



**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 - Absent
Joshua Owens, District 4
Mickey Haney, At-Large

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

STAFF

James Coley
Elise Dunaway

MEDIA

MINUTES

6:00 pm, Thursday, September 5, 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. Nix.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from August 19, 2024 – Mr. Owens made a motion to approve the minutes; Seconded by Mr. Nix. Approved unanimously.
5. Commission Member Comments: N/A
6. Staff Comments
Mr. Coley notified the commission that the KOBA request to designate HWY 130 as scenic had been postponed until the October 1, 2024 Council meeting.
Mr. Coley presented the proposed Windsor at Walhalla Phase II subdivision to the members.
7. Mr. Nix made a motion to amend the agenda to move public comment after staff comment; Seconded by Mr. Johnson. Approved unanimously.
8. Public Comment for Non-Agenda Items (4 minutes per person):
Mr. Tom Markovich shared his opinions on major subdivisions and using the number of dwellings as part of the definition.
9. Discussion regarding lot setbacks, with particular reference to flag lots and irregularly shaped lots
 - a. Public comment: N/A

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- b. Discussion/ vote
 - 6:16 - Mr. Johnson made a motion to remove the diagram in Chapter 38 Article 9 Section 3 Item (2) a; Seconded by Mr. Haney. Motion withdrawn.

 - 6:32 - Mr. Haney made a motion to add “flag lots shall only pertain to subdivided lots similar in shape or size” after the definition of flag lot. Motion failed due to lack of a second.

 - 6:48 - Mr. Johnson made a motion to send the final draft of the ordinance to County Council with a recommendation to accept the ordinance, and allow him to present the changes at the Council meeting; Seconded by Mr. Nix. Approved unanimously.

- 10. Discussion and potential recommendation to County Council regarding amending Oconee County Code of Ordinances Chapter 32-222 “Preliminary plan and supporting data” so that applicants shall be required to submit all appropriate fees at the time of application; that the review period shall not begin until such fees are paid; and other related matters.
 - a. Public Comment
 - b. Discussion/ vote
 - 6:55 - Mr. Nix made a motion to change Section 32-222 (a)2 to the wording recommended in agenda item number 9; Seconded by Mr. Haney. Approved unanimously.

- 11. Discussion and potential recommendation to County Council regarding amending Oconee County Code of Ordinances Chapter 32-222 by adding a provision where major subdivision applications would be voided after 6 months if the developer does not update their plans
 - a. Public Comment
 - b. Discussion/ vote
 - 6:58 - Mr. Nix made a motion to postpone agenda item number 10 until staff returns with specific wording and placement in Section 32-222; Seconded by Mr. Johnson. Approved unanimously.

- 12. Adjourn – the meeting was adjourned at 7:00 PM.