



OCONEE COUNTY PLANNING COMMISSION

415 S. Pine St. Room 212 | Walhalla, SC 29691
864.638.4218
OconeeSC.com

COMMISSION MEMBERS

Frankie Pearson, Chairman, District 4 Mike Johnson, Vice Chair, At-Large
Teresa Spicer, District 1 David Nix, District 2
Brit Adams, District 3 Gary Gaulin, District 5
Mickey Haney, At-Large

AGENDA

6:00 pm, Monday November 20, 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 November 6, 2023
5. Public Comment for *Non-Agenda Items* (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion regarding agenda items for Planning Commission Workshop
 - a. Public Comment
 - b. Discussion/ vote
9. Discussion regarding Development Standards
 - a. Public Comment
 - b. Discussion/ vote
10. Adjourn



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STAFF

James Coley, Planning Director
Elise Dunaway, Planner I & Office Manager

MINUTES

6:00 pm, Monday November 6, 2023
Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Pearson called the meeting to order at 6:07 PM.
2. Invocation was led by Mr. Nix
3. Pledge of Allegiance was led by Mr. Haney
4. Approval of minutes from October 16, 2023 – Mr. Gaulin made a motion to approve the minutes with the spelling correction in item 8; Seconded by Mr. Adams. Approved unanimously.
5. Public Comment for *Non-Agenda Items* (4 minutes per person)
 - i. Mr. Forrest Moore spoke about the impact the gun range on Nimmons Bridge Road has on his daily life and his farm animals.
 - ii. Miss. Octavia Childress spoke about the impact the gun range on Nimmons Bridge Road has on her daily life and her farm animals.
 - iii. Mr. Douglas Elliott spoke about the impact the gun range on Nimmons Bridge Road has on his daily life.
6. Commission Member Comments: None
7. Staff Comments
Mr. Coley presented the Sewer Availability Requests map to the commission.
8. Discussion of Comprehensive Plan Goals for 2023, chapters 11
 - a. Public Comment: N/A
 - b. Discussion / Vote:
Mr. Gaulin made a motion that chapter 11 of the comprehensive plan has been reviewed; Seconded by Mr. Pearson. Approved unanimously.



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9. Discussion regarding Agricultural Control Free Zoning with County Attorney

a. Public Comment: N/A

b. Discussion / Vote:

Mr. Root informed the members that the control free agriculture notion is not a viable plan due to the type of zoning regulations needs to be consistent with the comprehensive plan and in accordance with state law.

Open Discussion among members and Mr. Root followed.

Mr. Haney made a motion that Mr. Root and James proceed with creating a map to include all agricultural exempt properties and present it to the agricultural task force; Seconded by Mr. Gaulin.

Mr. Gaulin made a motion to amend for product to be a layer instead of a map; Seconded by Mrs. Spicer.

The amended motion was approved unanimously.

10. Discussion regarding Development Standards

a. Public Comment:

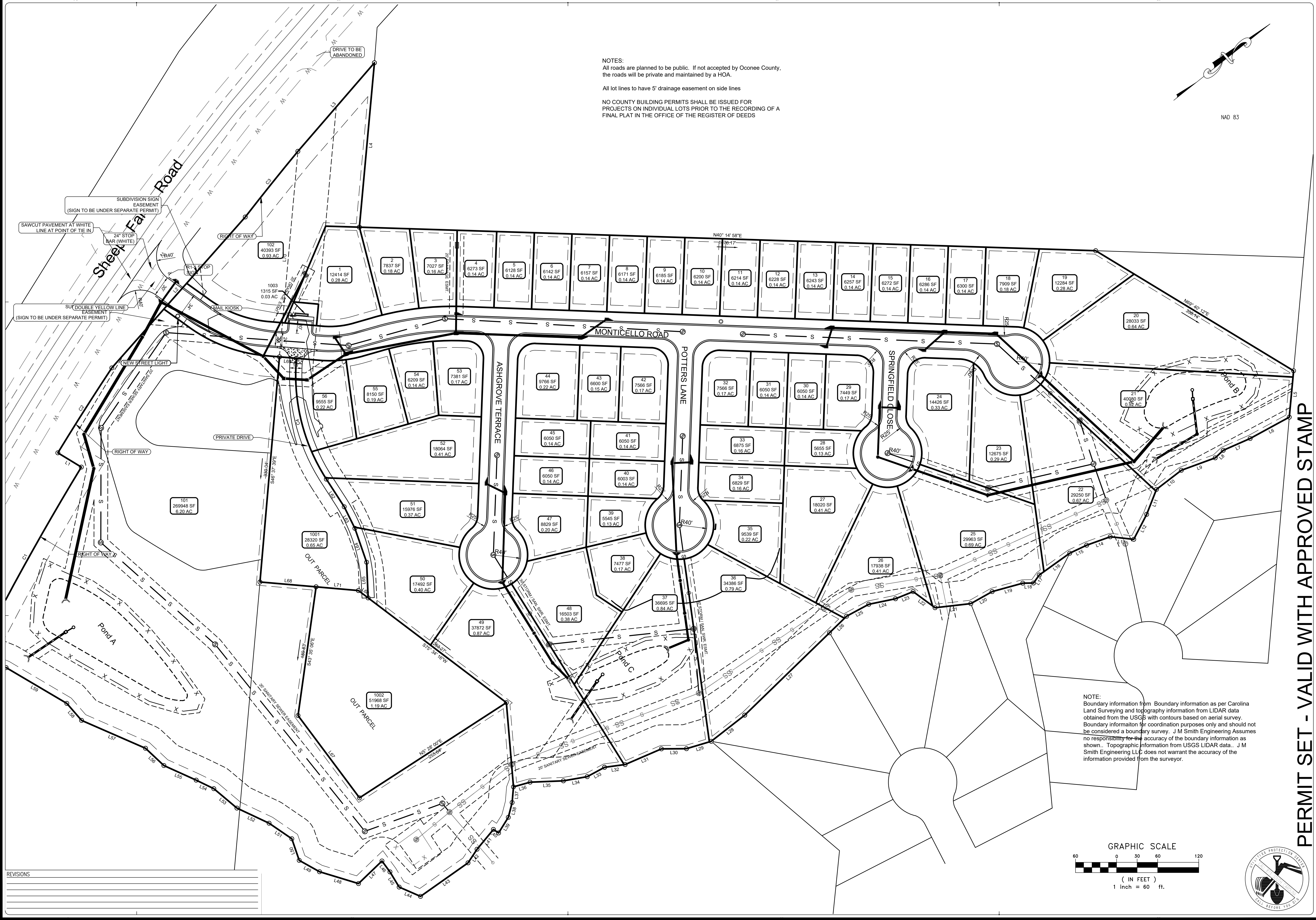
Mr. Tom Markovich suggested a performance standard that would require a permit that would be valid until the owner decides to revoke it at which time it would be considered an actual permit and will show up on a map.

