



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, Assistant to Planning & Codes

MINUTES

6:00 pm, Monday October 16, 2023
Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Pearson called the meeting to order at 6:01 PM.
2. Invocation was led by Mr. Gaulin
3. Pledge of Allegiance was led by Mr. Haney
4. Approval of minutes from October 2, 2023 – Mrs. Spicer made a motion to approve the minutes; Seconded by Mr. Haney. Approved unanimously
5. Public Comment for Non-Agenda Items (4 minutes per person)
Mr. Tom Markovich expresses his concern regarding land use, development ordinances, and density standards.
6. Commission Member Comments
Mr. Nix thanked the public for attending the meeting.
Mr. Gaulin reminded the members that development standards were one of the commission goals for the year
7. Staff Comments
Mr. Coley notified members that Mr. Root plans to attend the next meeting on November 6.
8. Discussion of Comprehensive Plan Goals for 2023, chapters 11
 - a. Public Comment: N/A
 - b. Discussion / Vote:
Mrs. Spicer made a motion to postpone item 8 on the agenda to November 6;
Seconded by Mr. Pearson. Approved unanimously.



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9. Rezoning request for Hidden Falls Subdivision phase 3, TMS 177-00-02-184, 177-00-02-227 from Control Free District, to Lake Residential
 - a. Public Comment: N/A
 - b. Discussion / Vote:

Open discussion among members regarding Hidden Falls Subdivision, Phase 3 rezoning.

Mr. Pearson made a motion to send a recommendation to council in favor of the rezoning request; Seconded by Mr. Gaulin. Approved unanimously.

10. Discussion regarding Commercial Junkyard Ordinance
 - a. Public Comment: N/A
 - b. Discussion / Vote:

Open Discussion among members regarding the Commercial Junkyard Ordinance.

Mr. Pearson made a motion to send the proposed Commercial Junkyard Ordinance to County Council as requested; Seconded by Mr. Gaulin. Approved 4/3. Mr. Haney, Mr. Adams, and Mr. Nix opposed.

11. Discussion regarding state roads with Mr. Frederick K. Thompson of SCDOT
 - a. Public Comment:
 - i. Mr. Mike McCalister voiced his concern with the residential expansion along Hwy 130 and how the increased traffic will impact the dikes and bridges.
 - ii. Mr. Will Hall expresses his concern with the anticipated increased traffic from the proposed development along Hwy 130 and how it will impact the roads.

 - b. Open Discussion among members with Brandon Wilson and Kirk Thompson from SCDOT regarding road capacity and road conditions.

12. Adjourn – The meeting was unanimously adjourned at 7:11 PM.