



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 - Absent

6:00 pm, Monday, August 18, 2025

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

Public in attendance – sign in sheet attached.

Call to Order at 6:00pm

Mr. Haney discussed the review from the last meeting and intent of passing the changes to the Planning Commission for their review.

The following items were discussed:

- Sec 32-212 Clearing and Grubbing definition being moved to section 26.
- Reserve definitions for Moderate and Major Subdivisions.
- Mr. Nix asked about finding older versions of ordinances, and removing definitions that are not used.
- Street and roadway definition. Mr. Nix referred to Right-of-Way. Discussion of the definitions of "ROW", "roadway", "clear zone" and "street". Concerns about enforcement, state laws.
- Issues of private roads and parking in the roadway, police and fire access, right to access, trespass and traffic enforcement. Mr. Halbig asked the discussion focus on design. The definition is greater than definition of "public roads". Definition of street to include all public and private ROW and easements on or in which vehicular travel is allowed. Mr. Halbig asked to be able to search for better definitions. Mr. Haney suggested all public and private roads and drives. Mr. Halbig asked that the definitions go before the whole commission. Mr. Haney suggested that the commission take up discussion of chapter 26. Definition recommended as all public and private roads and drives, as public and private roads and drives are defined in chapter 26.
- Yards and the need for the definition when buildable areas and setbacks are defined. The recommendation is to replace "yard" with "setback" in Chapter 32.
- Road signs and subdivisions being able to state code 56-5-63-10.
- Family transfers.
- Striking "public" from Section 32.211. Mr. Halbig questioned excluding "open space". Mr. Nix stated "open space" could not be removed.
- 32-214 (f) – defining usable area.
- 32-215 (i) – lakes and streams, and usable area of the property. Mr. Haney addressed the concern of buildable area.
- 32-215 (j) – easements and removing the 10-foot minimum.
- Process of presenting information to the full commission with mark ups and a clean copy.
- Removal of requirements to hook onto sanitary sewer or public water.
- non-residential subdivision access, ROWs and paving. Mr. Halbig asked about areas where the public has access. Mr. Haney pointed out examples of county quarry and landfill. The inclusion of a BZA approval.
- 32-220 (b) plat requirements application review.
- Sketch plans for minor and family transfers.

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- Certificate of maintenance of private roads. and maintaining minimum lot size.
- presentation to the whole of Planning Commission.

Adjourn at 7:32 pm.