

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

COMMISSION MEMBERS

Teresa Spicer, District I
Brit Adams, District III
Gary Gaulin, District V
Mickey Haney, At-Large

David Nix, District II
Frankie Pearson, Chairman, District IV
Mike Johnson, Vice Chair, At-Large

AGENDA

6:00 pm, Monday October 2 2023

Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from September 18, 2023
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Rezoning request for Hidden Falls Subdivision phase 3, TMS 177-00-02-184 from Control Free District, to Lake Residential
 - a. Public Comment
 - b. Discussion/ vote
9. Discussion regarding County roads with Mr. Kyle Reid
 - a. Public Comment
10. Adjourn

If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at planninginfo@oconeesc.com or 864-638-4218, so that we may receive your comment and read it into the record. Meetings available on YouTube: "YourOconee"

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Minutes

6:00 pm - Monday, September 18, 2023

Council Chambers - Oconee County Administrative Complex

Members

Teresa Spicer - Absent

Brit Adams

Gary Gaulin - Absent

Mike Johnson

David Nix

Frankie Pearson

Mickey Haney

Staff Present

James Coley, Planning Director

Elise Dunaway, Assistant to Planning & Codes

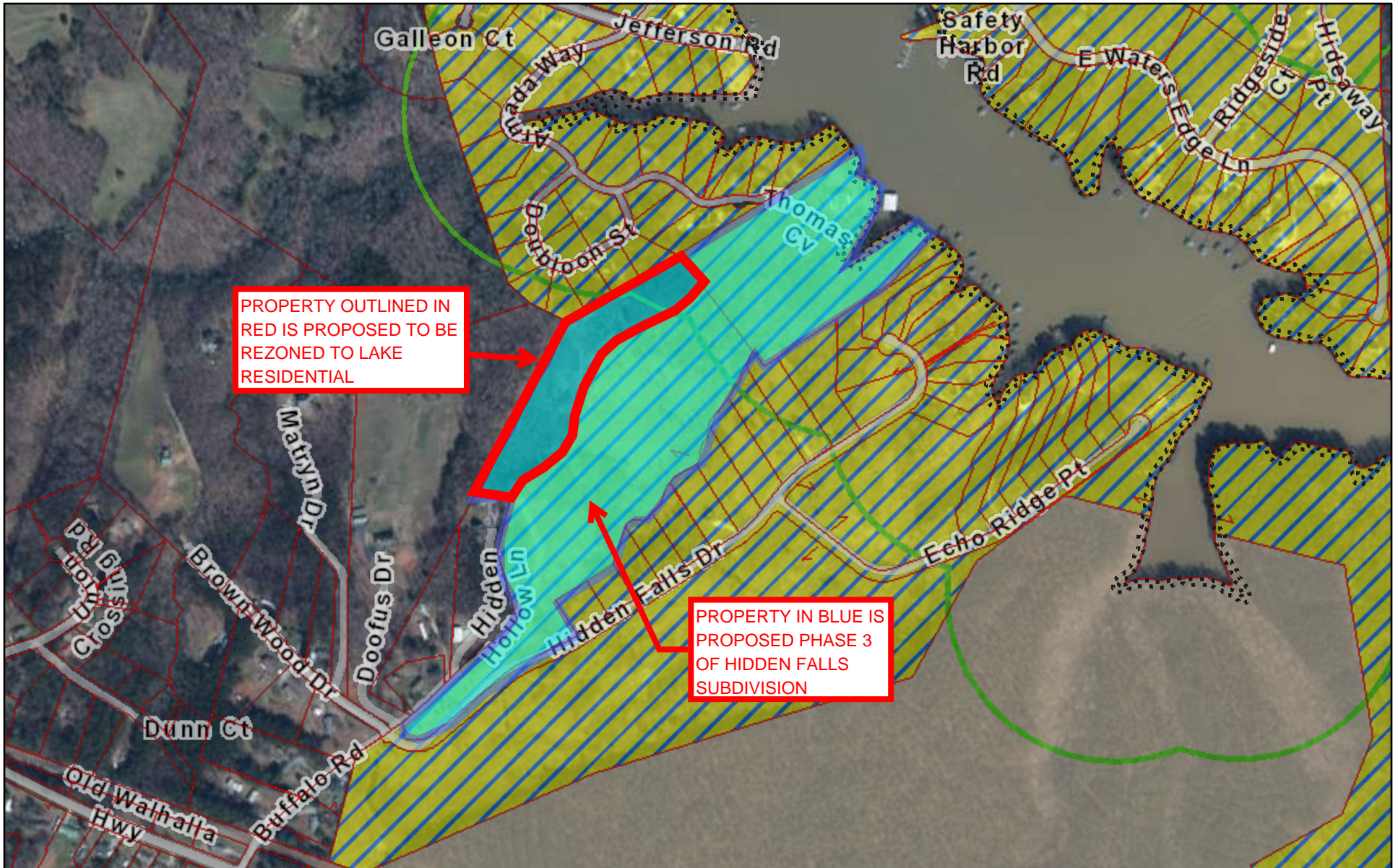
Media Present

Lauren Pierce, The Journal

1. Call to order – Mr. Pearson called meeting to order at 6:00 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Haney.
4. Approval of minutes from September 7, 2023 – Mr. Nix made a motion to approve the minutes; seconded by Mr. Haney. Approved 5/0
5. Public comment (non-agenda items): None
6. Commission member comments:
Mr. Nix requested the public attend the Planning Commission meetings.
Mr. Pearson publicized the South Carolina Foothills Heritage Fair began on September 19, 2023 in Seneca.
7. Staff comments:
