



OCONEE COUNTY PLANNING COMMISSION

415 S. Pine St. Room 212 | Walhalla, SC 29691
864.638.4218
OconeeSC.com

COMMISSION MEMBERS

Frankie Pearson, Chairman, District 4 Mike Johnson, Vice Chair, At-Large
Teresa Spicer, District 1 David Nix, District 2
Brit Adams, District 3 Gary Gaulin, District 5
Mickey Haney, At-Large

AGENDA

6:00 pm, Monday December 4, 2023
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 November 20, 2023
5. Public Comment for *Non-Agenda Items* (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion regarding Agricultural Exempt Properties Map and other matters related thereto.
 - a. Public Comment
 - b. Discussion/ vote
9. Adjourn



OCONEE COUNTY PLANNING COMMISSION

415 S. Pine St. Room 212 | Walhalla, SC 29691
864.638.4218
OconeeSC.com

COMMISSION MEMBERS

Frankie Pearson, Chairman, District 4 Mike Johnson, Vice Chair, At-Large
Teresa Spicer, District 1 David Nix, District 2
Brit Adams, District 3 Gary Gaulin, District 5
Mickey Haney, At-Large

STAFF

James Coley, Planning Director
Elise Dunaway, Planner I & Office Manager

MINUTES

6:00 pm, Monday November 20, 2023
Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Pearson called the meeting to order at 6:00 PM.
2. Invocation was led by Mr. Nix
3. Pledge of Allegiance was led by Ms. Spicer
4. Approval of minutes from November 6, 2023 – Ms. Spicer made a motion to approve the minutes; Seconded by Mr. Nix. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person)
None
6. Commission Member Comments:
 - i. Mr. Pearson expresses his thoughts and prayers with Corporal Lucas Watts & the entire Watts family.
 - ii. Mr. Nix added that there is a donation link on the “Oconee County Sheriff’s Office – SC” Facebook page for the Watts family.
 - iii. Mr. Gaulin wished everyone a Happy Thanksgiving.
7. Staff Comments
Mr. Coley presented the proposed Monticello subdivision to the members. Discussion Followed.
Mr. Coley also mentioned the agricultural exempt parcel map will be ready for the next meeting.



OCONEE COUNTY
PLANNING COMMISSION

415 S. Pine St. Room 212 | Walhalla, SC 29691
864.638.4218
OconeeSC.com

8. Discussion regarding agenda items for planning commission workshop

a. Public Comment: N/A

b. Discussion / Vote:

Members discussed items they would like to be discussed at the planning commission workshop. Discussion followed.

Mr. Pearson made a motion that the three subjects for the planning commission workshop shall be density, size, and location; Seconded by Mr. Gaulin. Approved unanimously.

Mr. Johnson made an amendment to the motion to direct staff to list, as a subset, the current tools that exist in the ordinance that effect each of the three items; Seconded by Mr. Gaulin. Approved unanimously.

Mr. Pearson made a motion for the planning commission workshop to take place December 18, 2023 from 4:00-6:00PM; Seconded by Mr. Nix. Approved unanimously.

Mr. Adams made a motion to adjourn. Motion failed 3/4.

