

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

6:00 pm- Monday, May 15, 2023

Council Chambers - Oconee County Administrative Complex

Members

Teresa Spicer
Brit Adams
Gary Gaulin
Mike Johnson

David Nix
Frankie Pearson

Mickey Haney

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 6:02 PM.
2. Invocation was led by Mr. Root.
3. Pledge of Allegiance was led by Mr. Haney.
4. Approval of minutes from May 1, 2023 – Mr. Gaulin made a motion to approve the minutes; seconded by Mr. Johnson. Approved unanimously 7/0
5. Public comment (non-agenda items):
Mr. Donald Sanders discussed fiber optic installation on empty lots and asked about liability for possibly injured workers.
6. Commission member comments:
None
7. Staff comments:
Mr. Coley presented the subdivision that was in question from the May 1, 2023 meeting. The application was received on April 12, 2023 and comments were sent out May 5, 2023.
Discussion Followed.
8. Presentation by Ron Wygal of Charles Dojer and Associates regarding development.

9. Discussion of Comprehensive Plan Goals for 2023, chapters 7, with Scott Krein Oconee Emergency Services
 - a. Public Comment:
Tom Markovich expresses his concern regarding water and sewer systems and infrastructure.
 - b. Discussion / Vote:
Open discussion among members with Mr. Scott Krein.

Mr. Nix made a motion that the Comprehensive Plan Goals for 2023, Chapter 7 have been reviewed. Seconded by Mr. Johnson. Approved 7/0.
10. Discussion regarding 2023 updates to the Comprehensive Plan Goal for 2023, Chapter 8.
 - a. Public Comment: None
 - b. Discussion / Vote:
Mrs. Spicer made a motion that the Comprehensive Plan Goals for 2023, Chapter 8 have been reviewed. Seconded by Mr. Gaulin. Approved 7/0.
11. Presentation by Kim Alexander chair of Oconee County Agricultural Advisory Board
 - a. Discussion:
Open Discussion between members and Kim Alexander.

Mr. Pearson made a motion for a six-minute recess. Seconded by Mr. Johnson. Approved 7/0.
Mr. Gaulin made a motion to reconvene the meeting. Seconded by Mr. Nix. Approved 7/0.
12. Discussion with County Attorney regarding development ordinance changes to chapter 32, which would adopt an initial “screening criteria” of “greater than 20 acres in size AND greater than 2 houses per acre (40 or more houses for a 20-acre example) AND property within the proposed subdivision is intended for resale”.
 - a. Public Comment:
Mr. Tom Markovich discusses his concern of legal issues including targeting a specific type of use and of discrimination.
 - b. Discussion / Vote:
Mr. Root discusses Chapter 32 with members. Open discussion amongst members and Mr. Root.

Mr. Nix made a motion to postpone the current agenda item. Seconded by Mr. Gaulin. Approved 7/0.
13. Discussion with County Attorney regarding establishment of an “Agricultural 2” zoning district and other matters related there to.
 - a. Public Comment: None
 - b. Discussion/ vote:
Mr. Haney made a motion to refer the new zoning designation to Agricultural Advisory Board for review. Seconded by Mr. Adams. Approved 7/0.
14. Adjourn – The meeting was unanimously adjourned at 8:07 PM.