



OCONEE COUNTY
PLANNING COMMISSION
415 S. Pine St. Walhalla, SC 29691
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COMMISSION MEMBERS

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

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

STAFF

DeAnn Hester

COMMISSION MEMBERS ABSENT

David Nix

MINUTES

6:00 pm, Monday July 6, 2026
Oconee County Council Chambers

1. Call to Order – Mr. Mickey Haney called the meeting to order at 6:06 PM.
2. Invocation was led by Mr. Mike Johnson
3. Pledge of Allegiance was led by Mr. Brit Adams
4. Approval of minutes from June 15, 2026 – Mr. Brit Adams made a motion to approve the minutes; Seconded by Mr. Johnson; Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person): None
6. Commission Member Comments: None
7. Staff Comments: The Planning and Economic Development Committee would review the proposed ordinance review scope & proposed project schedule at its July 7 meeting. Staff would distribute the proposed project schedule following committee review, including dates for the public information meetings once finalized.
8. Discussion regarding:
Mr. Nick Walton of the Oconee County GIS Department presented the request for the renaming a portion of Rushford Ln to Turkey Creek Way, consistent with S.C. Code § 6-29-1200 and the Oconee County Road Naming and Addressing Policy. Mr. Walton stated that Recent state legislation requires Planning Commission approval following a public hearing for road name changes. The request affects a single property owner and no conflict exist with existing road



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names. Staff recommends approval of the road renaming request and assessment of re-signing fees at two and one-half times the cost of materials, consistent with County policy.

- a. Public Comment: None
- b. Discussion / Vote: Commission confirmed that the request originated with the property owner and verified that the private drive meets County standards. Mr. Adams made a motion to approve both staff recommendations as presented; seconded by Mr. Johnson; approved unanimously.

9. Discussion regarding Chapters 26, 32 & 38 and potential amendments.

- a. Public Comment: Tom Markovich stated concerns over the status of Chapters 26 & 32 following the first reading by County Council. He stated that it is his opinion that portions of Chapter 32 should be relocated to Chapter 3 because they address zoning rather than subdivision regulations. He also stated concerns regarding the regulation of private roads.

Tom Codner of AQD (Advocates for Quality Development) provided recommendations from AQD regarding Chapter 38 which included maintaining County Council's authority to initiate zoning actions, retaining the Planning District method, revising petition requirements for the Small Area zoning process from 100% back to 50%, clarifying density calculations through use of net density, reviewing future land use, infrastructure capacity and Priority Investment Zones and to consider additional planning tools such as overlay districts and a tree ordinance.

- b. Discussion/Vote Mr. Haney made a motion to invite the Appalachian Council of Governments (ACOG) to provide an overview of Priority Investment Zones and discuss how those tools may benefit the County; seconded by Mr. Johnson; approved unanimously. Mr. Adams made a motion for a special Planning Commission meeting on July 20th if that date was available to review proposed workshop agendas and assign commission participation for each workshop; seconded by Mr. Fravel; approved unanimously.

10. Adjourn – The meeting was unanimously adjourned at 6:58 PM.