



MINUTES

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

August 18, 2026

COMMITTEE MEMBERS

Mr. James, Chair, District IV

Mr. Mize, District III

Mr. Hart, District V

The Planning and Economic Development Committee met at 4:30 p.m. in Council Chambers, Oconee Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, as well as County Administrator Stewart Jones, Deputy Administrator Phil Shirley, County Attorney Rob Chumley, and Jennifer C. Adams, Clerk to Council, present.

Staff Present: Ms. DeAnn Hester / Planning Director

Press Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeesc.com/council]. In addition, it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Press Present: None

Call to Order

Mr. James called the meeting to order at 4:30 p.m.

Moment of Silence

Mr. James asked for a moment of silence prior to the invocation.

Invocation

Mr. Mize gave the invocation.

Pledge of Allegiance

Ms. Hester led the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes

Mr. Hart made a motion, seconded by Mr. Mize, approved 3 - 0, to approve the August 4, 2026 special meeting minutes as presented.

Discussion & Action Regarding the Following Items

Update regarding review of Chapters 26 (Roads), 32 (Design Standards), and 38 (Zoning) of the Oconee County Code of Ordinances – Ms. DeAnn Hester / Planning Director

A video recording of this meeting is available at www.oconeesc.com. Meetings have been live-streamed beginning January 17, 2017. Brought to you by Your Oconee.

Ms. Hester provided the Committee with a brief update regarding the review of Chapters 26 (Roads), 32 (Design Standards), and 38 (Zoning) of the Oconee County Code of Ordinances that is being performed by members of the Oconee County Planning Commission.

Ms. Hester stated that, while some progress has been made with the review of the above stated chapters, there is still quite a bit of material left to review and noted her concerns of the lack of substantial progress.

Ms. Hester also noted that the topic of midrise wood-frame construction has been brought forth and the request for a presentation to the Committee or Council has been requested.

Mr. Mize added comments related to the topic of midrise wood-frame construction, presenting the example of the new student housing development on Clemson Blvd., where Paul's Diner was previously located.

Mr. James noted that County Council has no intention on extending the timeline of the moratorium and instructed Ms. Hester to inform the Planning Commission that the remaining workshops need to focus on the following areas:

1. Major subdivisions and the General Use District
2. Mass Grading
3. Roads and Setbacks
4. Manufactured-Home Parks
5. Housing, Parking, Landscaping and Buffers
6. Uses to add or clarify the Zoning Matrix

Mr. James made a motion, seconded by Mr. Hart, approved 3 – 0, instructing Ms. Hester to inform the Planning Commission that the above stated areas of concern need to be the focus of the remaining workshops.

Discussion regarding Chapters 26, 32 and 38 of the Oconee County Code of Ordinances

No further discussion was needed.

Adjourn:

Mr. Hart made a motion to adjourn, approved unanimously, at 4:42 p.m.

Respectfully Submitted:

Jennifer C. Adams
Clerk to Council