



ORDINANCE DEVELOPMENT WORKSHOP 1

Definitions, Development Classifications, and Subdivision Review Framework

DATE & TIME Friday, July 24, 2026 9:00 a.m.-12:00 p.m.	LOCATION Oconee County Council Conference Room Oconee County Administrative Offices
FACILITATOR DeAnn Hester, Planning Director	PROJECT Comprehensive Review of Chapters 26, 32, and 38
WORKSHOP STATUS: The session is for working direction, not final legislative approval. No ordinance amendment will be adopted or finally approved during this workshop.	

PURPOSE

Establish clear working direction for the foundational definitions, classifications, thresholds, and review processes that will guide the remaining ordinance-development workshops and subsequent drafting.

AGENDA

TIME	TOPIC	INTENDED RESULT
9:00-9:10	Welcome, Purpose, and Scope	Confirm workshop authority, focus, working rules, and required outcomes.
9:10-9:30	Current Framework and Problem Statement	Identify the principal ambiguities, inconsistencies, and administrative burdens to be addressed.
9:30-10:15	Definitions, Classifications, and Thresholds	Develop working direction for minor and major subdivisions, development classifications, and applicable thresholds.
10:15-10:25	Break	-
10:25-11:05	Parent Parcel, Aggregation, Phasing, and Circumvention	Develop working principles for counting related activity and preventing phased or related transactions from avoiding applicable standards.
11:05-11:30	Family Transfers, Small Divisions, and Exceptions	Identify legitimate protected activities, documentation needs, and safeguards against misuse.
11:30-11:50	Review and Approval Framework	Clarify the appropriate staff, agency, Planning Commission, and procedural review for each classification.
11:50-12:00	Confirm Working Direction and Open Issues	Summarize direction, record unresolved matters, and identify issues for later technical, legal, or policy review.

INTENDED WORKING OUTCOMES

- Working direction on the minor/major subdivision and development framework, including thresholds.
- Working direction on parent-parcel treatment, aggregation, family transfers, and legitimate exceptions.
- A documented list of unresolved legal, technical, or policy matters for later review; no between-session drafting or action is required before Workshop 2.



ORDINANCE DEVELOPMENT WORKSHOP 2

Roads, Access, and Infrastructure Responsibility

DATE & TIME Friday, July 24, 2026 1:00-4:00 p.m.	LOCATION Oconee County Council Conference Room Oconee County Administrative Offices
FACILITATOR DeAnn Hester, Planning Director	PROJECT Comprehensive Review of Chapters 26, 32, and 38

WORKSHOP STATUS: The session is for working direction, not final legislative approval. No ordinance amendment will be adopted or finally approved during this workshop.

PURPOSE

Develop working direction for how roads and access serving new development should be classified, designed, reviewed, maintained, upgraded, and considered for County acceptance, while coordinating related requirements across Chapters 26, 32, and 38.

AGENDA

TIME	TOPIC	INTENDED RESULT
1:00-1:10	Welcome, Purpose, and Scope	Confirm workshop authority, focus, working rules, and required outcomes.
1:10-1:30	Current Road and Access Framework	Establish existing classifications, cross-chapter relationships, and principal issues requiring clarification.
1:30-2:10	Private and Public Road Standards	Develop working direction for road classifications, thresholds, design standards, and engineering requirements.
2:10-2:20	Break	-
2:20-2:50	Access, Connectivity, and Emergency Response	Identify essential access, secondary access, intersection, sight-distance, and emergency-service principles.
2:50-3:20	Road Capacity, Traffic Impacts, and Upgrades	Develop working direction for capacity studies, technical review, proportionality, and developer responsibilities.
3:20-3:40	Maintenance, Financial Assurance, and Acceptance	Clarify long-term maintenance, recorded responsibilities, guarantees, inspections, and County acceptance conditions.
3:40-4:00	Confirm Working Direction and Open Issues	Summarize direction and record matters requiring later engineering, legal, agency, or policy review.

INTENDED WORKING OUTCOMES

- Working direction on road and access classifications, scale-appropriate standards, connectivity, and emergency access.
- Working direction on traffic-capacity review, road-upgrade responsibility, maintenance, financial assurance, and County acceptance.
- A documented list of unresolved technical, legal, or policy matters for later review; Workshop 2 is self-contained and does not depend on interim action following Workshop 1.



ORDINANCE DEVELOPMENT WORKSHOP 3

Site Development, Land Disturbance, Grading, and Stormwater

DATE & TIME Wednesday, August 12, 2026 9:00 a.m.-12:00 p.m.	LOCATION Oconee County Council Conference Room Oconee County Administrative Offices
FACILITATOR DeAnn Hester, Planning Director	PROJECT Comprehensive Review of Chapters 26, 32, and 38
WORKSHOP STATUS: The session is for working direction, not final legislative approval. No ordinance amendment will be adopted or finally approved during this workshop.	

