



Notice of Rezoning Request

August 17, 2016

This letter is a follow-up to the August 3rd notice of rezoning request that was mailed to you as an owner of property that is part of a rezoning request. The request has been labeled the Tokeena-Dairy Farm Rd. request (Ordinance 2016-08). The request was presented to County Council on August 16, 2016, for consideration for First Reading. During this meeting, a number of petitioners requested that more information regarding your requested zoning district (Community Commercial District) be presented to each of the individuals that petitioned to have their property rezoned. In response to this request for additional information, County Council directed staff to compile this letter.

Should you have any questions/comments regarding the information presented in this letter please contact Josh Stephens in the Community Development Department at 864-364-5109 or jstephens@oconeesc.com.

Below is the definition and intent of the Community Commercial District:

Definition: Those areas well suited to supporting low intensity commercial activity centered around providing service to the adjacent community.

Intent: This district is intended to protect rural areas, while allowing for the development of commercial and business establishments that are low intensity and provide basic goods and services to the surrounding community.

In an effort to present additional information you will find the items listed below enclosed within this letter. These items represent some of the information pertaining to the Agricultural District which should be helpful in answering most general questions.

Map of the Rezoning Area

Attachment A – Community Commercial District Dimensional Chart

Attachment B – Zoning Use Matrix with the Community Commercial District (CCD) and its use list highlighted

Attachment C – Conditional Uses within the Community Commercial District are highlighted

Attachment D – Special Exception process for the uses permitted as a Special Exception

County Council will consider the Tokeena-Dairy Farm Rd. rezoning request (Ordinance 2016-08) during the Council meeting schedule at 6:00 PM on September 6th. The meeting will be held in Council Chambers which is located at 415 S. Pine St. Walhalla, SC 29691. Should Council take First Reading they will then refer the rezoning request to the Planning Commission for review and the Commission will meet on September 19th. Following the Commission meeting, Council will hold Second Reading, a Public Hearing and Third Reading on the rezoning request. Public comment is allowed at each of these meetings.

