AG E N D A

OCONEE COUNTY COUNCIL MEETING

December 01, 2026

6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

Call to Order

Moment of Silence

Invocation

Pledge of Allegiance to the Flag of the United States of America

County Attorney Comments

County Administrator Comments

Consent Agenda

[Consent agendas are used to more quickly dispose of routine business by allowing Council to approve more than one item at the same time, without debate, amendment, or individual motions. If a Council member requests discussion about one or more of these items, that item(s) will be removed from the consent agenda and placed on the regular agenda to be discussed later in the meeting.]

1. **November 17, 2026 Regular Meeting Minutes**
2. **Procurement Item:**
   Two (2) Chevrolet Silverado Trucks with Service Bodies and Snowplows
   Department: Roads & Bridges
   Amount: $144,978.00

   Procurement was approved by Council in Fiscal Year 2026-2027 budget process.
   Budget: $144,978.00Project Cost: $144,978.00 Balance: $0.00
   (Funding from 325-601-50870-00000 Capital Vehicles/Equipment)

   It is staff's recommendation that Council approve the purchase of two (2) 2026 Chevrolet Silverado 2500 Work Truck Double Cab 4×4 trucks from Hendrick Chevrolet of Columbia, SC, in the amount of $144,978.00, per SC State Contract No. 4400037566.

Proclamations

PROCLAMATION 2026-11 A PROCLAMATION HONORING MR. JOHN ELLIOTT, COUNCIL DISTRICT 1 REPRESENTATIVE, FOR HIS SERVICE TO OCONEE COUNTY

COUNCIL MEMBERS
Matthew Durham, Chair, District II Don Mize, Vice Chair, District III
Thomas James, Chair Pro-Tem, District IV John Elliott, District I
Glenn Hart, District V

Public Comment Session *[Limited to a total of fifty (50) minutes, five (5) minutes per person]*

If you are unable to attend in person and you have a comment you would like to be considered by Council, please email or call the Council Member for your district (https://oconeesc.com/council-home/council-officials), so that they may consider and perhaps include your comments during Council Member comments, as and if appropriate.

Council Member Comments

Public Hearing for the Following Ordinances *If you would like to be heard during public hearings, please contact Clerk to Council Jennifer C. Adams at jennifercadams@oconeesc.com or 864-718-1023 so that your participation by may be coordinated.*

ORDINANCE 2026-34 AN ORDINANCE AUTHORIZING THE AMENDMENT OF THAT CERTAIN AGREEMENT FOR THE DEVELOPMENT OF A JOINT-COUNTY INDUSTRIAL AND BUSINESS PARK BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PICKENS COUNTY, SOUTH CAROLINA, TO PROVIDE FOR THE EXPANSION OF THE BOUNDARIES OF SUCH MULTI-COUNTY INDUSTRIAL/BUSINESS PARK CREATED THEREBY TO INCLUDE CERTAIN ADDITIONAL PROPERTY LOCATED IN PICKENS COUNTY, AND OTHER MATTERS RELATED THERETO.

Third Reading of the Following Ordinances

ORDINANCE 2026-34 *(see caption above)*

Second Reading of the Following Ordinances

ORDINANCE 2026-38 AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 6 OF THE OCONEE COUNTY CODE OF ORDINANCES IN RELATION TO THE ADOPTION OF MANDATORY AND PERMISSIVE BUILDING AND RELATED CODES AND STANDARDS; AND OTHER MATTERS RELATED THERETO.

ORDINANCE 2026-39 AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST AMENDMENT TO PUBLIC INFRASTRUCTURE REIMBURSEMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY AND SENECA COTTON MILL OWNER, LLC, IN CONNECTION WITH THE ESTABLISHMENT OF CERTAIN FACILITIES LOCATED IN OCONEE COUNTY; AND PROVIDING FOR OTHER RELATED MATTERS.

First Reading of the Following Ordinances

ORDINANCE 2026-41 AN ORDINANCE AMENDING CHAPTERS 26 "UNIFIED ROAD STANDARDS FOR THE UNINCORPORATED AREAS OF OCONEE COUNTY", CHAPTER 32 "UNIFIED PERFORMANCE STANDARDS", AND CHAPTER 38 "ZONING" OF THE CODE OF ORDINANCES FOR OCONEE COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO. *(in title only)*

ORDINANCE 2026-42 AN ORDINANCE TO PROVIDE FOR A CONDITIONAL SIXTY (60) DAY EXTENSION OF THE TEMPORARY RESIDENTIAL DEVELOPMENT MORATORIUM ESTABLISHED BY OCONEE COUNTY ORDINANCE 2026-15, ONLY IF THE DEVELOPMENT REGULATION REVISIONS PROPOSED UNDER ORDINANCE 2026-41 HAVE NOT BECOME EFFECTIVE BY JANUARY 19, 2027; TO PROVIDE FOR THE AUTOMATIC TERMINATION OF SUCH EXTENSION UPON THE EARLIER OF SIXTY (60) DAYS OR THE EFFECTIVE DATE OF ORDINANCE 2026-41; AND OTHER MATTERS RELATED THERETO. *(in title only)*