PURPOSE

Develop working direction for when site-development review is required; how land disturbance, grading, mass grading, stormwater, and drainage impacts should be managed; and how responsibilities should be coordinated across Chapters 26, 32, and 38.

AGENDA

TIME	TOPIC	INTENDED RESULT
9:00-9:10	Welcome, Purpose, and Scope	Confirm workshop authority, focus, working rules, and required outcomes.
9:10-9:30	Current Site-Development Framework	Establish existing requirements, cross-chapter relationships, and principal gaps requiring clarification.
9:30-10:10	Land Disturbance, Grading, and Mass Grading	Develop working direction for definitions, measurable triggers, exemptions, and scale-appropriate review.
10:10-10:20	Break	-
10:20-10:55	Stormwater, Drainage, and Downstream Impacts	Clarify plan triggers, property protections, construction controls, and long-term maintenance responsibility.
10:55-11:25	Infrastructure and Agency Coordination	Identify required water, sewer, septic, fire, utility, road, and environmental inputs and review sequencing.
11:25-11:45	Administration, Inspection, and Enforcement	Establish workable submittal, certification, inspection, financial assurance, and compliance principles.
11:45-12:00	Confirm Working Direction and Open Issues	Summarize direction and record matters requiring later technical, legal, agency, or policy review.

INTENDED WORKING OUTCOMES

- Working direction on site-development applicability, land-disturbance and grading thresholds, mass grading, and appropriate exemptions.
- Working direction on stormwater and drainage responsibility, infrastructure coordination, administration, inspection, and enforcement.
- A documented list of unresolved technical, legal, or policy matters for later review; Workshop 3 is self-contained and does not depend on interim action before Workshop 4.



ORDINANCE DEVELOPMENT WORKSHOP 4

Development Review Procedures and Special Development Types

DATE & TIME Wednesday, August 12, 2026 1:00-4:00 p.m.	LOCATION Oconee County Council Conference Room Oconee County Administrative Offices
FACILITATOR DeAnn Hester, Planning Director	PROJECT Comprehensive Review of Chapters 26, 32, and 38
WORKSHOP STATUS: The session is for working direction, not final legislative approval. No ordinance amendment will be adopted or finally approved during this workshop.	

PURPOSE

Develop working direction for a clear and efficient development-review process, including application stages, review authority, phased and large-scale projects, recreational vehicle parks, manufactured home parks, approval conditions, and enforcement responsibilities.

AGENDA

TIME	TOPIC	INTENDED RESULT
1:00-1:10	Welcome, Purpose, and Scope	Confirm workshop authority, focus, working rules, and required outcomes.
1:10-1:30	Current Development-Review Process	Identify unclear, duplicative, or inefficient steps and principal administrative gaps.
1:30-2:05	Application Stages and Review Responsibility	Develop working direction for pre-application, sketch, preliminary, final, agency, staff, and Planning Commission review.
2:05-2:15	Break	-
2:15-2:45	Large-Scale and Phased Development	Clarify master planning, infrastructure sequencing, phasing, ownership changes, and enhanced-review triggers.
2:45-3:15	Recreational Vehicle Parks	Develop working direction for applicability, access, utilities, spacing, common facilities, and management responsibility.
3:15-3:40	Manufactured Home Parks	Develop working direction for site standards, internal roads, utilities, common facilities, management, and zoning coordination.
3:40-4:00	Confirm Working Direction and Open Issues	Summarize direction and record matters requiring later technical, legal, agency, or policy review.

INTENDED WORKING OUTCOMES

- Working direction on application stages, submittal requirements, review responsibility, timing, sequencing, and approval conditions.
- Working direction on phased and large-scale development, recreational vehicle parks, manufactured home parks, and enforcement responsibilities.
- A documented list of unresolved technical, legal, or policy matters for later review; Workshop 4 is self-contained and does not depend on interim action following Workshop 3.



ORDINANCE DEVELOPMENT WORKSHOP 5

Zoning Districts, Permitted Uses, Density, and Rezoning

DATE & TIME Wednesday, August 26, 2026 9:00 a.m.-12:00 p.m.	LOCATION Oconee County Council Conference Room Oconee County Administrative Offices
FACILITATOR DeAnn Hester, Planning Director	PROJECT Comprehensive Review of Chapters 26, 32, and 38

WORKSHOP STATUS: The session is for working direction, not final legislative approval. No rezoning application, zoning amendment, or ordinance text will be finally approved during this workshop.

PURPOSE

Develop working direction for the purpose and function of each zoning district, permitted-use classifications, treatment of unlisted and emerging uses, density and development intensity, the relationship between zoning and major subdivisions, and rezoning thresholds and procedures.

