



**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

#### MINUTES

6:00 pm, Monday, November 3, 2025  
Oconee County Council Chambers

1. Call to Order – Mr. Johnson called the meeting to order at 6:00 PM.
2. Mr. Johnson made a motion to amend the agenda to include the appointment of a new secretary. Seconded by Mr. Haney. Approved unanimously.
3. Mr. Johnson made a motion to appoint Elise Dunaway as secretary. Seconded by Mr. Nix. Approved Unanimously.
4. Invocation was led by Mr. Nix
5. Pledge of Allegiance was led by Mr. Haney
6. Approval of minutes from, October 20, 2025 – Mr. Nix made a motion to approve the minutes; Seconded by Mr. Marcengill. Approved unanimously.
7. Public Comment for Non-Agenda Items (4 minutes per person): None
8. Commission Member Comments:  
Mr. Nix thanks Mr. Haney for all his work putting all documents together the last several meetings.
9. Staff Comments: None
10. 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.

*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](http://www.oconeesc.com).*

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- a. Public Comment:  
Mr. Tom Markovich discusses items within Chapter 26 of the code of ordinances.
- b. Discussion / Vote:  
Mr. Johnson made a motion to include the provided the either/or options for Chapter 26-2 (b) 12, Chapter 26-2 (c) 10 and Chapter 32-223(c); Seconded by Mr. Johnson. Approved Unanimously.

Mr. Haney made a motion to delete the definition of half road from Sec. 32-22; Seconded by Mr. Nix. Approved Unanimously.

Mr. Nix made a motion to change the definition of road to “Street means a public (unless context clearly states otherwise) thoroughfare including the full width of the right of way, therefor”; Seconded by Mr. Haney. Approved Unanimously.

Mr. Farvel made a motion to have Section 32-220 (b) read “The planning director approves a minor or family transfer subdivision, containing no new roads, after reviewing the final plan”; Seconded by Mr. Haney. Approved unanimously.

Mr. Haney makes a motion to add “or designee” where the county engineer is listed in Chapter 26; Seconded by Mr. Nix. Approved Unanimously.

Mr. Nix made a motion to remove “case by case bases” in Sec. 26- (b); Seconded by Mr. Farvel. Approved Unanimously.

Mr. Johnson made a motion to replace South Carolina Department of Health and Environmental Control with SCDES in the Sec. 32-212 under Traditional Septic Systems definition; Seconded by Mr. Farvel. Approved Unanimously.

Mr. Johnson made a motion to direct staff to ask Roads and Bridges what the correct distances is for collector roads and apply the corrected distance in both locations. Seconded by Mr. Nix. Approved Unanimously.



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Mr. Johnson made a motion to direct staff to compare Sec. 26-6 items 4 and 5 to ensure no changes have been made other than the addition of "or designee" as previously voted on; Seconded by Nix. Approved Unanimously.

Mr. Johnson made a motion to hand the document off to Mr. Root for final draft and for Mr. Root to come back with comparison documents. Seconded by Mr. Nix. Motion withdrawn.

Mr. Haney made a motion to change private road to 20ft width and have the same verbiage as private drives in the Section 26-2. Seconded by Mr. Nix. Mr. Haney withdrew his motion. Mr. Johnson abstained from discussion and vote.

Mr. Nix made a motion to put the discussion regarding the changing of the Right of Way requirements on Private Roads from the 32' ROW to match the Private Drive distance of a 20' ROW. Seconded by Mr. Haney. Approved unanimously. Mr. Johnson abstained from discussion and vote.

11. Adjourn – The meeting was unanimously adjourned at 6:42 PM.