



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
Mickey Haney, At-Large

David Nix, Vice Chair, District 2
Brit Adams, District 3
Gary Gaulin, District 5

STAFF

James Coley
Elise Dunaway

MEDIA

Fox Carolina

MINUTES

6:00 pm, Monday, July 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. Nix.
3. Pledge of Allegiance was led by Mr. Owens.
4. Approval of minutes from June 17, 2024 – Mr. Gaulin made a motion to approve the minutes; Seconded by Mr. Johnson. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person):
Mr. Perry Smith thanked the Planning Commission for protecting property rights in Oconee County.
6. Commission Member Comments
N/A
7. Staff Comments
Mr. Coley presented the proposed Ags Rd Subdivision to the members.
8. Discussion and potential recommendation to County Council regarding Ordinance 2023-22, AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF DEVELOPMENT STANDARDS IN RELATION TO LIGHTING, BUFFERING, AND OPEN SPACE RETENTION FOR NEW RESIDENTIAL SUBDIVISION DEVELOPMENTS OF TWENTY-FIVE (25) ACRES OR MORE; AND OTHER MATTERS RELATED THERETO.
 - a. Public Comment
Mr. Tom Markovich expressed his concerns regarding the impacts the ordinance

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will have on affordable housing and private property rights.

b. Discussion/ vote

Mr. Nix made a motion to eliminate the ordinance. Seconded by Mr. Haney.
Motion approved 5/2. Mr. Gaulin and Ms. Spicer opposed.

During discussion Mr. Haney made an a motion to amend the motion, to send the proposed ordinance back to council with the purpose to create a light ordinance similar to the noise ordinance and then bring it back to the Planning Commission. Motion failed due to lack of a second

9. Discussion regarding options for setback enforcement when a parcel does not meet the minimum lot width at the right-of-way/ front property line

a. Public Comment: N/A

b. Discussion/ vote

Mr. Haney made a motion to have Mr. Root draft an ordinance defining what a flag lot is and include verbiage that will allow for odd shaped lot not to have the same requirements as flag lots. Seconded by Mr. Johnson. Approved unanimously.

Mr. Nix made a motion to allow Mr. Tom Markovich to speak. Seconded by Mr. Haney. Motion approved 6/1. Ms. Spicer opposed.

Mr. Markovich expressed his concerns regarding current lot sizes.

10. Adjourn – The meeting was unanimously adjourned at 7:19 PM