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

MINUTES

6:00 pm, Monday September 21st, 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. Haney.

3. Pledge of Allegiance was led by Mr. Fravel.

4. Approval of minutes from September 10, 2026 – Mr. made a motion to approve the minutes; Seconded by Mr. Adams. Approved with Mr. Johnson abstaining because he was not present at that meeting.

5. Public Comment for *Non-Agenda Items* (4 minutes per person): None

6. Commission Member Comments: None

7. Staff Comments: Ms. Hester thanked the Commission for the direction provided at the previous meeting and stated that the review process had been efficient and helpful.

8. Discussion regarding
   a. Public Comment: None
   b. Discussion / Vote:
      Mr. Adams made a motion to approve the landscape and buffer standards working draft. Seconded by Ms. Spicer. The Commission then reviewed the draft.

      Members discussed applicability to residential and nonresidential developments, student housing, and consistency with Appendix A. Staff explained that the draft retained existing landscaping standards

and added transitional buffers.

Mr. Nix made a motion was proposed to add “exceeding 10 units” to applicability items (1), (2), and (4). No second or vote was recorded before discussion moved to a separate motion regarding item (1).

Mr. Haney made a motion to remove applicability item (1), commercial, office, institutional, civic, and industrial development, from the draft and place the subject on the 2027 docket. Seconded by Mr. Nix;

Mr. Nix motion was made to add “exceeding 10 units” to applicability item (2), new multifamily and student housing development. Seconded by Mr. Johnson; Approved unanimously.

Mr. Nix motion was made to add “exceeding 10 units” to applicability item (4), planned developments, mixed-use developments, and group developments. Seconded by Mr. Adams; Approved unanimously.

Mr. Johnson made a motion to state in the purpose paragraph that the landscape and buffer ordinance applies to 11 units or more, otherwise defined as a major subdivision, with wording clarified by staff, and eliminate the repeated “exceeding 10 units” language in the applicability items. Seconded by Mr. Nix; Approved unanimously.

The original motion to approve the landscape and buffer standards working draft, as amended, was approved unanimously.

9. Adjourn – The meeting was unanimously adjourned at 6:53 PM.