



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, Thursday January 4, 2024
Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Election of Officers
5. Approval of Meeting Calendar
6. Approval of minutes from December 18 2023
7. Public Comment for Non-Agenda Items (4 minutes per person)
8. Commission Member Comments
9. Staff Comments
10. Discussion with County Attorney regarding the list of ideas presented at the end of the planning workshop on 12.18.23. these include:
 - i. Zoning – determine legal ramifications of implementing zoning across the county.
 - ii. Floating Zoning – how could a floating zoning be implemented and what would be required to make it work- would it have to be across the entire county?
 - iii. Additional development (performance) standards removed from zoning, could they create development standards unrelated to zoning. These would be required regardless of zoning district
 - iv. CFD- can they add a width requirement to the control free district zoning standards
 - v. If they can add a width requirement, could they create development incentives within specific districts that allowed smaller widths if they are in the specific desired growth area?
 - a) Public Comment
 - b) Discussion/ vote
11. Adjourn

Planning Commission	
Date	Makeup Date
1/1/2024	1/4/2023
2/5/2024	
2/19/2024	2/22/2024
3/4/2024	
3/18/2024	
4/1/2024	
4/15/2024	
5/6/2024	
5/20/2024	
6/17/2024	
7/1/2024	
7/15/2024	
8/5/2024	
8/19/2024	
9/2/2024	9/5/2024
9/16/2024	
10/7/2024	
11/4/2024	
11/18/2024	
12/2/2024	
12/16/2024	
1/6/2025	

Holiday



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STAFF

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

MINUTES

4:00 pm, Monday December 18, 2023
Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Pearson called the meeting to order at 4:02 PM.
2. Invocation was led by Mr. Nix
3. Pledge of Allegiance was led by Mr. Gaulin
4. Approval of minutes from December 4, 2023 – Mr. Adams made a motion to approve the minutes; Seconded by Mr. Nix. Approved 6/0.
5. Public Comment for Non-Agenda Items (4 minutes per person): N/A
6. Commission Member Comments:
Mr. Pearson wished all members and the public a Merry Christmas.
7. Staff Comments
Mr. Coley gave an update regarding active farms, as requested at the 12.4.23 meeting. Mr. Coley reached out to OEA to get information on agricultural use for the farms and farmland information, it was determined that the information came straight from the previous agricultural census. Mr. Coley contacted the USDA to obtain the current census that will be published in February 2024 and was instructed that the information is legally protected and unable to be released. Additional alternative sources are being researched.
8. Mr. Haney arrived at 4:20PM
9. Discussion regarding Subdivision density, size, and location.
 - a. Public Comment:
Mr. Tom Markovich talked about the performance standards for Oconee County.
 - b. Discussion / Vote:
Open discussion among members.

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Mr. Nix made a motion to allow Mr. Tom Markovich to make a public comment; Seconded by Mr. Haney. Motion passes 5/2. Mr. Gaulin and Mrs. Spicer opposed.

Mr. Gaulin made a motion to allow Mr. Coley to speak to the knowledge he has and he knows better than most of us how all this info comes together maybe he could give us some insight on how things are working now and give us some ideas on how we would go about changing things; Seconded by Mr. Nix. Approved unanimously

Mr. Gaulin made a motion to direct staff to maintain a list of ideas given by the planning commission identified as worthy of asking Mr. Root to investigate to determine legality; Seconded by Mrs. Spicer. Approved unanimously.

List of ideas to send to Mr. Root

- I. Zoning – determine legal ramifications of implementing zoning across the county.
- II. Floating Zoning – how could a floating zoning be implemented and what would be required to make it work- would it have to be across the entire county?
- III. Additional development (performance) standards removed from zoning, could they create development standards unrelated to zoning. These would be required regardless of zoning district
- IV. CFD- can they add a width requirement to the control free district zoning standards
- V. If they can add a width requirement could they create development incentives within specific districts that allowed smaller widths if they are in the specific desired growth area?

Mr. Nix made a motion that staff find and provide the old performance standards to the members; Seconded by Mr. Gaulin. Approved unanimously.

Mr. Nix made a motion that the staff benchmark other counties to identify how they address subdivision density, what is their ordinance structure, and present the information to the planning commission; Seconded by Mr. Haney. Motion withdrawn by Mr. Nix.

10. Adjourn – The meeting was unanimously adjourned at 5:43 PM.