



OCONEE COUNTY
PLANNING COMMISSION

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

PLANNING COMMISSION SPECIAL COMMITTEE
MINUTES

Mickey Haney, At-Large

David Nix, District 2

Jake Marcengill, District 5

6:00 pm, Monday, July 21 2025

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

Call to Order at 6:00pm

Mr. Haney asked Mr. Nix to give invocation.

Mr. Haney described the intent of the meeting and the need to organize the code by moving information to chapters 26 and 38 where it is more relevant.

The following items were discussed:

- Private roads and private driveways.
- Section 32.211 - General Provisions – Purpose.
- Easements and rights-of-way. At this time Mr. Halbig left to make copies for committee members.
- 32.212 clarification on definition that encompasses barn-dominiums. Mr. Halbig returned.
- Crosswalk requirements for private development.
- Dwellings, dwelling units and other physical living arrangements.
- Subdivisions; - minor, exempt (family transfers), medium and major subdivision proposal determined by access.
- Driveways with three lots and upgrading driveways to drives; Private roads.
- Applications, sketches.
- 32-214 lot improvements under definition of entrances.
- Definitions of “streets”; Yards; non-buildable area.
- Ability to negotiate with regard to takings and SCOTUS case - Laredo vs Teleprompter of Manhattan 1982
- Stormwater change from water source to watercourse.
- Family gifts vs. selling at fair market value. Does verbiage exempt you from being a developer.
- Usable area – not used in calculating minimum lot areas with regard to non-usable area such as waterbodies, floodplains or unusable topography.
- SCDES and their responsibilities.
- Assigning all interpretation to the BZA and taking out language such as “every effort shall be made”
- Water facilities in 32-217-4 all utility lines in the public row – take out if a public system is available – don’t want family property putting in fire hydrants
- “Family transfer” instead of “exempt subdivision”
- 32-218 deal with non-residential subdivision –Should item 3 be kept
- Whether item 4 be moved that should be in commercial zoning portion of the ordinance.
- Road carries shall not be extended to boundaries – allows for bza action
- 32-219 streets used in item 3 and 5
- 32-220 – application review ...exempt is in here change to family transfer – change to shall.
- Sketch plan reduced to 10 lots for minor subdivision – housing/dwelling units is mentioned.
- 10 lots being exempt from sketch plan.

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- 32-220 2 L define intent of roads in sketch plan. Provide statement
- Public cross walks – take out public.
- 3h- designation of reservation of land. Community use/ not public use.
- B11 parks school sites – other public or community spaces. Work on verbiage. Roads not built to public road standards – verify through non-destructive standards and engineer sign off. They need to define if they will build to standards or not. Work on this with Mr. Root.
- Maintenance for private roads. County to not accept private road unless it meets our standards.
- Next meeting date.

Adjourn at 8:10 pm.