



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- Absent
Joe Farvel, District 4 - Absent
Mickey Haney, At-Large
David Nix, District 2
Brit Adams, District 3
Jake Marcengill, District 5

STAFF

Elise Dunaway
Kyle Reid
Chris Smith
Scott Krein
Clint Livingston

MINUTES

6:00 pm, Monday, December 1, 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. Johnson
4. Approval of minutes from November 3, 2025 – Mr. Nix made a motion to approve the minutes with changes; Seconded by Mr. Adams. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person): N/A
6. Commission Member Comments: Mr. Johnson voices his appreciation to all members and staff for their work and dedication throughout the year.
7. Staff Comments: Miss. Dunaway confirmed the width for collector roads is 66' as requested by the commission.
8. Planning Commission 2026 Meeting Calendar
 - a. Discussion / Vote:
Mr. Nix made a motion to accept the 2026 meeting calendar as presented; Seconded by Mr. Johnson. Approved Unanimously.

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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9. Staff confirmation regarding clarification in Section 26-6 items 4 and 5.
 - a. Public Comment: N/A
 - b. Discussion / Vote:
Miss. Dunaway confirms that the only change in Section 26-6 item 4 and 5 is adding “or his designee”

Mr. Johnson made a motion to have staff change the document to reflect the confirmation made by Miss. Dunaway; Seconded by Mr. Nix. Approved Unanimously.

10. Discussion regarding Encroachments in Section 26-7 (e).
 - a. Public Comment: N/A
 - b. Discussion / Vote:
Discussion followed between Mr. Kyle Reid, Director of Roads & Bridges, and members.

Mr. Nix made a motion to address the civil penalty is 26-7 (E) item 4 with respect to other sections to make sure it is consistent and bring back the process to the planning commission; Seconded by Mr. Haney. Approved Unanimously.

11. 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.

Mr. Johnson recused himself from the discussion and vote.

- a. Public Comment:
Mr. Jim Codner from AQD voiced his opposition toward reducing the right-of-way.

Mr. Nix read both public comments submitted via email from Mr. Gary Owens and Ms. Linda Lovely.

- b. Discussion / Vote:
Discussion followed between members and Mr. Clint Livingston, Fire Marshal, Mr. Chris Smith, Fire Chief, Mr. Scott Krein, Emergency Services Director, and Mr. Kyle Reid, Roads & Bridges Director.



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Mr. Haney made a motion to change the right-of-way on private roads from a 32ft right-of-way to a 20ft right-of-way; Seconded by Mr. Marcengill. Approved 3/1. Mr. Adams opposed.

12. Adjourn – The meeting was unanimously adjourned at 7:40 PM.