



## 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                      Via Phone - Gary Gaulin, District 5  
Mickey Haney, At-Large

### 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 18, 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 March 4, 2024 – Mr. Adams made a motion to approve the minutes; Seconded by Mr. Haney. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person): N/A
6. Commission Member Comments:  
Mr. Johnson reviewed the function and role of the Oconee County Planning Commission.
7. Continued discussion regarding Development Standards.
  - a. Public Comment:

Mr. Gary Owens from Salem is the president of the Advocates for Quality Development (AQD). Mr. Owens voiced his concerns regarding the need for new and updated development standards.

Mr. Watson Johnson from Salem voiced his concerns regarding the growth within the county.

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

Mr. Ron Cilensek from Salem voiced his concerns regarding the proposed

**OCONEE COUNTY**  
**PLANNING COMMISSION**

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

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.

Mrs. Lynne Martin from Tamassee voiced her concerns regarding the growth within the county.

Mr. Eddie Martin from Tamassee voiced his concerns regarding the growth within the county

Mr. Paul Palovich from Keowee Key voiced his concerns regarding the growth within the county.

Ms. Nancy Crowell from Waterford Pointe voiced her concerns regarding the growth within the county.

Mr. Don Taylor from Salem voiced his concerns regarding the growth within the county.

Mr. Dave Emmanuel voiced his concerns regarding the disconnection between the land-use plan and development standards.

Ms. Lisa Kisil-Dense from Waterford Pointe voiced her concerns regarding the growth within the county.

Mrs. Martha Steel from District 3 voiced her concerns regarding the development standards the county currently utilizes.

Mr. Perry Smith from District 2 opposed all development standards.

Mr. Tim O'Neill voiced his concerns regarding the growth within the county.

Mr. David McMahan voiced his concerns regarding the growth within the county.

Mr. Steve Smith submitted a letter to be read regarding the planning commission attempting to eliminate the 50' right-of-way on private roads in 2022.

Mr. Nix made a motion to allow an additional public comment; Seconded by Mr. Owens. Unanimously Approved.

Ms. Sharon DeRitter voiced her concerns regarding the development standards

**OCONEE COUNTY**  
**PLANNING COMMISSION**

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

for the county.

- b. Discussion / Vote:  
Open Discussion among members.

Mrs. Spicer made a motion to ask ACOG to review Chapters 26, 32, 38 of the Code of Ordinances and potentially combine them into a unified development ordinance; Seconded by Mr. Gaulin. Mrs. Spicer withdrew her motion.

Mr. Adams made a motion to begin reviewing the code of ordinances, starting with Control Free and make adjustments and updates as needed; Seconded by Mrs. Spicer. Motions fails 2/5. Mr. Johnson, Mr. Nix, Mr. Haney, Mr. Owens, and Mr. Gaulin oppose.

Mr. Gaulin made a motion to have Mr. Coley and staff review the public comments from the past two meetings and create a list of items that could be addressed to improve the current development standards; Seconded by Mrs. Spicer.

Mr. Haney made an amendment to the motion to have the planning commission members create a list of all items mentioned during public comments and have members pick which topics they perceive to be important items to discuss. Seconded by Mr. Johnson. Amendment approved 6/1.

Mr. Haney made an amendment to the motion to have Mr. Coley and staff compile all items of concern in a list for the members to review and prioritize through motions at the next meeting; Seconded by Mr. Johnson. Amendment approved 6/1. Mr. Gaulin opposed.

Mr. Johnson called for the vote on the amended motion, approved unanimously

8. Adjourn – The meeting was unanimously adjourned at 7:56PM.