



OCONEE COUNTY  
PLANNING COMMISSION

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

**COMMISSION MEMBERS**

Mike Johnson, At-Large  
Teresa Spicer, District 1  
Joe Fravel, District 4  
Mickey Haney, At-Large

David Nix, District 2  
Brit Adams, District 3  
Jake Marcengill, District 5

**MINUTES**

Monday, July 7, 2025 - 6:00 PM  
Oconee County Council Chambers

1. Call to Order at 6:08 pm (technical issues with recording caused delayed start).
2. Invocation: Mr. Nix gave invocation.
3. Pledge of Allegiance: Mr. Johnson led Pledge of Allegiance.  
Mr. Johnson made a motion to amend the agenda for appointment of a Commission Secretary. Mr. Nix seconded discussion; the vote was unanimous. Mr. Johnson made a motion to appoint Ed Halbig as Commission Secretary; Mr. Nix seconded. Discussion: Mr. Halbig agreed to serve; the vote was unanimous.
4. Approval of minutes from June 2, 2025: Mr. Adams moved to approve minutes; Mr. Johnson seconded. Discussion: – Mr. Johnson asked for the minutes to contain more information.
5. Public Comment for *Non-Agenda Items* (4 minutes per person): There were no comments.
6. Commission Member Comments: Mr. Johnson stated that with item number 9 he was not seeking to issue a directive, but was following the wording advice of County Attorney.
7. Authorization of Ed Halbig to review and sign plats on behalf of the Planning Commission: Mr. Johnson made the motion; Mr. Adams seconded.
  - a. Public Comment: there was none
  - b. Discussion / Vote: the vote was unanimous.
8. Public Hearing- The renaming of a portion of Nellie Road to Nellie Creek Rd or Nellie Branch Rd, consistent with S.C. Code § 6-29-1200 and the Oconee County Road Naming and Addressing Policy: GIS Manager Nick Walton presented justification for renaming, the proposed realignment, the notification of affected property owners, the actions of the road naming committee, and the newspaper notification. The presentation to Planning Commission for approval was the final step. Mr. Walton described road realignment and designation of county and private roads. He stated that no residences would be affected by a change, just one business address for boat storage.
  - a. Public Comment: Kathy Chitwood – does not object to renaming to Nellie Creek Rd. but only to increased development necessitating the change.
  - b. Discussion: Mr. Johnson asked about the Commission's role in choosing. Mr. Walton affirmed the code stated that the Commission was responsible for choosing. Mr. Haney asked if there was opposition; Mr. Walton stated that he had received no opposition.
  - c. Vote: Mr. Haney made a motion to approve Nellie Creek Rd; Mr. Nix seconded. The vote was unanimous.
9. Discussion regarding necessary changes and review of markups (see backup materials) to Oconee County Code of Ordinances Chapter 32, Article VI Unified Performance Standards,

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in order to, among other issues, appoint a subcommittee to formalize recommendations to the Planning Commission. Mr. Johnson asked for public comment.

- a. Public Comment – Tom Markovich commented on the backup material and commended effort to be more specific. He questioned certain definitions.
- b. Discussion: Mr. Johnson discussed previous reviews of documents. Mr. Johnson asked Mr. Haney to elaborate on his process. Mr. Haney brought up separation of public and private properties and questions of takings. He spoke of easement requirements and definition ambiguity. He looks to have the document be more clear and less open to interpretation. He wants to look at subdivision definitions. Mr. Johnson noted that Mr. Nix suggested a small group. Mr. Johnson suggested a smaller, less formal group for discussion.
- c. Vote: Mr. Johnson made a motion to have subcommittee hold public meeting in boardroom setting, headed by Mr. Haney and to determine how many will serve. Mr. Nix seconded the motion. Discussion: Mr. Johnson asked how many should serve. Mr. Nix asked for three commission members to serve including a “devil’s advocate” input. Mr. Johnson looked to have Mr. Halbig serve in that role. Mr. Johnson asked for commissioners to serve. Mr. Nix volunteered to serve. Mr. Marcengill volunteered to serve. Mr. Johnson asked Mr. Halbig to serve. Mr. Haney asked about the expected timeline. Mr. Fravel asked about phased deliverables and council participation. Mr. Nix suggested a clean-up phase and a second phase for correcting redundancies. Mr. Nix asked about meeting organization. Mr. Johnson stated that Mr. Haney would run the meeting, and Mr. Halbig would perform public notice. Mr. Haney asked to act on the motion. Mr. Johnson reiterated the motion to formalize the subcommittee, use the backup as a baseline, receive input from commissioners via email, and that the subcommittee would report back to planning commission and called for a vote. The vote was unanimous.

10. Adjourn: Mr. Haney made a motion to adjourn; Mr. Johnson seconded; the vote was unanimous. The meeting was adjourned at 7:00 PM.