

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

COMMISSION MEMBERS

Teresa Spicer, District I

Alex Vassey, District III

Gary Gaulin, Vice-Chairman, District V

Pat Williams, At-Large

David Nix, District II

Frankie Pearson, Chairman, District IV

Mike Johnson, At-Large

AGENDA

5:00 pm, Thursday, September 8, 2022

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

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from August 15, 2022
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion of Planning Commission involvement in land use and subdivision approval process
 - a. Public Comment
 - b. Discussion/ vote
9. Discussion of subdivision development standards
 - a. Public Comment
 - b. Discussion/ vote
10. Discussion of commercial junkyards standards
 - a. Public Comment
 - b. Discussion/ vote
11. Adjourn

If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at planninginfo@oconeesc.com or 864-638-4218, so that we may receive your comment and read it into the record. Meetings available on YouTube: "YourOconee"

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Minutes

5:00 pm- Monday, August 16, 2022

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Mike Johnson

David Nix

Frankie Pearson

Mike Smith

Alex Vassey

Pat Williams

Staff Present

James Coley, Planning Director

David Root, County Attorney

Media Present – None

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from August 1, 2022 – Mr. Pearson made a motion to approve the minutes; seconded by Mr. Williams. Approved unanimously 7/0.
5. Public comment (non-agenda items): None
6. Commission member comments
Mr. Smith commented on the available funding for internet and making new maps to place internet
Mr. Williams commented on the price of housing and the statistics included in the back up information. Discussion followed.
7. **Staff comments:**
Mr. Coley reviewed the subdivision and lot/ unit application data that was requested by the commission.
8. Curb Cut / Aux Lane Ordinance Revision (HWY 123)
 - a. Public Comment: None
 - b. Discussion/Vote:
Mr. Root mentioned going to

Mr. Smith motioned that the planning commission accept the curb cut revisions suggested by Mr. Root and that he incorporate them and forward them to the county council for their consideration. Seconded by Mr. Gaulin. Approved Unanimously 7/0. Discussion followed.

9. Sidewalk Allowed in Right-of-Way

a. Public comment: None

b. Discussion/Vote:

Mr. Root reviewed Chapter 36-3(q) provided in the backup information.

Mr. Smith moved that the planning commission accept the sidewalk revisions suggested by Mr. Root and then he incorporate them in chapter 26-3 and forward them to the county council for their consideration. Seconded by Mr. Gaulin. Discussion followed. Approved 4/3.

10. Subdivision Subcommittee – Development Standards

a. Public Comment:

Mr. Clay Vassey commented on the growth and development in Oconee County. Spoke about areas that have put moratoriums in place and how it has pushed neighborhoods out of that area and into this area.

b. Discussion/Vote:

Mr. Smith summarized the previous subdivision subcommittee meeting and all that was discussed. Mr. Smith moved that the subdivision subcommittee be discontinued. Seconded by Mr. Nix. Approved unanimously 7/0.

Mr. Pearson discussed the density within each zoning classification. Discussion followed

11. Junkyards

a. Public comment: None

b. Discussion/Vote:

