



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, Monday, February 5, 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. Invocation was led by Mr. Root
3. Pledge of Allegiance was led by Mr. Haney
4. Approval of minutes from January 4, 2024 – Mr. Nix made a motion to approve the minutes; Seconded by Mr. Adams. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person): N/A
6. Commission Member Comments:
Mr. Gaulin thanked Mr. Johnson for his efforts with the junkyard ordinance.
7. Staff Comments:
Mr. Coley presented the Habitat for Humanity and Friendship Valley subdivisions.
Mr. Coley reminded the member of the continuing education annual training. There will be ACOG Training provided with a date to be determined.
8. Review of Commission goals from 2023, and discussion regarding goals for 2024
 - a. Public Comment: N/A
 - b. Discussion / Vote:
Mr. Gaulin suggested adding AI and revisions of the comprehensive plan to the 2024 goals. He suggested inviting the Agricultural Advisory Board chair, Mrs. Kim Alexander to a Planning Commission meeting each quarter as well as growing a closer relationship with OJRSA. Mr. Gaulin also suggested inviting Mandolin Bright to speak at a future Planning Commission meeting.

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9. Discussion regarding a Commercial Junkyard Ordinance

a. Public Comment:

Tom Markovich voiced his concern regarding fences being considered a structure and placed within the setbacks.

b. Discussion / Vote:

Open discussion among members regarding the commercial junkyard ordinance.

6:36 Mr. Nix made a motion to adopt Mr. Johnson's draft of the junkyard ordinance and make edits to it in order to create a final draft; Seconded by Mr. Gaulin. Approved unanimously.

6:42 Mr. Nix made a motion to remove the definitions of major local street and minor local street from Section 32-573 and remove Section 32-754 item (d); Seconded by Mr. Haney. Motion approved 5/1. Ms. Spicer opposed.

7:11 Mr. Nix made a motion to remove the first and last sentences in Section 32-574 item (h); Seconded by Gaulin. Approved unanimously.

7:19 Ms. Spicer made a motion that the fence definition in Section 32-573 require the fence to be 8 feet to keep uniformity with the rest of the state. Motion failed due to lack of second.

7:21 Mr. Johnson made a motion to remove "... of at least five feet with the remaining top twelve inches of the same material or of barbed wire strand." from the definition of Fence in Section 32-573; Seconded by Mr. Nix. Approved unanimously.

7:22 Mr. Johnson made a motion to remove the redlined definition of Nonconforming in Section 32-573; Seconded by Mr. Nix. Approved unanimously.

7:38 Mr. Johnson made a motion to change Section 32-754 (b) from item (g) to item (e); Seconded by Mr. Haney. Approved unanimously.

7:49 Mr. Nix made a motion to change the wording of Section 32-755 (c) 4 to "More than one occurrence, within a period of one year, where the fire department and/or EMS is called out for and active fire or injury directly related to the business, other than heart attack, stroke, or other health related issues unrelated to the business."; Seconded by Ms. Spicer. Motion approved 5/1. Mr. Gaulin opposed.

Mr. Haney made an amendment to the motion to add "neglect" to Section 32-755 (c) 4. The amendment to the motion failed due to lack of second.

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7:58 Mr. Gaulin made a motion to change Section 32-755 (c) 2 to say “the storage or handling area reserved for *junk* is expanded by 1 or more acres”; Seconded by Ms. Spicer. Motion failed 1/5.

8:03 Mr. Haney made a motion to take a five minute break; Seconded by Mr. Nix. Approved unanimously.

8:10 Mr. Haney made a motion to remove Section 32-755 (c) 4 in total; Seconded by Mr. Gaulin.

8:12 Mr. Haney made an amendment to his motion to replace the current wording of Section 32-755 (c)4 with “A government if a government agency or a court of competent jurisdiction issues an order or other similar enforcement document finding a health or safety violation at the commercial junkyards which is the second such enforcement action at the junkyard within the past 12 months.”; Seconded by Mr. Adams. Approved unanimously.

8:16 Mr. Gaulin made a motion to have any grammatical errors corrected within the document; Seconded by Mr. Johnson. Approved unanimously.

8:19 Mr. Nix made a motion to remove Exhibit A; Seconded by Mr. Johnson. Approved unanimously.

8:20 Mr. Johnson made a motion that Mr. Root come back with the revised document at the next Planning Commission meeting; Seconded by Mr. Nix. Approved unanimously

10. Adjourn – The meeting was unanimously adjourned at 8:22PM.