

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

5:00 pm- Monday, October 17, 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

David Root, County Attorney

1. Call to order – Mr. Pearson called meeting to order at 5:02 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from October 3, 2022 – Mrs. Spicer asked for a grammatical correction. Mr. Gaulin moved to approve the minutes with the correction; seconded by Mr. Johnson. Approved unanimously 7/0
5. Public comment (non-agenda items):
Mr. John Morrey expressed his concern of the aging of the code of ordinances. He encouraged the Planning Commissioners to update the Code of Ordinances to today's standards. Mr. Morrey offered his assistance to the Planning Commissioners to improve the County Code of Ordinances.
6. Commission member comments:
Mrs. Spicer commented on the comprehensive plan items that have been completed thus far as well as events happening around the county. Mrs. Spicer toured the Seneca C&D Landfill and the Bad Creek Pump Storage hydro facility.
Mr. Gaulin and Mrs. Spicer toured the Coneross Creek Waste Water Treatment Facility. Mr. Gaulin commented on the improvement of the treatment facility.
Mr. Williams expressed his interest in having the public have input on the standards and decision on what is allowed or not allowed in the county.

7. Staff comments:
Mr. Root recommended to the Members that item 8 should be tabled until the next available meeting due to technical difficulties in the agenda being posted on the website.
8. Discussion of an ordinance amending chapter 38 of the Oconee County Code of Ordinances, in certain limited regards and particulars only, by revising the lot size and density standards applicable to the lake overlay district; and other matters related thereto.
 - a. Public Comment: None
 - b. Discussion/Vote/Develop Report to Council
Mr. Johnson made a motion to postpone item 8 until the next available meeting. Seconded by Mr. Vassey. Approved 7/0.
9. Discussion of Planning Commission involvement in subdivision development standards
 - a. Public Comment
Mr. John Morrey believes the Planning Commissioners should be creating the subdivision development standards.
 - b. Discussion/Vote
Mr. Root addresses the questions that were asked by the Planning Commissioners in the meeting on 9/19/2022.
Discussion followed.
Mr. Nix moved to take the discussed case study and apply it to subdivisions to determine the possible difference in density. Seconded by Mr. Johnson. Approved 6/1.
10. Adjourn – The meeting was unanimously adjourned at 6:24 PM.