COUNCIL MEMBERS

Matthew Durham, Chair, District II — Don Mize, Vice Chair, District III
Thomas James, Chair Pro-Tem, District IV — John Elliott, District I
Glenn Hart, District V

ORDINANCE 2026-43 AN ORDINANCE TO ABOLISH THE OCONEE COUNTY CONSERVATION BANK AND ITS GOVERNING BOARD; TO ABOLISH THE OCONEE COUNTY AGRICULTURAL ADVISORY BOARD; TO REPEAL DIVISION 9, ARTICLE IV, CHAPTER 2, SECTIONS 2-398 THROUGH 2-409, AND DIVISION 12, ARTICLE IV, CHAPTER 2, SECTIONS 2-420.4 THROUGH 2-420.9, OF THE OCONEE COUNTY CODE OF ORDINANCES; TO PROVIDE FOR THE DISPOSITION OF EXISTING FUNDS, ASSETS, RECORDS, AND OBLIGATIONS; AND OTHER MATTERS RELATED THERETO. *(in title only)*

ORDINANCE 2026-44 AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 6 OF THE OCONEE COUNTY CODE OF ORDINANCES TO PROVIDE FOR THE USE OF LOCALLY MILLED LUMBER THROUGH ALTERNATIVE MATERIALS AND METHODS OF CONSTRUCTION. *(in title only)*

First & Final Reading for the Following Resolutions

None for this meeting.

Action on Matters Removed from Consent Agenda at Council Member Request

Discussion Regarding Action Items

Financial Report to Council – Mr. Kevin Robinson / Finance Director

Oconee County Procurement – Processes and Procedures Related to Contracts

Approval for the transfer of funds, in the total amount of $989,187.00, for expenditures related to Economic Development.

The Oconee County Administrator is authorized to transfer between non-salary appropriations within a department, or between departments within a fund, provided that no such transfer exceeds Fifty Thousand and 00/100 ($50,000.00) Dollars. The Economic Development Office requests transfers that exceed the maximum approval limit for such transfers and now must obtain Council approval.

The Economic Development Office requests certain transfers to allow for continued support of the Oconee Economic Alliance and Upstate SC Alliance, as well as transfers to prepare for capital infrastructure expenditures related to Exit 4 Sewer South. The transfers total to $989,187 and are comprised of the following:

- $150,000 from "Professional" to "Grant for Oconee Economic Alliance"
- $39,187.00 from "Professional" to "Grant to Upstate SC Alliance"
- $200,000 from "Industrial Park Development – GCCP – Industrial Site Preparation" to "Capital Infrastructure – BREC RDA Exit 4"
- $600,000 from "Capital Infrastructure" to "Capital Infrastructure BREC RDA Exit 4"

These transfers are budget neutral and come from existing budgeted funds. See supporting attachments for details account codes and transfer amounts.

Staff recommends that Council approve the transfers of budgeted funds as detailed in the budget transfer summary for Economic Development purposes.

Council Committee Reports

Planning and Economic Development Committee / Mr. James……November 17, 2026

Board & Commission Appointments

The Board & Commission seats listed below are co-terminus with Council District seats and will require [in the 1st quarter of 2027] appointment and/or reappointment as follows:

Building Codes Appeal Board……. *1 At-Large Seat*

- One questionnaire on file

Agricultural Advisory Board …….. *District 1*

- One questionnaire on file

Executive Session

[upon reconvening Council may take a Vote and/or take Action on matters brought up for discussion in Executive Session, if required]

1. *Council discussion of a personnel matter related to the County Administrator.*
2. *Receipt of legal advice and discussion regarding a personnel matter.*
3. *Discussion regarding an economic development matter, Project Sugar.*
4. *Receive legal advice on a pending, threatened, or potential claim or lawsuit.*

First Reading of the Following Ordinance

ORDINANCE 2026-40 AUTHORIZING THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA, AND A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT SUGAR, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT COMPANIES (COLLECTIVELY, "COMPANY"); PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT PURSUANT TO SECTIONS 4-1-175 AND 4-29-68 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED; CONFIRMING THE INCLUSION OF THE PROPERTY OF THE PROJECT WITHIN AN EXISTING JOINT COUNTY INDUSTRIAL AND BUSINESS PARK ESTABLISHED BY OCONEE COUNTY AND PICKENS COUNTY AS PART OF A MULTI-COUNTY INDUSTRIAL PARK ARRANGEMENT; AND PROVIDING FOR OTHER RELATED MATTERS. *(in title only)*

Adjourn

COUNCIL MEMBERS

Matthew Durham, Chair, District II — Don Mize, Vice Chair, District III
Thomas James, Chair Pro-Tem, District IV — John Elliott, District I
Glenn Hart, District V