



OCONEE COUNTY
PLANNING COMMISSION
415 S. Pine St. Walhalla, SC 29691
864.638.4218
OconeeSC.com
planninginfo@oconeesc.com

COMMISSION MEMBERS

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

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

STAFF

Elise Dunaway
Ed Halbig

MINUTES

6:00 pm, Monday September 4, 2025
Oconee County Council Chambers

1. Call to Order – Mr. Johnson called the meeting to order at 6:10 PM.
2. Invocation was led by Mr. Haney
3. Pledge of Allegiance was led by Mr. Johnson
4. Approval of minutes from, August 4th 2025 – Mr. Nix made a motion to approve the minutes; Seconded by Mr. Haney. Approved unanimously.
5. Public Comment: there being none.
6. Commission Member Comments: Mr. Johnson thanked those in attendance.
7. Staff Comments: Mr. Halbig reported on ACOG Continuing Education training.
8. Discussion and potential recommendation to County Council regarding necessary amendments to the Oconee County Code of Ordinances, including Chapters 26, 32, and 38, in relation to subdivision regulations, including land development standards, and definitions and designations of subdivisions and types thereof; standards applicable to roads, drives, and driveways; and other matters materially related thereto:
Public Comment:
Jim Codner spoke about having a public hearing prior to sending proposed changes to council, and spoke to specific proposed changes.
Tom Markovich spoke about improvements to the document and the need for further definition.

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Mr. Johnson asked Mr. Haney to review the changes.

Mr. Haney made a motion to approve the change to 32.211(c) to remove references to roads. Mr. Nix made a point of order to address how to proceed with review of proposed changes. Mr. Johnson seconded Mr. Haney's motion. Discussion. Ms. Spicer moved to amend to include language to indicate where road information is located. Ms. Spicer amended motion to a friendly amendment to include reference to 32.211(c) in chapter 26. Mr. Haney accepted amendment. Unanimous. Ms. Dunaway noted that the County Attorney would need to review the document prior to it reaching County Council.

Mr. Johnson made a motion to approve provisions "as may be required" in section 32.211(d)2. Mr. Haney seconded. The motion passed unanimously.

Ms. Spicer made a motion to accept the change to 32.211(d)4. Mr. Johnson seconded. The motion passed unanimously. Mr. Haney made a motion to approve the change to 32.212 – Building Footprints. Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to add and define "Community" and "Public" to 32-212 with assistance of Mr. Root. Ms. Spicer seconded. The motion passed unanimously.

Mr. Haney made a motion to change definition of "crosswalk". Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to update all references of "DHEC" to the "SC DES". Mr. Fravel seconded. The motion passed unanimously.

Mr. Haney made a motion to change to "Dwelling". Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to add "residential lot" to Dwelling definition parts (1), (2) and (3). Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to remove "rooms or" from definition of "dwelling units" approve the change to Mr. Nix seconded. The motion passed unanimously.



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Ms. Spicer to accept removal of “utility and” from definition of “Easement”
Mr. Nix seconded. The motion passed unanimously.

Mr. Johnson asked about the definition of “lot width” and the removal of the word “setback” in 2024 and asked Mr. Halbig to review. Mr. Haney made a motion to have input from Mr. Markovich; Mr. Johnson seconded. the motion passed unanimously. Mr. Markovich recalled the reason for the change as pertaining to irregularly shaped lots and flag lots.

Mr. Haney made a motion to remove repetition from “Minor Subdivision” definition. Mr. Nix seconded. The motion passed unanimously.

Mr. Haney made a motion to add “residential lots to definition of “Minor Subdivision” and to reserve terms of “Mid-size Subdivision” and “Major Subdivision”. Mr. Nix seconded. Discussion ensued about subdivision approval. Mr. Haney amended his motion to remove the terms “Mid-size Subdivision” and “Major Subdivision” from the document. Mr. Nix seconded. The motion passed unanimously.

Mr. Haney made a motion to add “roadway” to the definition of “Parking, off street”. Discussion of geometry of road, roadways, streets and Rights-of-Way. Mr. Johnson seconded. the motion passed unanimously.

Ms. Spicer made a motion to approve the change to definition of “Potable water”. Mr. Nix seconded. The motion passed unanimously.

Ms. Spicer made a motion to include definition of “road” from SC State Code 56-5-460. Mr. Johnson seconded. The motion passed unanimously.
Discussion.

Mr. Haney made motion to move all definitions from Private Driveway to Minor local and/or Service Roads to chapter 26. Mr. Nix seconded. The motion passed unanimously.

Mr. Haney moved to have definition of “Street” moved to chapter 26. Mr. Johnson asked that Mr. Root provide a definition of “street”. Discussion of moving “Street” and “Roadway” to chapter 26. Mr. Fravel made a motion for a short recess. Mr. Johnson seconded the motion. The motion passed unanimously.

Mr. Johnson called the meeting back to order at 7:30. Mr. Nix seconded Mr. Haney’s prior motion. The motion passed unanimously.

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Mr. Johnson asked that Mr. Root review the definition of setback as a distance from the property line to the build line as opposed to “structure” Mr. Haney seconded. The motion passed unanimously.

Mr. Haney made a motion to approve the change from “water source” to “water course”. Ms. Spicer seconded. The motion passed unanimously.

