

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

5:00 pm- Monday, April 17, 2023

Council Chambers - Oconee County Administrative Complex

### Members

Gary Gaulin

Frankie Pearson

Mike Johnson

Teresa Spicer

David Nix

Pat Williams - Absent

### Staff Present

James Coley, Planning Director

David Root, County Attorney

### Media

Lauren Pierce, The Journal

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Root.
3. Pledge of Allegiance was led by Mr. Gaulin.
4. Approval of minutes from April 3, 2023 – Mr. Gaulin made a motion to approve the minutes; seconded by Mr. Nix. Approved unanimously 5/0
5. Public comment (non-agenda items): None
6. Commission member comments:  
Mr. Gaulin discussed affordable housing as a priority for the commission. Discussion followed.
7. Staff comments: None
8. Discussion regarding development ordinance changes to chapter 32, which would adopt an initial “screening criteria” of “greater than 20 acres in size AND greater than two houses per acre (40 or more houses for a 20-acre example) AND property within the proposed subdivision is intended for resale”. If a prospective development meets ALL of these criteria, the property will be “automatically” screened into the “residential zoning” category upon staff approval of the proposed subdivision, and then the applicable rules in Chapter 38 (Zoning) of the Oconee County ordinances would apply.
  - a. Public Comment: None

- b. Discussion / Vote:  
Mr. Root confirms that this will work as a general concept but will need to have more detail. Discussion followed.

Mr. Nixed moved to have Mr. Root and Mr. Coley work together to bring form to the ordinance and bring it back to the planning commission for review. Seconded by Mrs. Spicer. Approved 5/0.

9. Discussion regarding Density and the Zoning District Standards of Oconee County Ordinances Chapter 38, 38-10-2 – 38-10-13

- a. Public Comment: None
- b. Discussion / Vote:  
Mrs. Spicer made a motion to establish a new Agriculture 2 zoning district - one dwelling per five acres. Seconded by Mr. Gaulin. Approved 4/1.

Mr. Gaulin made a motion to revise the rezoning percentage from 100% to 75%. The motion failed for lack of a second.

10. Discussion regarding prioritization of Commission goals

- a. Public Comment: None
- b. Discussion / Vote:  
Open discussion regarding how the members would like to prioritize the goals for 2023 year.

Mr. Pearson made a motion to review the Comprehensive plan at the next meeting. Seconded by Mr. Gaulin. Approved 5/0

Mr. Nix made a motion to prioritize the goals as follows:

1. Density Standards
2. Agriculture Protection
3. Quality Development
4. Affordable Housing
5. Fire Service
6. Traffic Safety

Mr. Pearson made a motion to table the discussion until next meeting. Seconded by Mr. Johnson. Approved 4/1

11. Adjourn – The meeting was unanimously adjourned at 6:18 PM.