

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

5:00 pm- Monday, February 6, 2023

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Frankie Pearson

Mike Johnson

Teresa Spicer

David Nix

Pat Williams

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. Gaulin.
4. Approval of minutes from January 19, 2023 – Mr. Gaulin moved to approve the minutes. Seconded by Mr. Nix. Approved unanimously 6/0.
5. Public comment (non-agenda items): None
6. Commission member comments:
Mrs. Spicer updated the members on Comprehensive Plan achievements of goals 11.1.4.5, 7.2.3.6, and 3.1.3.2

Mr. Nix applauded Ms. Brock and council for voting to provide additional funds for Sewer South.

Mr. Williams commented on the Agricultural Task Force and his disappointment over comments that were not appreciated by the agricultural community.

Mr. Gaulin would like to have the OJRSA come and speak about sewer and future ideas including expansion, to be better informed.

Mr. Pearson moves to have James reach out to Chris to speak at the first meeting in March. Seconded by Mr. Nix. Approved unanimously 6/0.

Mr. Pearson requested members to keep Mr. Hart and Mize in their thoughts as they are experiencing

person issues that would keep them from attending the council meeting scheduled for 2.7.23. Mr. Pearson apologized for any comments made by the Agricultural Task Force that were hurtful. They were not intentional.

Mrs. Spicer asked if a representative from the Agricultural Advisory Board could come speak to the Commission quarterly to improve communication.

7. Staff comments:

Mr. Coley reminds the member the next meeting is on Thursday February 23, 2023. He reviewed two new proposed neighborhoods. Discussion followed.

8. Discussion regarding amending Chapter 32 of the Oconee County Code of Ordinances by adding a provision proving for preapproval by South Carolina Department of Transportation or the Oconee County Roads and Bridges Department in relation to subdivision plans submitted for preliminary approval.

a. Public Comment: None

b. Discussion/Vote:

Discussion amongst members on how the revision to the ordinance should be worded and how it will have the most benefit to the County, as well as balancing potential costs to the developer.

Mr. Gaulin moved to submit the document “as is” as an independent ordinance addition to Mr. Root. Seconded by Mr. Johnson.

Mr. Nix moved to amend the motion to make section 11 separate from the existing section 10 and add wording “plans including 11 or more residential units.” Seconded by Mr. Gaulin. Discussion followed. Approved unanimously 6/0. After then amendment passed, a the chairman called a vote on the amended motion, Approved 6/0.

9. Discussion regarding 2023 goals and objectives for the Planning Commission.

a. Public Comment: None

b. Discussion:

Planning Commission Goals 2023	
Commissioner	Goal(s)
Pearson	1. Development Standards
Johnson	1. Development Standards 2. Agriculture Protections
Gaulin	1. Quality Development 2. Development Regulations 3. Agricultural Issues
Williams	1. Density Standard 2. Agriculture Standards
Spicer	
Nix	

10. Adjourn – The meeting was unanimously adjourned at 6:23 PM.