9. Discussion regarding Development Standards

a. Public Comment: N/A

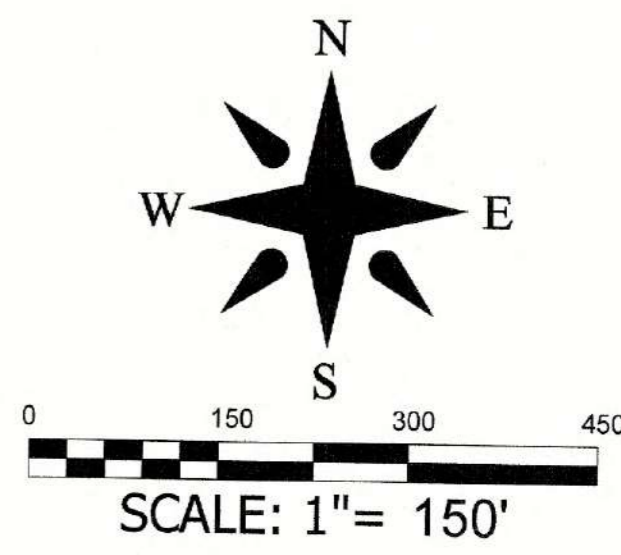
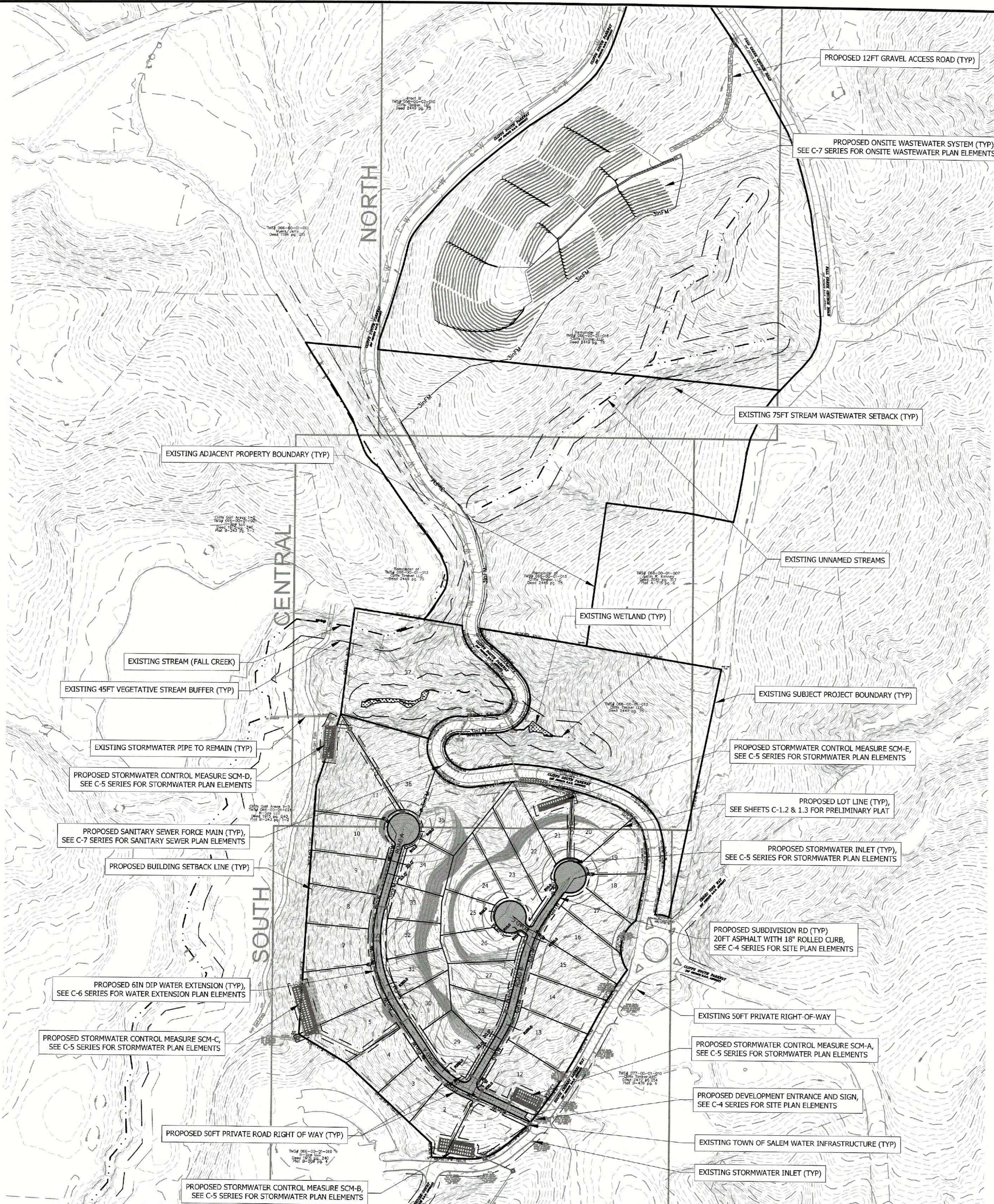
b. Discussion / Vote:

Mr. Nix made a motion to amend the agenda to delete item 9 and move directly to item 10; Seconded by Mrs. Spicer. Approved unanimously.

10. Adjourn – The meeting was unanimously adjourned at 7:00 PM.

MASTER PLAN LEGEND

- EXIST. BOUNDARY
- - - EXIST. ADJOINER
- - - EXIST. STREAM
- - - EXIST. 45FT STREAM BUFFER
- EXIST. CURB
- NEW PROPERTY LINES
- - - NEW RIGHT OF WAY
- NEW PAVEMENT
- NEW CURB & GUTTER
- - - NEW STORM EASEMENT



DEVELOPMENT DATA

PROPERTY ADDRESS: SOUTH CHERRY LAUREL WAY
SALEM, SC 29676

PIN NUMBER: 089-00-01-013
PROPERTY SIZE: 63.5 AC
ZONING REVIEW: OCONEE COUNTY
EROSION CONTROL REVIEW: SCDHEC
STORMWATER REVIEW: SCDHEC
ZONING CLASSIFICATION: CFD - CONTROL FREE
PROPOSED NUMBER OF UNITS: 37
PROPOSED DENSITY: 1.3 UNITS/AC

PROPERTY OWNER: CLIFFS TIMBER LLC
CONTACT: STEWART TATE
ADDRESS: 1400 16TH STREET 320
DENVER, CO 80202
EMAIL: STEWART@SHAWTATE.COM
PHONE: 704-281-0279

DEVELOPER: CLIFFS TIMBER LLC
CONTACT: STEWART TATE
ADDRESS: 1400 16TH STREET 320
DENVER, CO 80202
EMAIL: STEWART@SHAWTATE.COM
PHONE: 704-281-0279

