



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
Vacant, District 4	Gary Gaulin, District 5
Mickey Haney, At-Large	

STAFF

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

MINUTES

6:00 pm, Thursday January 4, 2024
Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Coley called the meeting to order at 6:00 PM.
2. Mr. Pearson resigned from the Planning Commission.
3. Invocation was led by Mr. Root
4. Pledge of Allegiance was led by Mr. Gaulin
5. Election Of Officers:
Mr. Nix nominated Mike Johnson for Chairman of the Planning Commission.
Ms. Spicer nominated Gary Gaulin for Chairman of the Planning Commission.
Mr. Johnson was elected by a vote of 4-2, Mr. Gaulin and Ms. Spicer opposed.

Mr. Johnson nominated David Nix for Vice Chairman of the Planning Commission.
Mr. Gaulin nominated Mrs. Spicer as Vice Chairman of the Planning Commission. Mrs. Spicer declined the nomination.
Mr. Nix was elected Vice Chairman by a vote of 5-1 Mr. Gaulin opposed.

Mr. Johnson nominates Mr. Coley as Secretary of the Planning Commission. Approved unanimously.

Mr. Johnson thanked Mr. Pearson for his service on the Planning Commission.

Mr. Johnson thanked Mr. Root for his service with the county and his guidance over the years.
6. Approval of Meeting Calendar
Mr. Nix made a motion to approve the meeting calendar as presented in the backup. Seconded by Mr. Adams. Approved unanimously.
7. Approval of minutes from December 18, 2023 – Mr. Gaulin made a motion to approve

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the minutes; Seconded by Mr. Nix. Approved unanimously.

8. Public Comment for Non-Agenda Items (4 minutes per person): N/A

9. Commission Member Comments:

Mr. Nix thanked Mr. Pearson for his service on the Planning Commission

Mr. Gaulin shared his view, with the New Year and new chairman the Planning Commission could be able to hone in on what goals to accomplish this year and focus on the objectives. He also hopes to focus on developing quality development standards to better control growth. He also hopes to grow the current relationship with the OJRSA.

Mr. Johnson thanked everyone for voting for him for Chairman of the Planning Commission and is looking forward to the year.

10. Staff Comments: N/A

11. Discussion with County Attorney regarding the list of ideas presented at the end of the planning workshop on 12.18.23. these include:

- i. Zoning – determine legal ramifications of implementing zoning across the county.
- ii. Floating Zoning – how could a floating zoning be implemented and what would be required to make it work- would it have to be across the entire county?
- iii. Additional development (performance) standards removed from zoning, could they create development standards unrelated to zoning. These would be required regardless of zoning district
- iv. CFD- can they add a width requirement to the control free district zoning standards
- v. If they can add a width requirement, could they create development incentives within specific districts that allowed smaller widths if they are in the specific desired growth area?
 - a) Public Comment: N/A
 - b) Discussion / Vote: open discussion among members and Mr. Root regarding the legalities of the list of ideas created during the planning commission workshop.

12. Adjourn – The meeting was unanimously adjourned at 6:47PM.