Mr. Coley notified members Mr. Kyle Reid from Oconee County Roads and Bridges will attend the meeting on October 2, 2023.

8. Discussion regarding SC Right to Farm Act, Agricultural Control Free Zoning, and agricultural notification policies/procedures from other jurisdictions.
- a. Public Comment: None
 - b. Discussion / Vote:
Mr. Coley presented the procedures from other jurisdictions to the members which was included in the backup material.
Mr. Pearson requested the public attend commission meetings to provide feedback.
Mr. Haney made a motion to continue the creation of an Agricultural Control Free District so farmland can be identified. Seconded by Mr. Nix. Discussion followed.
 - c. Mr. Nix made a request for the minutes to reflect that there are 3 specific areas that the Commission has identified and are attempting to address. The 3 areas are:
 1. Nuisance law suits
 2. Road conflicts, specifically traffic vs farm equipment
 3. Loss of productive farmland throughout the County
 - d. Mr. Johnson made a motion to amend -for staff to present logistical issues tied with Agricultural Control Free Zoning as discussed in the meeting. Seconded by Mr. Pearson. Approved 5/0.
 - e. Mr. Pearson made a motion to postpone original motion until staff addresses logistical issues tied with Agricultural Control Free Zoning. Seconded by Mr. Nix. Approved 5/0.
9. Adjourn – The meeting was unanimously adjourned at 6:49 PM.

Hidden Falls

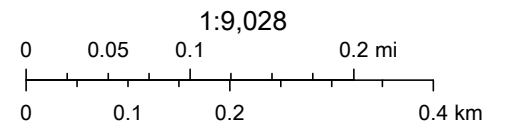


PROPERTY OUTLINED IN RED IS PROPOSED TO BE REZONED TO LAKE RESIDENTIAL

PROPERTY IN BLUE IS PROPOSED PHASE 3 OF HIDDEN FALLS SUBDIVISION

9/12/2023, 4:21:14 PM

- Vegetative Buffer 25ft
- Parcels
- Split Zoning
- (CCD) Community Commercial
- Roads
- (AD) Agricultural
- (CD) Conservation
- Scenic Byway
- (ARD) Agricultural Residential
- (CFD) Control Free
- Land Hooks



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