson, and Mr. Nix opposed.

10. Subdivision Subcommittee – Development Standards

a. Public comment:

Mr. Tom Markovich commented on housing cost and affordable living within Oconee County.

b. Discussion/Vote: None

11. Adjourn – The meeting was unanimously adjourned at 7:07PM.