



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

STAFF

James Coley
Elise Dunaway
David Root

MEDIA

Lauren Pierce, The Journal

MINUTES

6:00 pm, Monday, May 6, 2024

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

1. Call to Order – Mr. Johnson called the meeting to order at 6:00 PM.
2. Invocation was led by Mr. Gaulin.
3. Pledge of Allegiance was led by Mrs. Spicer.
4. Approval of minutes from April 15, 2024 – Mr. Haney made a motion to approve the minutes; Seconded by Mr. Nix. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person):
Karen Iacovelli expressed her concern with the proposed development along Hwy 130. She encouraged the idea of a master plan for the county.
6. Commission Member Comments
Mr. Johnson mentioned USPS's concern about shipping lithium batteries in packages. He acknowledged and thanked Ms. Spicer for bringing the topic to light. He thanked the Planning Commission for their hard work. He thanked the County Council for passing of the new Commercial Junkyard ordinance.

Mr. Gaulin mentioned that Phil Soper from Keep Oconee Beautiful Association (KOBA) is scheduled to attend a meeting in June to give a presentation on the scenic highway proposal for a section of Hwy 130.

Mr. Nix asked general questions based on the concerns mentioned during public comment.
7. Staff Comments
Mr. Coley confirmed that Phil Soper for Keep Oconee Beautiful Association (KOBA) is

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scheduled to present at the June 17th Planning Commission meeting.

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

A. Public Comment:

Tom Markovich discussed minimum space requirements for septic tanks in residential structures, lot sizes, and affordable housing.

Gary Owens from Salem expressed his support for Ordinance 2024-18.

Linda Lovely expressed her support for Ordinance 2024-18.

Watson Johnson expressed his support for Ordinance 2024-18.

Lynne Martin expressed her concern regarding growth and recommended a moratorium.

Martha Steele expressed her support for Ordinance 2024-18.

Dave Emmanuel expressed his support for Ordinance 2024-18.

B. Discussion/ vote:

Mr. Gaulin made a motion to accept and approve the 2024- 18 proposed draft ordinance and provide it to County Council for their meeting on May 27, 2024 for review and possible first reading; Seconded by Mrs. Spicer.

Mr. Gaulin amended the original motion to strike item 6 before sending the draft ordinance to County Council; Seconded by Mrs. Spicer. Motion Passes 5/1. Mr. Adams opposed.

Mr. Haney made a motion to request staff to contact DHEC to get their interpretation of the document; Seconded by Mr. Nix. The motion was withdrawn.

Mr. Haney made a motion to change the wording from septic to onsite/offsite wastewater treatment; seconded by Mr. Nix. Approved unanimously.

Mr. Gaulin restated the amended motion to accept and approve the 2024-18 proposed draft ordinance with amendments which include the striking of item 6 as well as changing septic to onsite/offsite wastewater treatment and providing it to County Council for their May 27, 2024 meeting for review and possible first reading. Seconded by Mrs. Spicer. Approved unanimously.

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9. Discussion regarding **FRONT** setback requirements within zoning districts with minimum lot widths.
 - A. Public Comment:
Linda Lovely expressed her concern regarding changing the front setback and flag lots.
 - B. Discussion/ vote:
Mr. Johnson made a motion to have Mr. Coley and Mr. Root review Chapters 32 and 38 of the code of ordinances so any adjustments to the wording can be made;
Seconded by Mr. Gaulin. Motion passes 5/1. Mrs. Spicer opposed.
10. Adjourn – The meeting was unanimously adjourned at 7:56 PM.