

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

5:00 pm- Monday, December 5, 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

### Media Present – Lauren Pierce

1. Call to order – Mr. Pearson called meeting to order at 5:02 PM.
2. Invocation was led by Mr. Gaulin.
3. Pledge of Allegiance was led by Mr. Williams.
4. Approval of minutes from November 7, 2022 – Mr. Gaulin moved to approve the minutes with the additions from Mrs. Spicer; seconded by Mr. Vassey. Approved unanimously 7/0.
5. Public comment (non-agenda items):  
Mr. Chris Rouen clarified information from the previous meeting. Documents he sent to Mr. Coley were provided in the back up. He also spoke on growth and risk.
6. Commission member comments:  
Mr. Gaulin thanks Mr. Vassey for his service with the Planning Commission. Mr. Gaulin also comments on the Junkyard ordinance regarding sending the current ordinance and moving it forward to County Council.

Mr. Nix asked for clarification regarding the verbiage in the junkyard ordinance. Mr. Coley confirms the accuracy in the verbiage.

Mr. Williams thanks citizens for showing up and speaking to make a difference. Mr. Williams mentions the Cattlemen's Association Meeting he is hosting on December 6, 2022.

Mrs. Spicer makes a friendly reminder to the members to be careful in what is posted on social media. Mrs. Spicer gives an update on the Comprehensive Plan.

Mr. Pearson mentions wanting to be thorough in the junkyard ordinance prior to sending to County Council. Mr. Pearson also expresses his appreciation to Mr. Vassey for his service to the Planning Commission.

Mr. Johnson echoes Mr. Pearson in wanting to send a full document to County Council. Mr. Johnson agrees with Mr. Gaulin in being eager to sending the ordinance off to Council but believes it need to be completed thoroughly.

7. Staff comments: None.

8. Discussion regarding the development of a Commercial Junkyard Ordinance.

a. Public Comment: None

b. Discussion/Vote:

Discussion regarding requiring an application process and verbiage for Section 6.

Mr. Gaulin moved to strike “Permitting procedures” from Section 7A. Seconded by Mr. Pearson. Motion Passes 6/1.

Mr. Pearson moved to accept the changes of A and B and replace Section 6 A and B that are in the document now and leave everything else the same. Seconded by Mr. Johnson. Motion passes 6/1.

Mr. Nix moves to change Section 5(d) from 180 days to 1 year. Seconded by Mr. Gaulin. Motion passes 7/0.

Mr. Pearson moves to change Section 5(a)(4) to no less than 10ft. Seconded by Mr. Gaulin. Motion passes 6/1.

Discussion followed.

Mr. Williams moves to make an amendment to the motion to change 10ft to 20ft for vegetation. Seconded by Mr. Vassey. Motion fails 1/6.

Mr. Gaulin moves to strike “permit” in Section 5(b) and replace with approved application. Seconded by Mr. Vassey. Motion Passes 7/0.

Mr. Johnson moves that the proposed Junkyard Ordinance with the changes be sent to Mr. David Root for review. Seconded by Mr. Gaulin. Motion Passes 7/0

9. Discussion of subdivision development standards

a. Public Comment: None

b. Discussion/Vote:

Mr. Pearson moves to table the discussion until the first meeting of 2023. Seconded by Mr. Johnson. Motion Passes 7/0.

10. Adjourn – The meeting was unanimously adjourned at 6:20 PM.