b. Discussion / Vote:

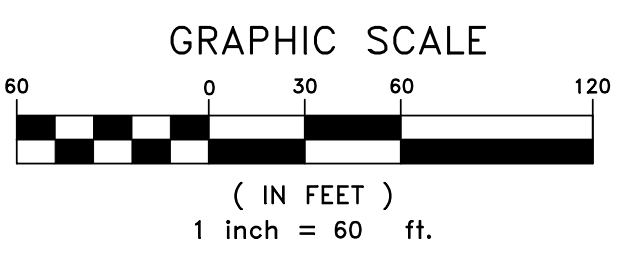
Mr. Gaulin made a motion that staff create a workshop outside of normal meetings to discuss development standards; Seconded by Mr. Adams. Approved unanimously.

11. Adjourn – The meeting was unanimously adjourned at 8:00 PM.

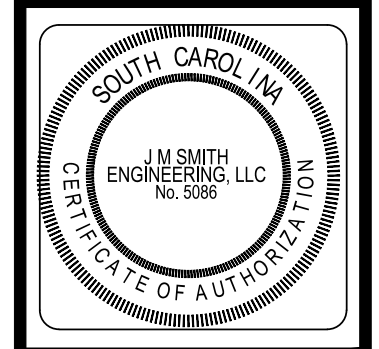
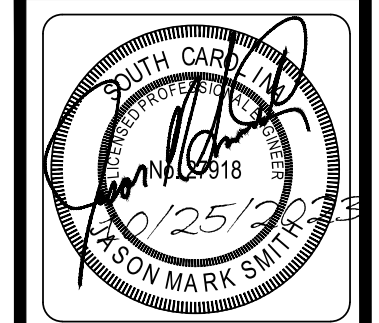
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Printed: Nov 01, 2023 - 8:19pm
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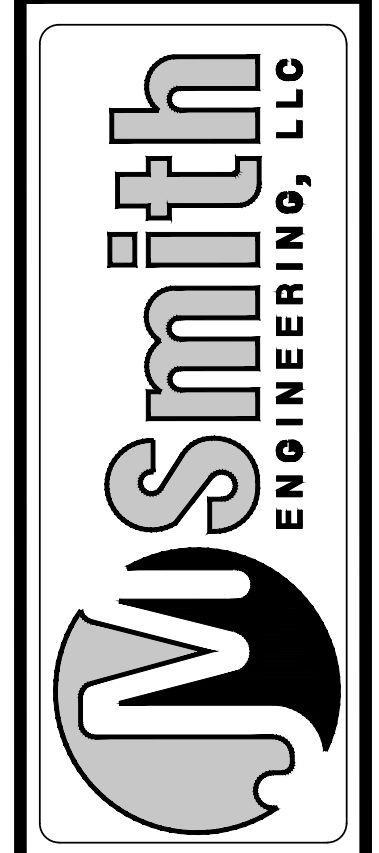
NOTES:
All roads are planned to be public. If not accepted by Oconee County, the roads will be private and maintained by a HOA.
All lot lines to have 5' drainage easement on side lines
NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF A FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS



NOTE:
Boundary information from Boundary information as per Carolina Land Surveying and topography information from LIDAR data obtained from the USGS with contours based on aerial survey. Boundary information for coordination purposes only and should not be considered a boundary survey. J M Smith Engineering Assumes no responsibility for the accuracy of the boundary information as shown. Topographic information from USGS LIDAR data. J M Smith Engineering LLC does not warrant the accuracy of the information provided from the surveyor.



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DESIGNED	DRAWN	CHECKED
JMS	JMS	JMS

DATE: 02/25/2023
JOB NO.: 2021-304-01
SCALE: As Noted

Monticello S/D
552 Sheep Farm Road Seneca, GA 29672
Oconee County, SC
Danny Holtzman
SITE PLAN

SHEET NUMBER
C2.0
OF

