



OCONEE COUNTY
PLANNING COMMISSION
415 S. Pine St. Walhalla, SC 29691
864.638.4218
OconeeSC.com
planninginfo@oconeesc.com

COMMISSION MEMBERS

David Nix, District 2
Teresa Spicer, District 1
Joe Farvel, District 4
Mike Johnson, At-Large

Mickey Haney, At- Large
Brit Adams, District 3
Jake Marcengill, District 5

STAFF

DeAnn Hester

ABSENT MEMBERS

Teresa Spicer

MINUTES

6:00 pm, Monday June 15, 2026
Oconee County Council Chambers

1. Call to Order – Chairman Nix called the meeting to order at 6:00 PM.
2. Invocation was led by Mr. Haney
3. Pledge of Allegiance was led by Mr. Marcengill
4. Approval of minutes from March 2, 2026 – Mr. Haney made a motion to approve the minutes; Seconded by Mr. Johnson; Approved unanimously.

Approval of minutes from May 4, 2026 – Mr. Johnson made a motion to approve the minutes; Seconded by Mr. Haney; Approved unanimously.

5. Public Comment for Non-Agenda Items (4 minutes per person): Mr. Perry Smith addressed the Commission regarding the Council-directed review of Chapters 26, 32, and 38 of the Oconee County Code of Ordinances. Mr. Smith encouraged the Commission to preserve private property rights throughout the ordinance revision process and expressed concern that future ordinance amendments intended to address large-scale development should not diminish the rights of individual property owners.
6. Commission Member Comments: Mr. Haney requested that the rear entrance to the Council Chambers remain closed during the meeting to ensure all participants remained within camera view during the public broadcast.
7. Staff Comments: Mrs. Hester advised the Commission of updated records

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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management guidance for boards and commissions. Beginning with this meeting, the official minutes would identify the Commissioner making each motion, the Commissioner providing the second, and the outcome of each vote to improve the official record. Additional information regarding the updated procedures will be provided to the Commission.

8. Discussion regarding Initial Project Scope for the Council-Directed Review of Chapters 26, 32, and 38 of the Oconee County Code of Ordinances
 - a. Public Comment: None
 - b. Discussion / Vote:

Mr. Haney made a motion to approve the proposed Scope of Work.
Seconded by Mr. Johnson.

Project Purpose - The Commission reviewed the purpose of the Council-directed ordinance review.

Infrastructure Coordination - The Commission discussed the need to incorporate available infrastructure information into the ordinance review process, including roadway, utility, water, and wastewater capacity, to assist with evaluating future growth and development. Mr. Haney made a motion to amend the Scope of Work to specifically direct staff to coordinate with County departments, utility providers, and other public agencies to obtain available infrastructure capacity information for use during the ordinance review process. Seconded by Mr. Marcengill. The motion was approved unanimously.

Planning Commission Role - The Commission discussed the respective responsibilities of County Council, the Planning and Economic Development Committee, the Planning Director, and the Planning Commission throughout the ordinance revision process. Staff clarified that the Scope of Work established the process for the Council-directed review and was not intended to modify the statutory responsibilities of the Planning Commission.

Public Participation - The Commission reviewed opportunities for public participation during the ordinance review process.

Project Deliverables - The Commission discussed development of a project meeting schedule to support completion of the ordinance revisions within the timeframe established by County Council.

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Chairman Nix made a motion to amend the Scope of Work by adding a project meeting calendar as a project deliverable. Seconded by Mr. Johnson. The motion approved unanimously.

Project Phasing - The Commission discussed revisions to the proposed project phases to better align with the January 19, 2027 project completion deadline. Chairman Nix made a motion to consolidate the initial project phases while maintaining separate Planning Commission review and County Council consideration as the final project phases. Seconded by Mr. Johnson. The motion was approved unanimously.

Landscape Standards - The Commission discussed the appropriate location of landscape standards within the Unified Development Ordinance to improve consistency and administration. Mr. Haney made a motion to relocate landscape standards from Chapter 32 to Chapter 38. Seconded by Mr. Adams. The motion was approved unanimously.

Overall Scope – The Commission discussed limiting the overall scope of the review to how it applies to Major Subdivisions. Mr. Adams made a motion to amend the Scope of Work by adding “Major Subdivisions” to the first sentence of the second paragraph. Seconded by Mr. Nix. The motion was approved unanimously.

Chairman Nix restated the original motion to approve the Scope of Work as amended. The motion originally made by Mr. Haney and seconded by Mr. Johnson was approved unanimously.

9) Adjourn – The meeting was unanimously adjourned at 8:42 PM.