



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

MINUTES

6:00 pm, Monday August 3rd, 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. Johnson
3. Pledge of Allegiance was led by Mr. Haney
4. Approval of minutes from July 20th, 2026 – Mr. Johnson made a motion to amend the minutes to correct the member identified as calling the meeting to order. Seconded by Mr. Adams; Approved unanimously. Following the vote, a friendly amendment was made to clarify that the minutes should identify Chairman Nix as the member who called the meeting to order. Chairman Nix made a motion to approve the minutes as amended; Seconded by Mr. Haney; Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person): None
6. Commission Member Comments: Chairman Nix welcomed Ms. Spicer back and congratulated her on the birth of an additional grandchild.
7. Staff Comments: Ms. Hester advised that additional copies of previously recommended changes to Chapters 26 and 32 and the recreational vehicle ordinance were available for Commission members who had not received them at the workshops.
8. Discussion regarding Ordinance Development Workshops Nos. 1 and 2
 - a. Public Comment:
Mr. Tom Markovich addressed the Commission regarding the subjects identified during the first two ordinance development

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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workshops. He questioned the scope of County and Planning Commission jurisdiction over stormwater, schools, electrical utilities, and certain impact-study requirements and encouraged the Commission to focus the ordinance review on matters within County authority.

b. Discussion / Vote:

Chairman Nix made a motion to establish 9:00 PM as the meeting stop time. Mr. Haney seconded. Mr. Johnson made an amendment to the motion to change the meeting stop time from 9:00 PM to 8:30 PM. The Seconded by Ms. Spicer; Approved unanimously.

Chairman Nix moved to change the major-subdivision threshold from 11 lots to 40 lots. Seconded by Mr. Johnson; The motion dropped as no vote was taken.

Chairman Nix made motion that any drafted ordinance not reference SCDOT- or AASHTO-based road-design standards or requirements as they relate to private-road rights-of-way; that staff work within the Planning Commission's previously approved guideline of a minimum 20-foot right-of-way width; and that staff return any observable definition or procedural conflicts to the Planning Commission for review and discussion. Mr. Haney seconded. Mr. Adams made a motion to accept Chapter 26 as previously submitted and send it to County Council for approval. Seconded by Mr. Haney; Mr. Adams withdrew the motion before a vote was taken after discussion concerning provisions that may need to be moved from Chapter 26 to Chapter 32. Vote on Chairman Nix's original motion was Unanimous.

The following items reflected consensus direction during the line-by-line review for preparation of draft language and remained subject to review when the draft is returned to the Commission: Place the general subdivision definition and the major- and minor-subdivision definitions together and retain 10 lots, including the remainder parcel, as the maximum for a minor subdivision. Do not classify an otherwise minor subdivision as a major subdivision solely because construction of a new road is required. Include contiguous-parcel and anti-circumvention provisions; tie the parent-parcel reset to the parcel rather than ownership; use a two-year reset period; and state that family land transfers and other exempt divisions of parcels of five acres or more are not subject to the



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anti-circumvention provision. Continue to treat multifamily projects, including townhouses, condominiums, and apartments, under the major-subdivision framework. Defer broader commercial and industrial performance tiers and data-center regulations for later review in 2027. Review planned development district impact-study provisions with Chapter 38. Apply the existing major-subdivision sketch-plan process consistently, continue lot-by-lot administrative review for ordinance compliance, prepare subdivision-specific application checklists after ordinance adoption, and clarify the routing of interpretations, variances, and appeals. Retain the current traffic-study threshold until additional information is obtained. Staff will request information from SCDOT regarding any graduated traffic-study thresholds or classifications for Commission review. Keep private-road standards in Chapter 26 and provide an appropriate cross-reference in Chapter 32. Coordinate the definitions of road, private road, drive, and driveway across the affected chapters. Keep County-road acceptance provisions in Chapter 26; preserve the policy that internal subdivision roads remain private unless County acceptance serves a demonstrated public benefit; and require recorded disclosure of private-road status and maintenance responsibility. Use an objective effective date for grandfathering provisions after staff verifies the applicable date. Preserve existing fire-access requirements and engineered bridge or culvert documentation, while allowing documentation that required load-limit signage has been installed in lieu of a separate County inspection of the sign. Replace vague code references with precise citations for new work without applying later standards retroactively. Conduct additional review of the treatment of lawfully existing structures affected by later right-of-way changes.

9. Adjourn – The meeting was unanimously adjourned at 8:25PM.