

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

COUNCIL-DIRECTED COMPREHENSIVE REVIEW OF CHAPTERS 26 (ROADS), 32 (DESIGN STANDARDS), AND 38 (ZONING) OF THE OCONEE COUNTY CODE OF ORDINANCES

PROPOSED SCOPE OF WORK PREPARED PURSUANT TO RESOLUTION 2026-07

I. PURPOSE

Pursuant to Resolution 2026-07, Oconee County shall undertake a coordinated review of Chapters 26 (Roads), 32 (Design Standards), and 38 (Zoning) of the Oconee County Code of Ordinances.

The purpose of this effort is to evaluate existing regulations, identify areas requiring clarification or revision, and develop recommended ordinance amendments for consideration through the County's public review and legislative process.

The review shall focus on improving consistency between chapters, enhancing administrative efficiency, protecting property rights, addressing development impacts, supporting orderly growth, and ensuring regulations remain aligned with the County Comprehensive Plan and applicable state law.

The review shall be led by the Planning Director and shall incorporate issues identified by County Council and the Planning and Economic Development Committee, recommendations from the Planning Commission, input received through public engagement efforts, and technical analysis conducted by staff and participating agencies.

Nothing within this scope shall be construed as establishing predetermined policy outcomes or approving future ordinance amendments.

II. ROLES AND RESPONSIBILITIES

County Council

County Council shall establish policy direction, conduct public hearings as required by law, and consider final ordinance amendments. County Council retains sole legislative authority for the adoption, amendment, or repeal of County ordinances.

Planning and Economic Development Committee

The Planning and Economic Development Committee shall provide project oversight, review progress, establish priorities, and make recommendations regarding the scope, sequencing, and policy direction of the ordinance review process.

The Committee may modify priorities, add or remove areas of study, and provide direction to staff throughout the project but shall not serve as the primary drafting body for ordinance amendments.

Planning Director

The Planning Director shall serve as Project Manager, Lead Staff Coordinator, and Principal Drafter for the ordinance review process.

The Planning Director shall be responsible for managing and directing all phases of the project, including research, ordinance analysis, preparation of draft amendments, interdepartmental and agency coordination, public engagement activities, and development of recommendations for consideration by the Planning Commission, Planning and Economic Development Committee, and County Council.

The Planning Director shall prepare all draft ordinance language, supporting documentation, status reports, amendment summaries, and related materials necessary to facilitate review and decision-making throughout the project. The Planning Director is responsible for presenting status reports and recommendations to the Planning Commission, Committee and County Council.

Planning Commission

The Planning Commission shall serve in an advisory and statutory review capacity as required by state law.

Throughout the ordinance review process, the Planning Commission shall provide technical, policy, and community-based input to the Planning Director and staff regarding issues under consideration, potential ordinance amendments, and consistency with the County Comprehensive Plan. The Commission may review draft materials, participate in workshops and discussions, and offer recommendations intended to assist staff in the development and refinement of proposed amendments.

The Planning Commission shall review proposed amendments prepared by staff, receive public input as appropriate, and provide formal recommendations to County Council in accordance with applicable state law.

The Planning Commission shall not serve as the primary drafting body for ordinance amendments and shall function in an advisory capacity throughout the project.

III. SCOPE OF REVIEW

A. Chapter 26 – Roads and Access Standards

Review and evaluate:

- Public and private road standards
- Access management and connectivity
- Emergency access requirements
- Road design, construction, and maintenance standards
- Road acceptance procedures
- Coordination between transportation infrastructure and development approvals
- Related definitions, cross references and administrative procedures
- Amendments previously recommended by Planning Commission but not yet adopted

B. Chapter 32 – Unified Performance Standards

Review and evaluate:

- Site development standards
- Subdivision and land division standards
- RV Park & Manufactured Home Park standards
- Land disturbance and grading regulations
- Stormwater-related development considerations
- Infrastructure coordination and design requirements
- Development standards applicable to large-scale residential and/or commercial projects
- Development/Subdivision review standards
- Administrative procedures and enforcement provisions
- Related definitions and cross-references
- Landscaping Standards
- Amendments previously recommended by Planning Commission but not yet adopted

C. Chapter 38 – Zoning

Review and evaluate:

- Standards and permitted uses in all zoning districts
- Density and development intensity in all zoning districts
- Rezoning procedures and review thresholds
- Lot, setback, and dimensional requirements in all zoning districts
- Zoning Use Matrix
- Overlay District standards and requirements
- Appendix A standards and requirements
- Definitions, interpretations, and ordinance organization
- Administrative procedures and enforcement standards
- Amendments previously recommended by Planning Commission but not yet adopted

D. Inter-Chapter Coordination

Review and evaluate the relationship between Chapters 26, 32, and 38 to:

- Eliminate conflicting or duplicative provisions
- Improve consistency and enforceability
- Clarify review procedures

- Improve ordinance organization and usability
- Ensure alignment with the Comprehensive Plan and adopted County policies

IV. PUBLIC ENGAGEMENT AND COORDINATION

The review process shall include opportunities for participation by residents, property owners, businesses, development professionals, public agencies, and other interested stakeholders.

Public engagement may include:

- Public information meetings
- Stakeholder meetings
- Planning Commission workshops
- Other outreach activities as determined appropriate

Staff may coordinate with County departments, municipalities, state agencies, utility providers, emergency service providers, and other entities as necessary to support the review process.

V. DELIVERABLES

The Planning Director shall prepare, as appropriate:

1. Project status reports
2. Technical review memoranda
3. Draft ordinance amendments
4. Redline versions of proposed revisions
5. Amendment summary matrices
6. Planning Commission review drafts
7. Public review drafts
8. Final recommended amendments for County Council consideration

VI. PROJECT PHASING

Phase 1

Project Initiation and Issue Identification

Phase 2

Chapter-Specific Review and Analysis

Phase 3

Draft Amendment Development and Inter-Chapter Coordination

Phase 4

Planning Commission Review and Recommendation

Phase 5

Public Hearing Process and County Council Consideration

VII. COMMITTEE OVERSIGHT

The Planning and Economic Development Committee may review project progress and provide direction regarding priorities, sequencing, and policy considerations throughout the duration of the project.

The Committee may recommend modifications to the scope of work as necessary to address emerging issues, Council priorities, or public input.

The topics identified within this Scope of Work are intended as general areas of review and are not intended to limit the Planning Director and staff from evaluating and recommending additional ordinance revisions identified during the course of the project. Any such recommendations shall be presented through the established review and approval process.

Approval of this Scope of Work authorizes staff to proceed with detailed analysis and ordinance development but shall not constitute approval of any future ordinance amendment.