



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 Fravel, District 4
Mickey Haney, At-Large

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

AGENDA

6:00 pm, Monday, January 5, 2026
Oconee County Council Chambers

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Election of Officers
 - a. Chairman
 - b. Vice Chairman
 - c. Secretary
5. Approval of minutes from December 1, 2025
6. Public Comment for Non-Agenda Items (4 minutes per person)
7. Commission Member Comments
8. Staff Comments
9. 2026 Meeting Calendar Revision
10. Discussion regarding Section 32-602 - Major and Minor Recreational Vehicle Parks definitions.
 - a. Public Comment
 - b. Discussion/ Vote
11. Discussion regarding final revisions to Chapter 26 and Chapter 32 of the Oconee County Code of Ordinances to send to County Attorney for final draft.
 - a. Public Comment
 - b. Discussion/ vote
12. Adjourn

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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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.

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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.

Previously Voted On

Planning Commission	
Date	Makeup
1/5/2026	
2/2/2026	
3/2/2026	
4/6/2026	
5/4/2006	
6/1/2026	6/4/2026
7/6/2026	7/9/2026
8/3/2026	
9/7/2026	9/10/2026
10/5/2026	
11/2/2026	
12/7/2026	
1/4/2027	

Revisions Made - Needs Vote

Planning Commission	
Date	Makeup
1/5/2026	
2/2/2026	
3/2/2026	
4/6/2026	
5/4/2006	
6/1/2026	6/15/2026
7/6/2026	
8/3/2026	
9/7/2026	9/10/2026
10/5/2026	
11/2/2026	
12/7/2026	
1/4/2027	

6/15 for June meeting due to early voting on 6/1
7/6 is okay date.

Sec. 32-602. Definitions.

All-weather road means a hard-packed and graded and/or graveled road that is passable by vehicles under both wet and dry weather conditions, is at least ten feet wide, and is suitable for emergency vehicles to utilize regardless of weather, as determined by Oconee County Emergency Services.

Dealer means any person, firm, corporation, or business entity licensed or required to be licensed to sell new and/or used recreational vehicles to the retail public.

Manufacturer means any person, firm, corporation, or business entity that engages in the manufacturing of recreational vehicles.

Minor recreational vehicle park means **four to 19** recreational vehicles or recreational vehicle spaces for rent on-site on any single parcel to be utilized as temporary living quarters for recreational, camping, or travel use.

Major recreational vehicle park means **20 or more** recreational vehicles or recreational vehicle spaces for rent on-site on any single piece of property utilized as temporary living quarters for recreational, camping, or travel use.

Ready to travel: A recreational vehicle is ready to travel if it:

- a. Is on wheels or a jacking system;
- b. Is attached to the site only by quick-disconnect type utilities and security devices; and,
- c. Has no permanently-attached additions.

Recreational vehicle means a motorhome, travel trailer, fifth-wheel trailer, or folding camping trailer designed to provide temporary living quarters for recreational, camping, or travel use, as defined herein.

Motorhome means a self-propelled vehicle designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations. The unit must contain at least four of the following permanently installed independent life support systems which meet the NFPA 1192 Standard for Recreational Vehicles:

- a. A cooking facility with an on-board fuel source;
- b. A potable water supply system that includes at least a sink, a faucet, and a water tank with an exterior service supply connection;
- c. A toilet with exterior evacuation;
- d. A gas or electric refrigerator;
- e. A heating or air conditioning system with an on-board power or fuel source separate from the vehicle engine; or,
- f. An electric power system.

Travel trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle.

Fifth-wheel trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle equipped with a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

Folding camping trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is constructed with collapsible partial side walls that fold for towing by another vehicle.

Recyclable materials means those materials which are capable of being recycled which would otherwise be processed or disposed of as solid waste.

Solid waste means any garbage, refuse, sludge, and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, residential, mining, and agricultural operations and from community activities.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)