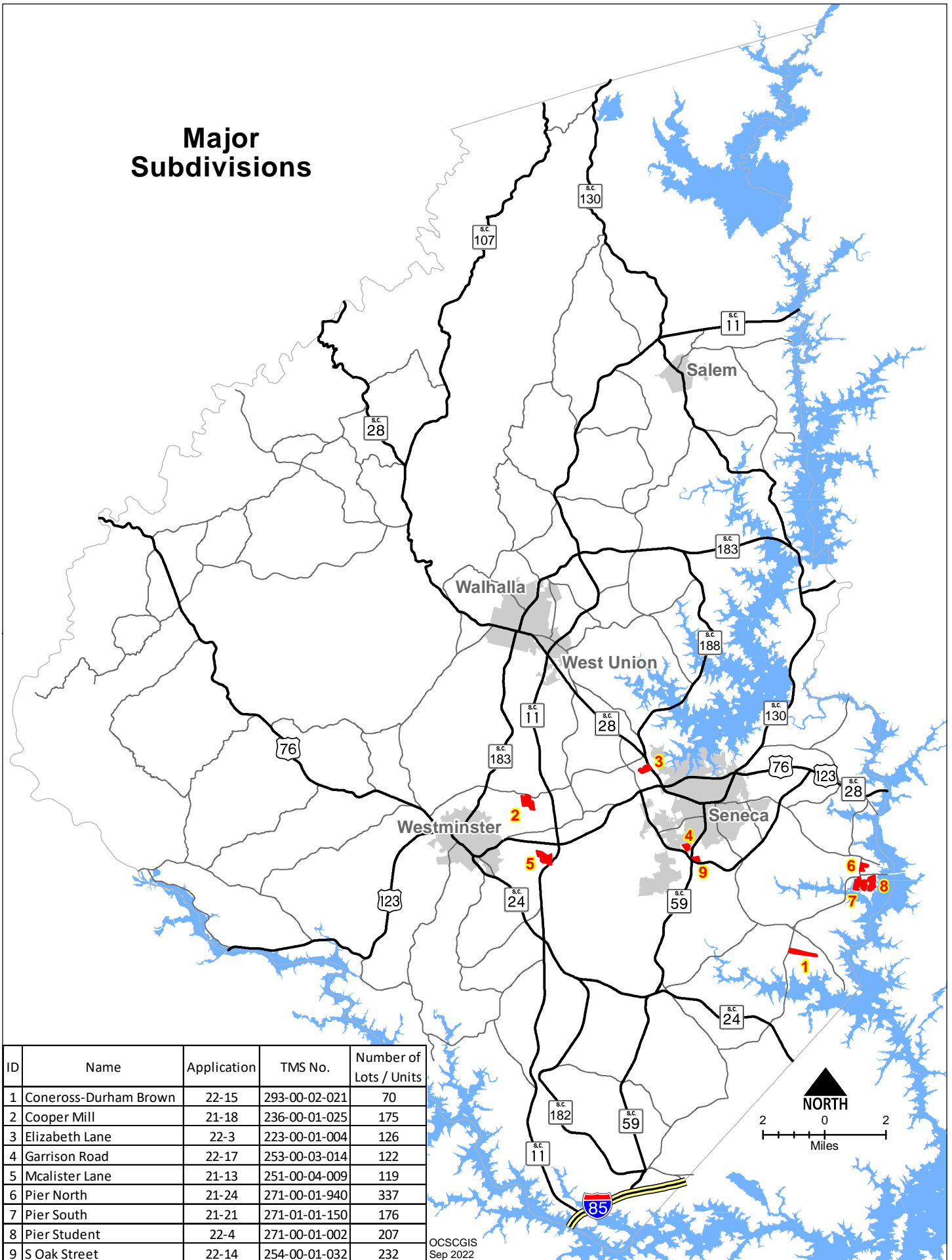
c. Mr. Smith spoke about previous meetings and mentioned requirements for existing junkyards. Discussion followed.

d. Mr. Gaulin made a motion to accept the findings section with the addition of Can and Can be to items 4 and 7 respectively from the findings section of the Pickens County Junkyard Ordinance (Sec10-71), second by Mr. Pearson. Approved 7-0

Mr. Smith moved that staff explore feasibility of grants for junkyard fencing and screening. Seconded by Mr. Williams. Approved unanimously 7/0.

12. Adjourn – The meeting was unanimously adjourned at 6:15pm.

Major Subdivisions



Definitions:

Junkyard means any land or area used, in whole or in part, for commercial storage and/or sale of waste paper, rags, scrap metal, parts, rope or other junk and including storage of inoperable vehicles, watercraft and machinery and/or dismantling of such vehicles or machinery. This definition does not include motor vehicles impoundment lots or tow yard or County operated or approved and permitted sanitary landfills.

Junk shall mean old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, or tires, waste, junked, dismantled or wrecked motor vehicles or parts thereof, iron, steel and other old or scrap ferrous or nonferrous metal. The term junk shall include, but not be limited to, abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment, machinery being salvaged for parts, appliances, motors, industrial or commercial fixtures, or parts thereof.

Findings:

The county finds that junkyards:

1. Provide a necessary service to the county residents;
2. Contribute to the economy and tax base of the county;
3. Pose a potential hazard to the health, safety, and general welfare of the citizens of the county;
4. Can depreciate the value of surrounding property;
5. Are a breeding ground for mosquitoes or other insects, snakes, rats and other pests;
6. Pose a potential threat of injury to children and other individuals who may be attracted to the premises;
7. Can be a visual blight and depreciative to the aesthetic quality of the environment of the County.