



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

AGENDA

6:00 pm, Monday March 18, 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 March 4, 2024
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Continued discussion regarding Development Standards
 - a. Public Comment
 - b. Discussion/ vote
8. Adjourn



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STAFF

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

MEDIA

Lauren Pierce, The Journal

MINUTES

6:00 pm, Monday, March 4, 2024

Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Johnson called the meeting to order at 6:02 PM.
2. Invocation was led by Mr. Nix
3. Pledge of Allegiance was led by Mrs. Spicer
4. Approval of minutes from February 22, 2024 – Mr. Owens made a motion to approve the minutes; Seconded by Mr. Adams. Approved unanimously.
 - Mr. Johnson made a motion to move the discussion regarding Planning Commission Goals and Objectives for 2024 to a future meeting; Seconded by Mr. Gaulin. Approved Unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person):
Sharon DeRidder from District 1 voiced her concerns with the proposed development on Hwy 130 and the impact it will have on the county.

Mr. Jeff Sills from District 1 voiced his concerns on the lack of gun laws within Oconee County. He is not advocating for gun control. He read the county gun law from Richland County, SC. Mr. Sills is a nuclear security trainer and firearm instructor.

Mr. Craig Whitman from District 1 voiced his concern regarding the lack of statute or law regarding discharging a firearm near residential area.

Mr. Will Traylor from District 1 voiced his concerns regarding the lack of statute or law regarding discharging a firearm near residential area.

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6. Commission Member Comments:

Mr. Johnson thanked the public for attending the meeting.

Mr. Nix commented on the public comments related to discharging of firearms in residential areas. Discussion followed between Mr. Nix and Mr. Sills

7. Discussion regarding Planning Commission Goals and Objectives for 2024

Mr. Johnson made a motion earlier in the meeting to move the discussion regarding Planning Commission Goals and Objectives for 2024 to a future meeting; Seconded by Mr. Gaulin. Approved Unanimously.

8. Discussion regarding development standards identifying areas of strengths, weaknesses, and opportunities in existing ordinances, and any enhancements of new ordinances that might be needed.

a. Public Comment:

Ms. Lisa Zambito voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Ms. Ronda Parrish voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Mike Lederer voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mrs. Dianne Corcoran from District voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Gary Owens from District 1 voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county. Mr. Owens suggested issuing an RFP and hiring a development planning contractor.

Mrs. Linda Lovely from District 1 voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Kenyon Luce from District 1 voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mrs. Martha Steel voiced her concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Mark Torres voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

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Mr. John Morrey voiced his concerns regarding the status of development standards for Oconee County.

Mr. David Emanuel voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Gerry Yantis voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Ms. Kim Alexander from District 1 voiced her concerns regarding the lack of current development standards and the impact on the county. She also mentioned a previous request of the county to adopt the NRA standard for gun ranges.

Mr. Christopher Savage voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Don Mateyka from District 1 voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Perry Smith opposed all development standards.

Mr. Johnson made a motion to take a 5 minute recess; seconded by Mr. Haney. Approved unanimously.

Mr. Johnson called the meeting back to order.

b. Discussion / Vote:

Mr. Johnson commented on multiple topics regarding development standards that were mentioned by the public.

Mr. Gaulin thanked the public for attending the meeting. He acknowledged the topics that were brought to them by the public. Mr. Gaulin liked the idea of hiring professional help regarding development standards.

Mr. Nix discussed information regarding the proposed development on Hwy 130. He believes at this time a moratorium is overreach.

Ms. Spicer discussed the history of the Hwy 130 property. She also mentioned the need to revise the current development standards as they are most likely outdated.

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Mr. Johnson discussed adjustments he would like to address in the future regarding flag lots, setbacks, rights of way, and public and private roads. Discussion followed.

Ms. Spicer would like to address flag lots in the upcoming year.

Mr. Adams would like to address density in the upcoming year.

9. Adjourn – The meeting was unanimously adjourned at 7:55PM.

DRAFT

Identify the topics that could easily be handled by this group and which topics might need outside assistance.

Find the best approach or plan of action for presenting these changes to County Council.

If there are topics in which the majority of the group identifies the need for outside assistance, bullet-point the community concerns and the objectives for which we need best practice solutions.

Here are a list of community and Planning Commissioner concerns / objectives in no particular order:

- *Desire for Character Areas
- *Dog Park
- *Open Space
- *Need for local gun laws
- *Tree Preservation
- *Clear Cut /Red Clay
- *City - Ag - Lake; understand the differences.
- *Buffers for Farms
- *Landscape Buffers to main highways/roads
- *Commercial Lighting
- *Impact Fees
- *Industrial Activity on Scenic Highway. Why?
- *Increased communication with Ag Board
- *Density Issues
- *Size of neighborhoods
- *Professional Help to structure the process
- *Funding for Professional Help
- *Plat Review
- *Flag Lots (Move to 32)
- *Better define the parameters of a flag lot.
- *Better define frontside setbacks as related to build area.
- *Remove the 80' width for starting point of frontside setback.
- *Change the ROW requirements for Private Roads.
- *Reduce Density in Control Free areas to 80' width requirement in build zone and/or place a 3 dwelling per acre maximum.
- *Reduce the 50-acre requirement for a request of self-zoning.
- *Meetings with Sewer Authority

James Coley

From: Steve Smith [REDACTED] >
Sent: Monday, March 18, 2024 10:11 AM
To: James Coley
Subject: 3/18 planning commission

Mr. Coley,

Please have this read into the public record tonight.

Regards,
Steve

In 2022 the planning commission inappropriately attempted to eliminate the 50 foot right of way requirement on private roads.

There appears to be an interest by a member of the planning commission for personal gain.

I encourage folks to watch the prior public meetings on this topic:

6/6/2022 planning commission

7/7/2022 planning commission

7/19/2022 transportation committee

8/1/2022 planning commission

You will note in the previous meetings that it is not in the best interest of the public to change right of way requirements on private roads.

Thank you,
Steve Smith