



## 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

### MEDIA

Lauren Pierce, The Journal

### MINUTES

6:00 pm, Monday, April 15, 2024

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

1. Call to Order – Mr. Johnson called the meeting to order at 6:01 PM.
2. Invocation was led by Mr. Gaulin
3. Pledge of Allegiance was led by Mr. Adams
4. Approval of minutes from April 1, 2024 – Mr. Coley made an amendment to the minutes on item 9b to include the vote passed 7/0. Mr. Gaulin made a motion to approve the minutes with the amendment; Seconded by Mr. Adams. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person):  
Phil Soper – Representing Keep Oconee Beautiful Association (KOBA) spoke on a proposed project KOBA has been working on to designate the section of Hwy 130 from the traffic light at Old Clemson Hwy to the traffic light at Doug Hallow Rd as a scenic hwy.  
  
Linda Lovely spoke regarding her concerns for the minimal development standards within the county.  
  
Robert Moore requested the Planning Commission to ask County Council for a one year moratorium on housing subdivisions.
6. Commission Member Comments  
Mr. Gaulin serves on the KOBA Board and supports the proposed project KOBA has been working on to designate the section of Hwy 130 from the traffic light at Old Clemson Hwy to the traffic light at Doug Hallow Rd as a scenic highway.  
Mr. Gaulin made a motion that KOBA be allowed to present the proposed Hwy 130 scenic highway project at a future planning commission meeting. Seconded by Mr. Johnson. Approved Unanimously.

**OCONEE COUNTY**  
**PLANNING COMMISSION**

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

7. Staff Comments

Mr. Coley presented the sketch plan for Tomahawk Lodge & Villas.

8. Discussion regarding standards and specifications of the Control Free District (CFD) County Code of Ordinances 38-10.2

a. Public Comment:

Frankie Pearson stated that a control free zoning should have lots with minimum size of .3 an acre with sewer and .5 acre without sewer.

Dave Emmanuel from District 1 agreed with Mr. Johnson's proposal of a minimum lot size of .5 acre parcels.

b. Discussion / Vote:

Mike Johnson proposed the following items:

1) Change the "density element" of the "Residential Use" of the Control Free District to one (1) home per half (1/2) acre without utilities. Consistent with Residential and Lake Residential Zoning Districts.

2) Change the "Density Element" of "Residential Use" of the Control Free District to one (1) home per quarter (1/4) acre with utilities. Consistent with Residential and Lake Residential Zoning Districts

3) Request Mr. Root to review the wording of "Utilities Available and "Utilities Not Available" and define or adjust the name to specifically identify sewer availability or septic requirement.

4) Include wording that in the event an ancillary structure (detached garage apartment, motorhome parking/cleanout, barn with restroom, etc.) is built and the property has the same owner name, then the density requirements are not applicable unless the intent of the parcel is separated as its own parcel number to be subdivided for future sale.

5) Request wording be put in place so that any existing lots currently zoned Control Free, which are subdivided to be less than half (1/2) acre, will be exempt/grandfathered in as they will already have to figure it out with DHEC.

6) Wording would be added such that this "Minimum Lot Size" is only applicable for subdivisions of more than 10 units (the break point for our road construction in Chapter 26)

Mr. Nix proposes that .25 acre and .5 acre minimum lot sizes are acceptable.

**OCONEE COUNTY**  
**PLANNING COMMISSION**

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

Discussion Followed.

Mr. Nix made a motion to adopt Mr. Johnson's proposal to change Section 38 of the zoning ordinance and have Mr. Root draft the proposed changes and bring them back to PC for discussion and vote. Seconded by Mr. Johnson. Approved unanimously.

9. Adjourn – The meeting was unanimously adjourned at 7:45PM.