



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
Nick Walton

MINUTES

6:00 pm, Monday October 20, 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. Nix
3. Pledge of Allegiance was led by Mr. Fravel
4. Approval of minutes from, October 6, 2025 – Mr. Haney made a motion to approve the minutes; Seconded by Mr. Nix. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person): None
6. Commission Member Comments: None
7. Staff Comments – 2026 proposed meeting calendar
8. Discussion regarding Planning Commission returning to two meetings per month beginning in 2026.
9. Continued discussion regarding necessary changes and review of markups (see backup materials) to Oconee County Code of Ordinances Chapter 32, Article VI Unified Performance Standards, and Chapter 26, in order to, among other issues, prepare draft versions of the chapters for the County council to review and consider.
 - a. Public Comment:
Tom Markovich speaks on Chapter 26 regarding changing who is authorized to accept roads.

The meeting will be broadcasted live on the County's YouTube channel, which can be found on the County's website at www.oconeesc.com.

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b. Discussion/ Vote:

Mr. Walton from Oconee County Addressing and GIS discusses clarifications from the October 6, 2025 meeting.

6:15 - Mr. Haney made a motion to remove Section 26-2 b (10) and replace it with "Reserved" Seconded by Mr. Nix. Approved unanimously.

6:27 – Section 26-2 b(12) - Mr. Haney made a motion to direct Mr. Root create a document that explains the two different classifications of roads. Ones that can be adopted in the future and ones that do not fall under the development guidelines for road construction and remain private until they are upgraded; Seconded by Mr. Nix. Approved Unanimously.

Mr. Nix made a motion to allow Mr. Markovich to speak; seconded by Mr. Johnson. Approved unanimously.

6:43 – Mr. Haney made a motion to add "Drives" to Section 26 26-2 b (13); Seconded by Mr. Nix. Approved Unanimously.

6:44 – Sec.26-2 (c) Mr. Haney made a motion to move "*Private Road* means a privately-owned and maintained right-of-way that contains a roadway constructed in accordance with these regulations and provides vehicular access and road frontage to more than ten single-family residential lots" from Section 32 to Section. 26-2 (c); Seconded by Mr. Nix. Approved Unanimously.

6:49 – Mr. Haney made a motion to remove "dwellings" and keep "lots" in the second sentence in Section 26-2 (c); Seconded by Mr. Nix. Approved Unanimously.

6:49 – Mr. Haney made a motion to remove the last two sentences in Section 26-2 (c); - asked for clarification from staff – was never received.

6:51 – Mr. Haney made a motion to remove "With the exception of the requirements put forth in this section, all private roads shall meet the requirements for all public roads as defined by this article" from Section 26-2 c (11); Seconded by Mr. Johnson. Approved unanimously.

6:53 – Mr. Haney made a motion to move the public road definition for Chapter 32 to Section 26.3 Public Roads; Seconded by Mr. Nix. Approved unanimously.

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6:54 – Mr. Haney made a motion to remove “*Road maintenance signs on private roads*. Where subdivision roads are not to be dedicated to the state or county for public maintenance the subdivider shall install signs that control traffic flow in a safe manner as specified the manual of uniform traffic control devices. Also, “Private Road” signs at the beginning of the private subdivision roads. there shall be signs which state “Private Road” The subdivider may assume the responsibility to install signs provided the county engineer approves in writing the signage” From Section 26-3 (m); Seconded by Mr. Nix. Approved unanimously.

6:56 – Mr. Haney made a motion to change the second paragraph in Section 26-3(m) to read as “*Road signs on public roads*. Road name signs shall be installed at all intersections with a subdivision. All other signs shall be installed as required by State Code of Law.” Seconded by Mr. Johnson. Approved Unanimously.

6:57 – 7:07 - Mr. Haney made a motion to add “No private road shall be accepted into the county public road system if the designated right-of-way requirements conflict with the setback and lot density zoning standards” to Section 26-6 (9). Seconded by Mr. Nix. Approved unanimously.

7:12 – Mr. Nix made a motion to ask Mr. Root to explain why section 26-7e(1) is needed; Seconded by Mr. Johnson. Approved Unanimously.

7:13 – Mr. Haney made a motion to remove the contents of Section 26-8 in its entirety and place “Reserved” as a place holder. Seconded by Mr. Nix. Approved Unanimously.

10. Adjourn – The meeting was unanimously adjourned at 7:17 PM.