OCONEE COUNTY
PLANNING COMMISSION
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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

ABSENT MEMBERS
Mike Johnson

MINUTES

6:00 pm, Thursday September 10, 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 Mickey Haney.
3. Pledge of Allegiance was led by Teresa Spicer.
4. Approval of minutes from August 3, 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: Chairman Nix made a motion to establish 8:30 PM as the meeting stop time; Seconded by Mr. Haney; Approved unanimously.
7. Staff Comments: Ms. Hester requested that a time-sensitive question regarding interpretation of the existing sign-illumination provision be added to the agenda. Mr. Haney made a motion to add the discussion to the agenda; Seconded by Mr. Fravel; Approved unanimously.

7.1. Discussion regarding Sign Illumination

a. Public Comment: None

b. Discussion / Vote:

Ms. Hester requested clarification regarding application of the existing sign-illumination language to a proposed LED sign and explained that the ordinance does not contain an objective lumen or brightness threshold. The Commission discussed glare, sign orientation, proximity to roadways and residential uses, and the need for measurable lighting standards.

Mr. Nix made a motion to add sign-lighting standards to the 2027 Planning Commission review list; Seconded by Teresa Spicer; Approved unanimously. Staff will evaluate the pending sign application under the existing ordinance and obtain comparable sign and illumination information for future review.

8. Discussion regarding request to rename D.A.R. Road to Papa Bear Lane

a. Public Comment:

John Holland, CEO of the affected organization explained that the requested name change is associated with removal of the D.A.R. name from the campus and that the proposed name honors a former long-serving organizational leader.

b. Discussion / Vote:

Nick Walton of the Oconee County Addressing Department advised that the requirements of the Oconee County Road Naming and Addressing Policy had been satisfied. Mr. Nix motion was made to rename D.A.R. Road to Papa Bear Lane; Seconded by Mr. Adams; Approved unanimously.

Mr. Marcengill arrived during consideration of this item. A motion was made to add Mr. Marcengill to the quorum; Seconded by Mr. Haney; Approved unanimously.

Mr. Nix made a motion made to set the fee associated with re-signing Papa Bear Lane at two and one-half times the cost of materials as determined and billed by the Oconee County Roads and Bridges Department; Seconded by Mr. Haney; Approved unanimously.

9. Discussion regarding request to rename California Drive to Hope Village Circle

a. Public Comment: None

b. Discussion / Vote:

Nick Walton advised that all road-renaming requirements had been completed and that the affected addresses are located within the same campus. Mr. Adams made a motion to approve the renaming of California Drive to Hope Village Circle and set the associated re-signing fee at two and one-half times the cost of materials as determined and billed by the Oconee County Roads and Bridges Department; Seconded by Mr. Fravel; Approved unanimously.

10. Discussion regarding Ordinance Development Workshops Nos. 5 and 6

a. Public Comment: None

b. Discussion / Vote:

The Commission reviewed the matters identified as not yet decided in Workshops Nos. 5 and 6 and provided consensus direction for preparation of draft language. The Commission agreed to defer comprehensive standards for data centers, motorsports facilities, unlisted and emerging uses, accessory uses, agricultural-residential and highway-commercial density, minimum lot-width standards, broader lake-overlay changes, measurable sign-brightness standards, and other issues outside the current major-subdivision scope to the 2027 review list. Data centers and student housing may be added to the zoning matrix with definitions sufficient for current administration, while broader operating standards remain deferred. Fraternity and sorority houses are to be clarified under the existing group-home framework.

For General Use, the Commission confirmed the previously discussed one-acre minimum lot size and one dwelling unit per acre for developments subject to the major-subdivision threshold, together with the previously discussed setback changes. The one-acre minimum is also to be applied to non-residential development within the current scope. The Commission agreed to retain the 50-acre small-area rezoning threshold and to continue coordinating cross-chapter definitions before the full draft is returned for review.

The Commission discussed manufactured home parks and the relationship between the state definitions of subdivision and land development. A motion was made to include manufactured homes in the subdivision definition; no second or vote was taken, and discussion continued. The Commission ultimately directed staff to continue applying the existing dwelling-unit and major-development framework for current review while placing development of comprehensive manufactured-home-park standards on the 2027 list.

The Commission agreed that existing Appendix A landscape, buffer, parking-lot landscaping, lighting-plan, and related design standards should serve as the interim framework for major subdivisions and be relocated or cross-referenced as necessary in the revised chapters. Staff will present the developing landscape and buffer draft for additional Commission review at the September 21 meeting. Specific lumen standards and broader sign provisions will be addressed in 2027. Where the I-85 Overlay District and underlying zoning establish different density standards, the more restrictive overlay standard will control.

A motion was made by Mr. Adams to allow staff to raise additional clarification questions from Workshops Nos. 3 and 4; Seconded by Ms. Spicer; Approved unanimously.

During the additional review, the Commission confirmed a two-year parent-parcel reset period; directed staff to use the referenced Anderson County mass-grading thresholds as a starting point for draft discussion without adding a tree-retention requirement; retained engineer and surveyor certifications on recorded plats rather than private covenants; and directed staff to verify the applicable fire-code edition before final citation. The Commission agreed that a full impact study should be required for Planned Development Districts, with traffic studies used for other development where applicable.

The Commission also agreed to carry forward the previously reviewed recreational-vehicle-park thresholds as a separate recommendation, with four through ten spaces treated as minor and eleven or more as major. Staff will continue reviewing family-compound, accessory-structure, dwelling-unit, and General Use zoning-matrix issues to avoid unintended regulation of smaller property owners. No final direction was reached on treatment of unlisted General Use activities in the zoning matrix; staff will return that issue for further review.

11. Adjourn – The meeting was unanimously adjourned at approximately 8:02 PM.