



OCONEE COUNTY PLANNING COMMISSION

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

COMMISSION MEMBERS

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

STAFF

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

MEDIA

Lauren Pierce, The Journal

MINUTES

6:00 pm, Monday, March 4, 2024

Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Johnson called the meeting to order at 6:02 PM.
2. Invocation was led by Mr. Nix
3. Pledge of Allegiance was led by Mrs. Spicer
4. Approval of minutes from February 22, 2024 – Mr. Owens made a motion to approve the minutes; Seconded by Mr. Adams. Approved unanimously.
 - Mr. Johnson made a motion to move the discussion regarding Planning Commission Goals and Objectives for 2024 to a future meeting; Seconded by Mr. Gaulin. Approved Unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person):
Sharon DeRidder from District 1 voiced her concerns with the proposed development on Hwy 130 and the impact it will have on the county.

Mr. Jeff Sills from District 1 voiced his concerns on the lack of gun laws within Oconee County. He is not advocating for gun control. He read the county gun law from Richland County, SC. Mr. Sills is a nuclear security trainer and firearm instructor.

Mr. Craig Whitman from District 1 voiced his concern regarding the lack of statute or law regarding discharging a firearm near residential area.

Mr. Will Traylor from District 1 voiced his concerns regarding the lack of statute or law regarding discharging a firearm near residential area.

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6. Commission Member Comments:

Mr. Johnson thanked the public for attending the meeting.

Mr. Nix commented on the public comments related to discharging of firearms in residential areas. Discussion followed between Mr. Nix and Mr. Sills

7. Discussion regarding Planning Commission Goals and Objectives for 2024

Mr. Johnson made a motion earlier in the meeting to move the discussion regarding Planning Commission Goals and Objectives for 2024 to a future meeting; Seconded by Mr. Gaulin. Approved Unanimously.

8. Discussion regarding development standards identifying areas of strengths, weaknesses, and opportunities in existing ordinances, and any enhancements of new ordinances that might be needed.

a. Public Comment:

Ms. Lisa Zambito voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Ms. Ronda Parrish voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Mike Lederer voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mrs. Dianne Corcoran from District voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Gary Owens from District 1 voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county. Mr. Owens suggested issuing an RFP and hiring a development planning contractor.

Mrs. Linda Lovely from District 1 voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Kenyon Luce from District 1 voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mrs. Martha Steel voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Mark Torres voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

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Mr. John Morrey voiced his concerns regarding the status of development standards for Oconee County.

Mr. David Emanuel voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Gerry Yantis voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Ms. Kim Alexander from District 1 voiced her concerns regarding the lack of current development standards and the impact on the county. She also mentioned a previous request of the county to adopt the NRA standard for gun ranges.

Mr. Christopher Savage voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Don Mateyka from District 1 voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Perry Smith opposed all development standards.

Mr. Johnson made a motion to take a 5 minute recess; seconded by Mr. Haney. Approved unanimously.

Mr. Johnson called the meeting back to order.

b. Discussion / Vote:

Mr. Johnson commented on multiple topics regarding development standards that were mentioned by the public.

Mr. Gaulin thanked the public for attending the meeting. He acknowledged the topics that were brought to them by the public. Mr. Gaulin liked the idea of hiring professional help regarding development standards.

Mr. Nix discussed information regarding the proposed development on Hwy 130. He believes at this time a moratorium is overreach.

Ms. Spicer discussed the history of the Hwy 130 property. She also mentioned the need to revise the current development standards as they are most likely outdated.

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Mr. Johnson discussed adjustments he would like to address in the future regarding flag lots, setbacks, rights of way, and public and private roads. Discussion followed.

Ms. Spicer would like to address flag lots in the upcoming year.

Mr. Adams would like to address density in the upcoming year.

9. Adjourn – The meeting was unanimously adjourned at 7:55PM.