



**OCONEE COUNTY  
PLANNING COMMISSION**

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

**COMMISSION MEMBERS**

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

**AGENDA**

6:00 pm, Monday March 4, 2024

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 February 22, 2024
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Discussion regarding Planning Commission Goals and Objectives for 2024
  - a. Public Comment
  - b. Discussion/ vote
8. Discussion regarding development standards identifying areas of strengths, weaknesses, and opportunities in existing ordinances, and any enhancements or new ordinances that might be needed
  - a. Public Comment
  - b. Discussion/ vote
9. Adjourn



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Gary Gaulin, District 5

### STAFF

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

### MEDIA

Lauren Pierce, The Journal

### MINUTES

6:00 pm, Thursday, February 22, 2024  
Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Johnson called the meeting to order at 6:00 PM.
2. Mr. Johnson welcomed Mr. Owens to the Planning Commission.
3. Invocation was led by Mr. Root
4. Pledge of Allegiance was led by Mr. Gaulin
5. Approval of minutes from February 5, 2024 – Ms. Spicer made a motion to approve the minutes; Seconded by Mr. Gaulin. Approved unanimously.
6. Public Comment for Non-Agenda Items (4 minutes per person): N/A
7. Commission Member Comments:  
Mr. Nix urged the public to attend the Planning Commission meetings and make for public comments.
8. Staff Comments:  
Mr. Coley introduced Mr. Gibbons to the Planning Commission.  
Mr. Coley presented the 2022 Agriculture Census to the Planning Commission.
9. Authorization of Elise Dunaway to endorse approved plats on behalf of the Planning Commission.
  - a. Public Comment: N/A
  - b. Discussion / Vote:  
Mr. Adams made a motion to allow Elise Dunaway to endorse approved plats on behalf of the Planning Commission; Seconded by Ms. Spicer. Approved

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unanimously.

10. Discussion regarding a Commercial Junkyard Ordinance

a. Public Comment: N/A

b. Discussion / Vote:

Open discussion among members and Mr. Root regarding the Commercial Junkyard Ordinance.

6:14 Mr. Nix made a motion to amend Section 32-756 (b) to state “The fees for the required application and registration if any will be established and published by County council.”; Seconded by Mr. Haney. Approved unanimously.

6:26 Mr. Gaulin made a motion to add the site remediation and bonding document to the commercial junkyard ordinance; Seconded by Mrs. Spicer. Approved unanimously.

6:42 Mr. Nix made a motion to change Section 32-754(b)2 to 100 feet from rights-of-way of all county roads and Section 32-754(b)3 to 50 feet from all property lines.; Seconded by Mr. Adams. Motion passed 6/1. Mr. Gaulin opposed.

6:44 Mr. Haney made a motion to change the word Fence to site boundary in the entire commercial junkyard ordinance; Motion failed due to lack of a second.

6:48 Mr. Haney made a motion to change the last sentence in Section 32-754(a) to “Further, the *Fence* shall be constructed and maintained so that the *Commercial junkyard* within has an established barrier to deter access by children, or other trespassers.” Seconded by Mr. Nix. Approved unanimously.

\*6:50 Mr. Haney made a motion to change the first sentence in the *Commercial junkyard* definition in Section 32-573 to read “...with the intent to generate revenue from the storage, handling, and selling of *Junk*.” Seconded by Mr. Nix. Motion Passed 4/3. Mr. Gaulin, Mr. Johnson, and Mrs. Spicer opposed.

7:00 Mr. Johnson made a motion that Mr. Root prepare a final document with the discussed edits to be sent to the chair of County Council for approval; Seconded by Mr. Adams. Approved unanimously.

7:01 Mr. Johnson made a motion that he be able to present the Commercial Junkyard Ordinance to County Council on behalf of the Planning Commission; Seconded by Mr. Gaulin. Approved unanimously.

11. Adjourn – The meeting was unanimously adjourned at 7:01PM.