Mr. Haney made a motion to remove “Yard” definition. Ms. Spicer seconded. Discussion of the occurrence and usage of the term “yard” in the code. Mr. Haney made a motion to postpone removal of the term until Planning staff can find occurrences and usage. Ms. Spicer seconded. Motion passed unanimously.

Mr. Nix made a motion to approve the add “public” to “road right-of-way” under “Utilities” in 32-213 (d). Ms. Spicer seconded. The motion passed unanimously.

Mr. Johnson made a motion to add “public” to “roads” under “Road signs” and add “state code of laws” in 32-213 (e). Mr. Fravel seconded. The motion passed unanimously.

Mr. Haney made a motion to remove restriction on conditions of “family transfers” in 32-213 (f). Mr. Fravel seconded. The motion passed unanimously.

Mr. Johnson made a motion to remove second sentence from 32-214(f) Mr. Haney seconded. The motion passed unanimously.

Mr. Nix made a motion to remove part (3) from 32-214 (g). Mr. Haney seconded. The motion passed unanimously.

Mr. Haney made a motion to remove the width requirement from 32-214 (j). Mr. Fravel seconded. The motion passed unanimously.

Mr. Haney made a motion to remove the second sentence from 32-214 (k). Mr. Nix seconded. The motion passed unanimously.

Mr. Johnson made a motion to have the County Attorney review 32-216 (a) for correctness. Mr. Haney seconded. The motion passed unanimously.

Mr. Haney made a motion to include part (b) with the review of part (a). Mr. Johnson seconded. The motion passed unanimously.

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Mr. Fravel made a motion to include “from the appropriate governing body” to the end of 32-216(d). Mr. Haney seconded. The motion passed unanimously.

Mr. Johnson made a motion to include part (d) with review of parts (a) and (b). Mr. Fravel seconded. The motion passed unanimously.

Mr. Nix made a motion to remove width requirement from 32-216(e)(2).

Mr. Haney made a motion to remove 32-216(e)(4). Mr. Fravel seconded. The motion passed unanimously.

Mr. Johnson made a motion to remove the first sentence from 32-217(a)(1). Mr. Haney seconded. The motion passed unanimously.

Mr. Haney made a motion to add “within public road right-of-way”. Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to remove “if a public water system is not available” from 32-217(b). Mr. Johnson seconded. the motion passed unanimously.

Mr. Nix made a motion to change exceptions in 32-217(c) to “minor subdivisions and family transfer subdivisions”. Ms. Spicer seconded. The motion passed unanimously.

Mr. Johnson made a motion to remove the first sentence of 32-217(d)(1) Mr. Haney seconded. The motion passed unanimously.

Mr. Nix made a motion remove “reasonably accessible or available” from 32-217(d)(3). Mr. Haney seconded. The motion passed unanimously.

Mr. Haney made a motion to remove “and pavement” from 32-218(b)(2). Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to remove 32-218(b)(3) and (4) to be relocated to chapter 26. Mr. Johnson seconded. The motion passed unanimously.

Mr. Nix made a motion to remove 32-218(b)(4). Mr. Haney seconded. Discussion. The motion passed unanimously.

Mr. Johnson made a motion to remove the word “normally” from 32-218(b)(5). Mr. Nix seconded. The motion passed unanimously.

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Mr. Haney made a motion to change “may” to “shall” in 32-220(b). Mr. Johnson seconded. Discussion of SCDOT encroachment requirement with the subdividing of property on SCDOT right-of-way. Ms. Dunaway noted the requirement within the ordinance. Mr. Haney made a motion to postpone the change until review by the planning department. Mr. Johnson seconded. Mr. Johnson discussed the discrepancy in interpretation by planning directors. The motion passed unanimously.

Mr. Johnson made a motion to change the number of dwellings from “20” to “10” in 32-221(b). Mr. Fravel seconded. Discussion of the need to get the numbers correct, using 11 or more in (a) and ten or less in (b). Discussion of how the proposed changes to 32-221 will affect the workload of the Planning Department. The motion passed unanimously.

Mr. Nix made a motion change to “20” to “11 or more” in 32-221(a). Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to remove requirement for detailed sketch plan from 32-221(c). Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to add the following to 32-221(c)(2): “I. A statement as to whether the road will be built to public road standards”. Mr. Johnson seconded. The motion passed unanimously.

Mr. Nix made a motion to remove “public” from “crosswalks” under 32-221 3(b) and (h). Mr. Johnson seconded. the motion passed unanimously.

Mr. Haney moved to take out “or other” and add “or community” to 32-223(b)(11). Mr. Johnson seconded. The motion passed unanimously.

Discussion of 32-223(c) Certificate of Maintenance for Private roads. Mr. Haney moved to postpone and turn over to staff with assurance to adopting public roads and a means to turn private road into a public road and have it not infringe upon zoning setback motion to postpone. Ms. Spicer seconded. The motion passed unanimously.

Mr. Nix made a motion to remove “minor”. Mr. Haney seconded. The motion passed unanimously.

9. Adjournment. Mr. Nix made a motion to adjourn. Mr. Fravel seconded. The motion passed unanimously. The meeting adjourned at 9:02 pm.