

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

5:00 pm- Monday, November 7, 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 5:01 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Vassey.
4. Approval of minutes from October 17, 2022 –Mr. Gaulin moved to approve the minutes with the correction; seconded by Mr. Nix. Approved unanimously 7/0
5. Public comment (non-agenda items):
Mr. John Morrey prepared a title tree and natural area of protection ordinance for the members. This document is available in the backup.
6. Commission member comments:
Mrs. Spicer commented on the comprehensive plan items that have been completed thus far.
7. Staff comments:
None
8. Public Hearing: AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, BY ADDING A PROVISION PROVIDING FOR PREAPPROVAL BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION IN RELATION TO SUBDIVISION PLANS SUBMITTED FOR PRELIMINARY APPROVAL TO OCONEE COUNTY FOR PROPERTIES WITH ROAD FRONTAGE ON U.S. HIGHWAY 123, BETWEEN THE OCONEE COUNTY - PICKENS COUNTY BORDER AND THE EASTERMOST BOUNDARY OF THE CITY OF SENECA; AND OTHER MATTERS RELATED THERETO.

Oconee County Administrative Offices

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- a. Public Comment:
Mr. Tom Markovich expressed his concern with the last sentence in the ordinance regarding parking.
 - b. Discussion/Vote/Develop Report to Council:
Mr. Nix moved to amend to strike the last sentence in the ordinance. Seconded by Mr. Pearson. Motion passed 4/3.
Mr. Gaulin moved to send the ordinance back to council with the amendment. Seconded by Mr. Nix. Motion passed 7/0
9. 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
Mr. Markovich believes this is being treated as a zoning ordinance due to the decision of subdividing a property. Believes this is going to appear as if it is an overlay over an overlay.

Mr. Jim Codner iterates that this is just a change to the lake overlay. Speaks about the subdivision on South Cove Rd and the breakdown of the total acreage into the average lot sizes. He discusses the minimum lot sizes for other zoning districts.
Questions and discussion followed.

Mr. Coley read a letter that was emailed in by Brittany Gosnell.
 - b. Discussion/Vote:
Mr. Johnson expressed that he does not agree that appearance is the sole reason for the change in the ordinance.
Mr. Gaulin believes that having houses evenly spaced on the lake is better.
Discussion followed.
Mrs. Spicer moved to send the ordinance to council as is. Seconded by Mr. Gaulin. Motion passed 7/0.
10. Discussion of Planning Commission involvement in subdivision development standards
- a. Public Comment:
Mr. John Morrey reiterated that the county does not have subdivision ordinance and they are working with a zoning ordinance.
 - b. Discussion/Vote:
Mr. Nix mentions that Section 32 Article 6 is land development and subdivision regulations
Mrs. Spicer mentions having SCDOT review plans sooner rather than later.
Discussion Followed.
Mrs. Spicer moved that applicants with road frontage on state roads should submit to and receive approval from SCDOT prior to approval for the Oconee County Planning Department. All SCDOT comments should be incorporated in the plan submitted to the county. Seconded by Mr. Gaulin. Motion Passed 7/0.
Mr. Nix asked Mrs. Spicer for clarification that this motion would apply to all state roads within county jurisdiction not just HWY 123. Mrs. Spicer confirms that is accurate.
Discussion Followed.

Mr. Gaulin moved that Mr. Coley and staff propose an ordinance change for all subdivision developments over 30 acres or 50 lots. Seconded by Mrs. Spicer. Motion Passed 7/0.

11. Discussion regarding the development of a Commercial Junkyards Ordinance

a. Public Comment: None

b. Discussion/Vote:

Mr. Pearson recommends that Section 6(a) be eliminated out of the Commercial Junkyard Ordinance.

Mr. Gaulin moved to table the Commercial Junkyard Ordinance discussion until the next Planning Commission meeting. Seconded by Mr. Nix. Motion Passes 7/0.

12. Adjourn – The meeting was unanimously adjourned at 6:30 PM.