

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## Minutes

5:00 pm- Monday, September 20, 2021

Council Chambers - Oconee County Administrative Complex

### Members Present

Alex Vassey  
Mike Smith  
Pat Williams  
Gary Gaulin

Mike Johnson  
Frankie Pearson  
David Nix

### Staff Present

Vivian Kompier

### Media Present

Lauren Pierce – The Journal

1. Call to order – Mr. Smith called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Vassey.
4. Approval of minutes for August 16, 2021 - Mr. Pearson made a motion to approve the minutes for August 16<sup>th</sup>; seconded by Mr. Gaulin. Mr. Smith called for a vote; motion was approved unanimously 7/0.
5. Public comment (non-agenda items) – None
6. Commission member comments –
  - a. Mr. Smith – Commission’s work regarding curb cuts and auxiliary turn lanes continues. Public hearing on development standards will be held on October 4<sup>th</sup>. Planning Commission will address flag lots with respect to SCDOT requirements in the near future. Planning Commission will be asking GIS Manager for update on addresses issued in the County.
  - b. Mr. Williams – Constituents have asked Commission for update on the convenience center that was supposed to be constructed in the Tamassee-Picket Post area.
  - c. Mr. Gaulin – Citing safety concerns, a recommendation was made that Oconee County pay for a traffic study at Exit 4 on I-85. A Fair Play Master Plan meeting will be held on September 23<sup>rd</sup> at 6:30 PM at Beaver Dam Baptist Church.
7. Staff comments – Ms. Kompier updated Commission on subdivisions under review. The Code Enforcement Officer has been commissioned and has begun addressing complaints. Planned Stop-a-

Minit off Hwy 123 in Seneca has pulled their permit for construction. Independent/Assisted Living Facility at Bountyland and Sheep Farm Roads has also pulled their permit for construction.

8. Tiny Homes – Howard Frady, Oconee County Director of Building Codes. Mr. Frady stated that his department cannot issue a Certificate of Occupancy for any structure that does not meet 2018 IRC and 2018 IBC codes. This restriction commonly applies to campers, RVs, storage sheds and containers— unlike modular and mobile homes that are built in factories that are federally regulated and built to code. Planning commission will work to find a solution within their function and duties.
9. RV Park Ordinance Revision
  - a. Mr. Nix recused himself from the discussion.
  - b. Public comment – Mr. Perry Smith expressed his concerns over regulations.
  - c. Discussion on items that were an oversight and left out of original ordinance that was passed in 2020 – Mr. Smith made a motion to accept the following revisions to the current RV Park Standards Ordinance that are in the back-up material dated September 20, 2021 regarding site plan, permits and fees. Mr. Gaulin seconded the motion. After discussion, Mr. Smith called for a vote. Motion was approved 6/0.
  - d. Discussion on limiting the length of time for site rentals – items discussed included park model homes, original intent of the RV Ordinance, State and County regulations on duration of site rentals for RVs, exemption of private RV Parks, and tax and insurance avoidance. Mr. Pearson made a motion to omit language on site rental from ordinance revision; Mr. Johnson seconded the motion. Discussion focused on the intent of the original ordinance. Mr. Gaulin made a motion to table the discussion; seconded by Mr. Smith. Mr. Smith called for a vote. The motion to table failed 2/4, with Mr. Vassey, Mr. Johnson, Mr. Pearson, and Mr. Williams opposing. Mr. Smith called for a vote on motion to omit language on site rental. Motion failed 1/5, with Mr. Vassey, Mr. Johnson, Mr. Smith, Mr. Williams, and Mr. Gaulin opposing. Mr. Smith made a motion to accept the revision to the current RV Park Standards Ordinance site rentals as contained in the backup material dated September 20, 2021. Mr. Vassey seconded the motion. Mr. Smith called for a vote; the motion passed 5/1, with Mr. Pearson opposing.
10. Scrapyard/Junkyard ordinance consideration
  - a. Public comment – Mr. Travis Nix with Towe Towing
  - b. Public comment – Mr. Lee Richardson owner of Death Valley Towing
  - c. Public comment – Mr. Jake Marcengill with Spring Valley Recycling
  - d. Commissioners were in agreement that this is an issue that will require input from those in the junkyard business. Mr. Johnson made a motion that consideration for a junkyard ordinance be addressed only after a Planning Director has been named. Mr. Nix seconded the motion. Mr. Smith called for a vote. Motion passed unanimously 7/0.
  - e. Public comment – Mr. Mark McCall with Henry’s Auto Salvage
11. Annual Comp Plan strategies to review – strategies that were left off previous review were reviewed.
  - a. 7.1.1.1 – County Council authorized monies for expansion of water lines and waste water improvements. Strategy was marked review complete.
  - b. 7.1.1.2 – Municipalities to apply for funding or request county assistance. Refer to 7.1.1.1. Strategy was marked review complete.
  - c. Mr. Smith made a motion that the Comprehensive Plan strategies that require an annual review was completed on September 20, 2021. Mr. Vassey seconded the motion. Mr. Smith called for a vote. The motion passed unanimously 7/0.

12. Adjourn – Mr. Pearson made a motion to adjourn; seconded by Mr. Johnson. Mr. Smith called for a vote. Motion passed unanimously 7/0 at 7:20 PM.



OCONEE COUNTY  
PLANNING COMMISSION  
RECUSAL FORM

Member Name: David Nix  
Please print

Member Signature: David Nix

Meeting Date: 9-20-21

Item for Discussion / Vote:

RV park Ordinance Revision

Reason for Recusal:  I was not present for the original meeting/discussion.

I have a personal/familiar interest in the issue.

Other:

Vivian Kompier  
Vivian Kompier  
Secretary/Staff

[This form to be filed as part of the permanent record of this meeting]