

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

5:00 pm- Monday, May 1, 2023

Council Chambers - Oconee County Administrative Complex

### Members

Teresa Spicer

Brit Adams

Gary Gaulin

Mike Johnson

David Nix

Frankie Pearson

Mickey Haney

### Staff Present

James Coley, Planning Director

1. Call to order – Mr. Pearson called meeting to order at 5:04 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Adams.
4. Approval of minutes from April 17, 2023 – Mr. Nix made a motion to approve the minutes; second by Mr. Haney. Approved unanimously 7/0
5. Public comment (non-agenda items):
6. Commission member comments:  
Mr. Pearson welcomed Mr. Adams and Mr. Haney to the Planning Commission.

Mrs. Spicer thanked Mr. Pat Williams for his time on the planning commission and wished him well.

Mr. Gaulin read an excerpt from the Planning Commission Purpose Statement. SEC.32-4.b “It is the function and duty of the county planning commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the county. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of the county.” He also provided an overview for Keep Oconee Beautiful Association (KOBA) and encouraged members to participate in their litter cleanup efforts.

7. Staff comments:  
Mr. Coley reminded members of the following:  
Friday meeting with County Council and OJRSA  
Next Monday at 6PM Agricultural Advisory Board will be having their District 3 meeting at the

Farm Center.

Kim Alexander will be speaking at the next Planning Commission meeting to give her report for the Agricultural Advisory Board.

8. Planning Commission Meeting Time

a. Public Comment: None

b. Discussion / Vote:

Mr. Nix made a motion to move the Planning Commission meeting time to 6:00 PM.

Seconded by Mrs. Spicer. Approved 7/0.

9. Discussion regarding 2023 updates to the Comprehensive Plan.

Mr. Nix made a motion to cover one section per meeting beginning with population and housing.

Second by Mr. Gaulin. Approved 6/1.

Mr. Johnson made a motion that the members have covered the population element and have no further discussion. Second by Mrs. Spicer. Approved 7/0.

Mr. Gaulin made a motion that the members have reviewed all of the necessary items in the housing section. Second by Mr. Nix. Approved 7/0.

Mr. Nix made a motion that the commission review section 4 economics, section 5 cultural resources, and section 6 natural resources at the next planning commission meeting. Second by Mr. Pearson. Approved 7/0.

10. Discussion regarding prioritization of Commission goals

a. Public Comment: None

b. Discussion / Vote:

Mr. Johnson made a motion to add AI as item 7 on the list of goals. Second by Mr.

Pearson. Approved 7/0.

11. Affordable Housing

a. Public Comment:

Mr. Tom Markovich voices his opinion regarding affordable housing.

b. Discussion / Vote:

Open discussion amongst the commission regarding affordable housing.

Mr. Gaulin made a motion to ask staff for assistance on defining what affordable or work force housing is in Oconee County and how much inventory is available and how much inventory is required. Second by Mr. Haney. Approved 7/0

12. Mr. Gaulin made a motion to adjourn the meeting. Motion failed 6/1. Mr. Gaulin excused himself from the meeting.

13. Mr. Nix made a motion to allow additional public comment. Second by Mr. Pearson. Approved 6/0.

a. Public Comment:

Mr. Dwight Baker expresses his feelings toward the planning department.

14. Adjourn – The meeting was unanimously adjourned at 6:32 PM.