

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

5:00 pm- Monday, March 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

David Root, County Attorney

### Media

Lauren Pierce, The Journal

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Root.
3. Pledge of Allegiance was led by Mr. Nix.
4. Approval of minutes from January 5, 2023 – Mr. Williams 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 gave an update on the Comp Plan. Including completion of 7.2.3.1, 7.2.3.3, 7.2.3.5, 7.2.3.6, 6.3.1.2, 7.1.2.4, and 11.1.4.4

Mr. Williams stated the agricultural task force report is inconsistent with the feelings of the agricultural community. He recognized the agricultural constituency for attending the County Council meeting. Mr. Williams voiced his concern over the development of the south end of the County and what types of jobs are produced. Mr. Williams mentioned traffic, and housing costs as well.

Mr. Gaulin thanked the audience for attending the meeting, and participating in their government.

Mr. Johnson reiterates Mr. Gaulin in thanking audience for attending meeting.

7. Staff comments:

Mr. Coley reminded commissioners to send any information regarding the FOIA request to him.

Oconee County requested an intern from the Clemson University Planning and Urban Design Master's program through the Public Assistance Program.

Mr. Coley presented the Wells Crossing development to the members. Discussion followed.

8. Discussion regarding final draft of Commercial Junkyard Ordinance

a. Public Comment:

Mr. Jeff Jedcicka supports the junkyard ordinance but does not support grandfathering in all the existing junkyards.

Mr. Gerry Yantis supports the junkyard ordinance but does not support grandfathering in all the existing junkyards.

Mr. Ron Cilensek supports the junkyard ordinance but does not support grandfathering in all the existing junkyards.

Mr. Coley informed the members that there were 86 emails regarding the junkyard ordinance. The majority supports the junkyard ordinance but do not support grandfathering in all the existing junkyards.

b. Discussion / Vote:

Mr. Root gave an explanation of the rule and procedures for the Planning Commission regarding motions to reconsider, and the organic nature of the type of work the Commission is charged with carrying out.

Mr. Root began open discussion with the members regarding the Commercial Junkyard Ordinance final draft.

Mr. Gaulin made a motion to reinsert the previous 32-755 section. Seconded by Mrs. Spicer. Motion Failed 3/3.

Mr. Nix made a motion to amend the motion and strike 32-755 (a)1 and (a)3. Seconded by Mr. Johnson. Motion failed 3/3

Mr. Nix made a motion to add old Section 32-575 to Section B in the proposed current draft. Seconded by Mr. Williams. Motion passes 6/0.

Mr. Pearson made a motion to send the final draft with both changes to the Law Enforcement, Public Safety, Health and Welfare Committee for recommendations. Seconded by Mrs. Spicer. Motion passes 5/1.

Mr. Gaulin made a motion to amend the motion to have Mr. Root use his discretion to send the document to Law Enforcement, Public Safety, Health and Welfare Committee, and/or Planning and Economic Development Committee. Seconded by Mr. Pearson Motion passes

6/0.

9. Discussion regarding 2023 Planning Commission Goals

<b>Planning Commission Goals 2023</b>	
<b>Commissioner</b>	<b>Goal(s)</b>
Pearson	1. Development Standards
Johnson	1. Development Standards 2. Agriculture Protections
Gaulin	1. Quality Development 2. Development Regulations 3. Agricultural Issues 4. Affordable housing 5. Comp Plan review
Williams	1. Density Standard 2. Agriculture Standards
Spicer	1. Confirm adequate fire service for new development 2. Traffic safety (ACOG)
Nix	1. Density and development standards

10. Adjourn – The meeting was unanimously adjourned at 6:28 PM.