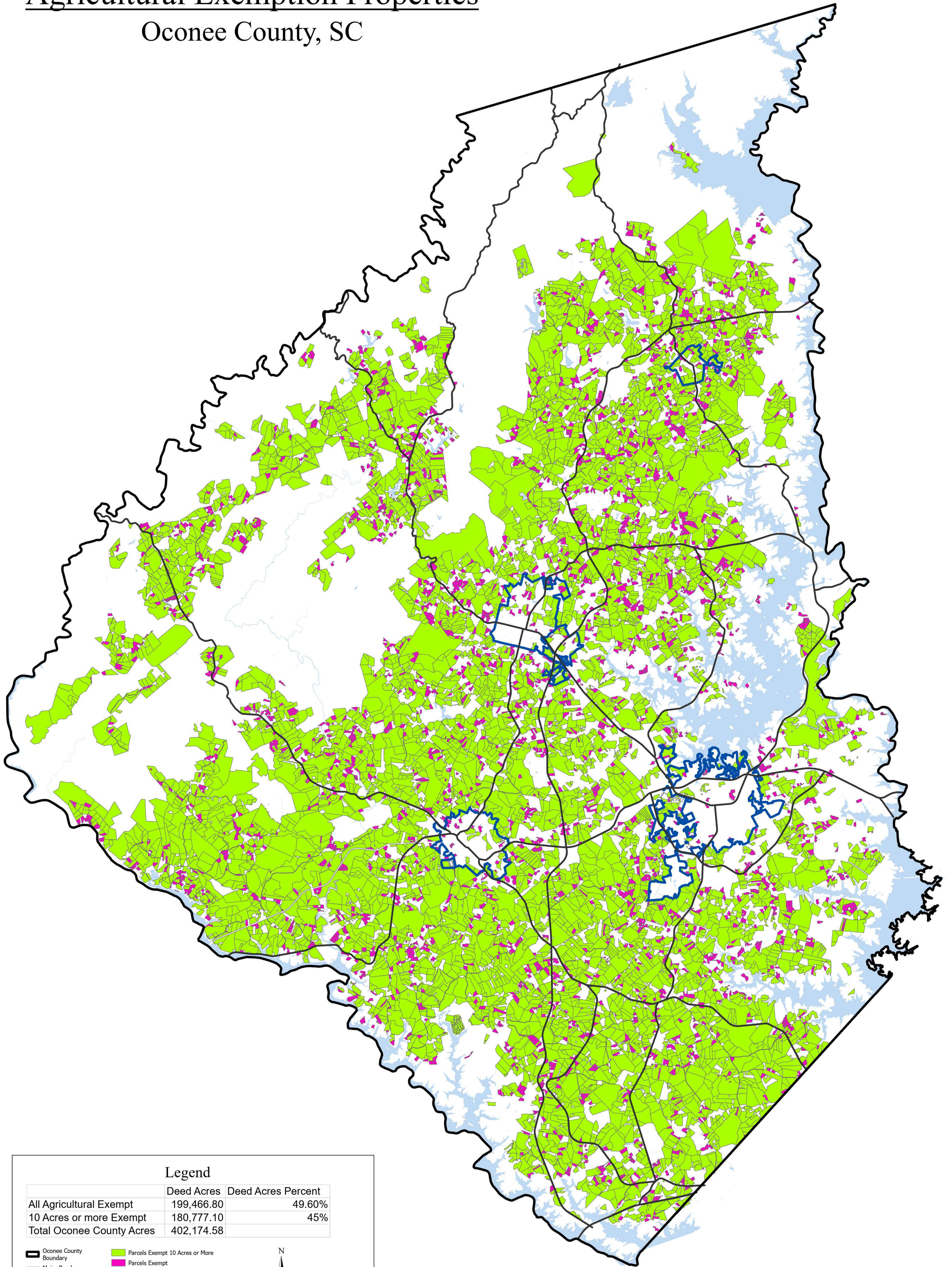
ENGINEER: BROOKS ENGINEERING ASSOCIATES
CONTACT: MARK BROOKS, PE
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700

Project No: 581622	Drawing Title: C-1.1	OCONEE COUNTY NORTH CAROLINA	CLIFFS GOLF COTTAGES DEVELOPMENT PLAN	BROOKS ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •	Reviewed: MCB Scale: AS NOTED Date: 11/16/2023 15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksea.com
			SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL MARK C. BROOKS 11493	SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL BROOKS ENGINEERING ASSOCIATES PA No. C04882	FINAL DRAWING - FOR REVIEW PURPOSES ONLY
			REVISIONS/SUBMISSIONS OCONEE COUNTY REVIEW SCDHEC SUBMITTAL SCDHEC RESUBMITTAL	No. 1 2 3	Date 06/05/2023 08/16/2023 11/06/2023

Revision/submit number with a triangle indicates changes made on this sheet.

Agricultural Exemption Properties

Oconee County, SC



Legend

	Deed Acres	Deed Acres Percent
All Agricultural Exempt	199,466.80	49.60%
10 Acres or more Exempt	180,777.10	45%
Total Oconee County Acres	402,174.58	

- Oconee County Boundary
- Major Roads
- Municipalities

- Parcels Exempt 10 Acres or More
- Parcels Exempt



Oconee County GIS - 11/22/2023