



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

COMMISSION MEMBERS

David Nix, District 2	Mickey Haney, At- Large
Teresa Spicer, District 1	Brit Adams, District 3
Joe Fravel, District 4	Jake Marcengill, District 5
Mike Johnson, At-Large	

STAFF

DeAnn Hester, Planning Director

MINUTES

6:00 pm, Monday July 20, 2026
Oconee County Council Chambers

1. Call to Order – Mr. Nix called the meeting to order at 6:00 PM.
2. Invocation was led by Mr. Mickey Haney
3. Pledge of Allegiance was led by Mr. Brit Adams
4. Approval of minutes from, 2026 – Mr. Haney made a motion to approve the minutes; Seconded by Mr. Adams; Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person): None
6. Commission Member Comments: None
7. Staff Comments: Ms. Hester reported that the Planning and Economic Development Committee reviewed and approved the proposed ordinance rewrite scope of work and project schedule at its July 7, 2026 meeting. She advised that the approved schedule now includes an additional Planning and Economic Development Committee meeting in November to maintain the overall project schedule and January 19, 2027 completion target. She reported on discussions with the Appalachian Council of Governments (ACOG) regarding Priority Investment Zones. Staff advised that ACOG indicated these are generally implemented through Comprehensive Plans and Future Land Use planning rather than zoning ordinance revisions. Additional research is being conducted, and staff will distribute the information received from ACOG to the Commission.
8. Discussion regarding
 - a. Public Comment:

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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- b. Discussion / Vote: Chairman Nix requested Ms. Hester to go over the schedule. She reviewed the overall schedule which includes Eight Ordinance Development Workshops, Two Public Information Meetings, Regular Planning Commission review meetings, progress reports to the Planning and Economic Development Committee and presentation of the completed draft ordinance to the Planning and Economic Development Committee in November. Staff explained that the public information meetings would provide an overview of the ordinance rewrite process, allow citizens to provide input, and encourage additional comments through the County's online comment portal.

Commission members discussed the overall project schedule, anticipated workload, and review process. Mike Johnson made a motion to tentatively schedule an additional Planning Commission meeting for October 19, 2026, if available, to provide additional review time should it become necessary; Seconded by David Nix; Unanimously approved.

Staff advised that workshop topics were developed using the adopted project scope, existing ordinance provisions, Comprehensive Plan recommendations, Council direction, and identified ordinance deficiencies. Staff also stated workshop agendas may require adjustment later in the process if additional issues are identified and draft ordinance language will be prepared following each workshop for Commission review during regular Planning Commission meetings.

The Commission discussed the purpose and structure of the workshops, attendance expectations for Planning Commissioners and Council members, while maintaining compliance with quorum requirements. They stated workshops would serve as working sessions intended to provide policy direction to staff, with no final legislative action or ordinance adoption occurring during the workshops, distribution of reference copies of the current ordinances for use during the workshops and the need to maintain flexibility throughout the drafting process as additional issues are identified. The Commission also discussed whether Manufactured Home Parks and Recreational Vehicle Parks should remain within the workshop topics. Staff explained that Manufactured Home Parks currently lack



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specific ordinance standards despite being referenced in the existing ordinance and that policy direction is needed to address future applications. Commissioners discussed whether those topics could ultimately require additional review outside the current ordinance rewrite schedule. David Nix made a motion to allow Tom Markovich to speak on the topic; Seconded by Mike Johnson; Unanimously approved. Mr. Markovich stated that Mobile homes are a protected class of dwelling under HUD requirements. No changes were made to the proposed workshop agendas during the meeting. Mickey Haney made a motion to approve the Ordinance Development Workshop Agendas; Seconded by Brit Adams; Approved Unanimously.

9. Adjourn – The meeting was unanimously adjourned at 6:47 PM.