

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

5:00 pm- Monday, September 19, 2022

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Mike Johnson

David Nix

Frankie Pearson

Teresa Spicer – Via Phone

Alex Vassey

Pat Williams

Staff Present

James Coley, Planning Director

Elise Dunaway, Assistant to Planning & Codes

Media Present – Lauren Pierce, The Journal

1. Call to order – Mr. Pearson called meeting to order at 5:04 PM.
2. Invocation was led by Mr. Williams.
3. Pledge of Allegiance was led by Mr. Vassey.
4. Approval of minutes from September 8, 2022 – Mr. Pearson moved to approve the minutes; seconded by Mr. Nix. Approved unanimously 7/0.
5. Public comment (non-agenda items): None
6. Commission member comments
Mr. Williams commented on the importance of controlling the growth in the County to protect the citizens.
7. Staff comments: None
8. Planning Commission involvement in land use and subdivision approval process
 - a. Public Comment: None
 - b. Discussion/Vote:
Mr. Williams commented on the density for multi-unit housing in the Pickens County Ordinance. Also commented on the possibility of limiting the number of driveways allowed. Ms. Spicer commented on the standards for land use approval consideration in Chapter 12 of the Pickens Ordinance. Discussion followed.
Mr. Johnson comments on choosing density or affordable housing.
Mr. Pearson moved to postpone the discussion of the planning commissions involvement in

land use and subdivision approval process until the October 17 meeting. Seconded by Mr. Gaulin. Approved 6/1.

9. Subdivision Development Standards

a. Public Comment: None

b. Discussion/Vote:

Mr. Gaulin states having too much growth too fast and the economy doesn't balance out then slowing it down is important. If the issue is numbers, then we need to address the numbers and have an ordinance that restricts growth.

Mr. Pearson says were not trying to limit growth but manage it. Discussion Followed.

Mr. Nix states the population outgrowing the infrastructure.

Mr. Nix moved that the planning commission comes up with a set of criteria that would place a potential developer who chooses to develop into a different zoning category other than control free district. Seconded by Mr. Vassey. Approved 5/2.

10. Adjourn – The meeting was unanimously adjourned at 6:10pm.