

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

5:00 pm- Monday, October 3, 2022

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Frankie Pearson

Mike Johnson

Pat Williams

Teresa Spicer

David Nix

Alex Vassey

Staff Present

James Coley, Planning Director

Elise Dunaway, Assistant to Planning & Codes

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 Ms. Spicer.
4. Approval of minutes from September 19, 2022 – Mr. Gaulin moved to approve the minutes; seconded by Mr. Nix. Approved unanimously 7/0
5. Public comment (non-agenda items): None
6. Commission member comments:
Ms. Spicer mentions a few articles from the newspaper that go along with the comprehensive plan.
Mr. Gaulin comments on the OJRSA seeking approval for an engineering contract to begin Phase II of Sewer South.
Mr. Williams mentions the lake overlay ordinance revision.
7. Staff comments:
Mr. Coley comments on the overlay change being on the agenda for the October 17 meeting.
Two new subdivisions were shown and discussed.
8. Discussion of Commercial Junkyard Standards
 - a. Public Comment: None

b. Discussion/Vote:

Ms. Spicer moves that the Planning Commission adopt the Pickens County, South Carolina ordinance as the county ordinance for Oconee County with the following additions:

1. In the definition of junk we can add water craft, marine engines and parts thereof.
 2. Require the storm water discharge permit that DHEC is requiring the NPDES permit.
 3. Require that all the junkyards shall comply with the applicable chapters of the standard fire prevention code and other pertinent requirements. Seconded by Mr. Gaulin. Motion passes 6/1
- Discussion followed.

Mr. Nix amendment to the motion – I'd like to strike the definition under Section 10-73 Commercial junk shall mean items for resale or more than 5 junk vehicles on a tract of land. Seconded by Mr. Pearson. Motion fails 2/5

Discussion followed.

Mr. Williams motion to amendment to the amendment is to change 5 cars to 10 cars. Seconded by Ms. Spicer. Motion failed 3/4.

Mr. Vassey motion to the amend the amendment to change "or" to "and". Seconded by Mr. Gaulin. Motion passed 6/1.

Vote for the original amendment by Mr. Nix: Motion failed 2/5.

Mr. Johnson amendment to the motion that the definition of junkyard and junk that was created by the planning commission be replaced with Pickens County definition of junkyard and junk. Seconded by Mr. Vassey. passed 7/0.

Mr. Nix moves to remove on November 5, 1990 and leave it blank in Section 10-75 for whenever or if this regulation gets enacted and make any other editorial amendment edits necessary. Seconded by Mr. Williams. Approved 7/0.

Mr. Gaulin moved to a 5-minute break. Seconded by Mr. Vassey. Approved 7/0.

Mr. Pearson moved to reconvene. Approved 7/0.

Mr. Nix makes a motion to amend to delete Section 10-76. Seconded by Mr. Johnson. Approved 4/3.

Mr. Nix makes a motion to amend in Section 10-73 to delete the definition in Section 10-73 of junk or abandoned vehicles. Seconded by Mr. Johnson. Approved 5/2.

Moved to adopt the original motion with the changes discussed. Approve 6/1

9. Adjourn – The meeting was unanimously adjourned at 6:06pm.