



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 October 6, 2025
Oconee County Council Chambers

1. Call to Order – Mr. Johnson called the meeting to order at 6:00 PM.
2. Invocation was led by Mr. Root
3. Pledge of Allegiance was led by Mr. Johnson
4. Approval of minutes from, September 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. there being none.
7. Staff Comments: Mr. Halbig discussed the comprehensive plan five-year review by the ACOG.
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 – there being none.

Mr. Haney began discussion of Family Transfers, encroachment requirements for subdivision, safety, access, design and SCDOT approval of encroachments. Mr. Haney made a motion to postpone changes to 32-222 for Mr. Root to develop new language for 32 and 26 regarding encroachment and access to public roads Mr. Johnson seconded. The motion passed unanimously.

The meeting can be found on the County's YouTube channel at the County's website
www.oconeesc.com.

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Mr. Haney made a motion to remove the term “yard” from section 32. Mr. Fravel seconded. Discussion of utility of yard definition in 32 and 38. setbacks of lines and areas. The motion passed unanimously.

Mr. Haney made a motion to include “or community” in 32-222 (b)(3)(h). Mr. Nix seconded. The motion passed unanimously.

Mr. Johnson made a motion to include “or community” in 223-(b)(11). Mr. Nix seconded. The motion passed unanimously.

There was discussion of acceptance of roads and platting requirements before the roads are accepted. Mr. Root proposed language that might be more appropriate for recording final plats. Mr. Haney moved that the language be submitted for inclusion into chapters 32 and 26. Mr. Nix seconded. The motion passed unanimously.

Mr. Haney made a motion remove requirement of detail sketch plan from 32-221(b). Mr. Fravel seconded. The motion passed unanimously.

Mr. Fravel made a motion to change the word “all” to “the” in 32-221(c)(2). Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to delete the requirement of a detailed sketch plan from 32-221(b)(2). Mr. Nix seconded. The motion passed unanimously.

Mr. Johnson made a motion to have a 5-minute recess. Mr. Nix seconded. The motion passed unanimously.

The Commission reconvened at 7:10. Mr. Nix made a motion to remove the word “public” from 32-222 (b)(3). Mr. Johnson seconded. The motion passed unanimously.

Mr. Nix made a motion change “insure” to “ensure” in 32-222(c)(6). Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney made a motion to add “not desired by subdivider” to 32-217(d)(3). Mr. Nix seconded. The motion passed unanimously.

Mr. Haney made a motion to have staff review cross references within the document. Mr. Johnson seconded. The motion passed unanimously.

Mr. Haney asked about the county’s role in reviewing 32-216 Drainage and Stormwater as it was the responsibility of SCDES. Mr. Nix made a motion to have Mr. Root benchmark SCDES review examples from other counties. Mr. Haney seconded. The motion passed unanimously.

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Mr. Haney made a motion to move the definition of “street” to 26 and clean up definition. Mr. Nix seconded. The motion passed unanimously.
There was discussion of accepting roads into the county system and codifying legislative review.

There was discussion of removing the BZA from review of Road Standards. Mr. Haney made a motion to remove 26-8. Mr. Nix made a Point of Order that this was not an item the commission was prepared to discuss. Mr. Haney withdrew his motion.

Mr. Haney made a motion to remove the requirement for “direction of county engineer or designee” from 26-1(3). Mr. Nix seconded. The motion passed unanimously.

Mr. Nix made a motion to modify the definition of “private driveway” in 26-2(a). Mr. Fravel seconded. The motion passed unanimously.

Mr. Haney made a motion to modify the definition of “private drive” in 26-2(b). Mr. Fravel seconded. The motion passed unanimously.

Mr. Nix made a motion to adjourn. Mr. Fravel seconded. The motion passed unanimously.

9. The meeting adjourned at 7:55 pm.