AGENDA

TIME	TOPIC	INTENDED RESULT
9:00-9:10	Welcome, Purpose, and Scope	Confirm workshop authority, focus, working rules, and required outcomes.
9:10-9:30	Current Zoning Framework and Key Issues	Establish the existing district structure and principal areas of ambiguity or inconsistency.
9:30-10:05	District Purposes and Permitted Uses	Develop working direction for district roles and permitted, conditional, special-exception, and prohibited use classifications.
10:05-10:15	Break	-
10:15-10:40	Unlisted, Emerging, and Temporary Uses	Establish a consistent interpretation, documentation, and referral framework for uses not expressly identified.
10:40-11:15	Density, Intensity, and Major Subdivisions	Develop direction for district density standards and coordination between zoning and subdivision requirements.
11:15-11:45	Rezoning Thresholds and Procedures	Clarify rezoning triggers, application thresholds, review criteria, and the roles of staff, Planning Commission, and County Council.
11:45-12:00	Confirm Working Direction and Open Issues	Summarize direction and record matters requiring later technical, legal, or policy review.

INTENDED WORKING OUTCOMES

- Working direction on zoning-district purposes, permitted-use classifications, and the treatment of unlisted, emerging, accessory, and temporary uses.
- Working direction on density, development intensity, major-subdivision coordination, and rezoning thresholds, criteria, and procedures.
- A documented list of unresolved technical, legal, or policy matters for later review; Workshop 5 is self-contained and Workshop 6 does not depend on interim action following this session.



ORDINANCE DEVELOPMENT WORKSHOP 6

Dimensional Standards, Landscaping, Overlay Districts, and Appendix A

DATE & TIME Wednesday, August 26, 2026 1:00-4:00 p.m.	LOCATION Oconee County Council Conference Room Oconee County Administrative Offices
FACILITATOR DeAnn Hester, Planning Director	PROJECT Comprehensive Review of Chapters 26, 32, and 38
WORKSHOP STATUS: The session is for working direction, not final legislative approval. No ordinance text, zoning amendment, variance, or individual application will be finally approved during this workshop.	

PURPOSE

Develop working direction for lot and dimensional standards, landscaping and screening, overlay-district requirements, Appendix A provisions, treatment of irregular and nonconforming lots, and related administration and enforcement.

AGENDA

TIME	TOPIC	INTENDED RESULT
1:00-1:10	Welcome, Purpose, and Scope	Confirm workshop authority, focus, working rules, and required outcomes.
1:10-1:30	Current Dimensional Framework and Key Issues	Identify principal inconsistencies, recurring interpretation issues, and provisions requiring clarification.
1:30-2:05	Lot, Setback, Height, and Measurement Standards	Develop working direction for dimensional requirements, measurement rules, and treatment of irregular or existing lots.
2:05-2:15	Break	-
2:15-2:45	Landscaping, Buffers, and Screening	Establish applicability, performance, maintenance, inspection, and enforcement principles.
2:45-3:15	Overlay District Standards	Confirm the purpose, applicability, mapping, review process, and relationship of overlays to underlying zoning.
3:15-3:40	Appendix A and Ordinance Organization	Identify provisions to retain, relocate, revise, consolidate, or remove.
3:40-4:00	Confirm Working Direction and Open Issues	Summarize direction and record matters requiring later technical, legal, mapping, or policy review.

INTENDED WORKING OUTCOMES

- Working direction on lot area, width, setbacks, height, measurement rules, and treatment of irregular, existing, and nonconforming lots.
- Working direction on landscaping, buffers, screening, overlay districts, Appendix A, and related administration and enforcement.
- A documented list of unresolved technical, legal, mapping, or policy matters for later review; Workshop 6 is self-contained and does not depend on interim action following Workshop 5.



ORDINANCE DEVELOPMENT WORKSHOP 7

Inter-Chapter Coordination, Administration, Enforcement, and Ordinance Organization

DATE & TIME Wednesday, September 23, 2026 9:00 a.m.-12:00 p.m.	LOCATION Oconee County Council Conference Room Oconee County Administrative Offices
FACILITATOR DeAnn Hester, Planning Director	PROJECT Comprehensive Review of Chapters 26, 32, and 38
WORKSHOP STATUS: The session is for working direction, not final legislative approval. No ordinance text, zoning amendment, variance, or individual application will be finally approved during this workshop.	

PURPOSE

Develop working direction for a coordinated framework across Chapters 26, 32, and 38, including consistent definitions, clear decision authority, aligned review procedures, accurate cross-references, practical enforcement, and an ordinance structure that is understandable and usable.

AGENDA

TIME	TOPIC	INTENDED RESULT
9:00-9:10	Welcome, Purpose, and Scope	Confirm workshop authority, focus, working rules, and required outcomes.
9:10-9:35	Definitions and Terminology	Identify terms requiring consolidation, clarification, or chapter-specific treatment.
9:35-10:05	Decision Authority and Coordinated Procedures	Establish clear administrative, technical, advisory, appellate, and legislative responsibilities.
10:05-10:15	Break	-
10:15-10:45	Cross-References, Conflicts, and Duplication	Identify provisions to reconcile, relocate, consolidate, or remove across Chapters 26, 32, and 38.
10:45-11:15	Enforcement, Appeals, Variances, and Interpretations	Develop consistent direction for compliance tools, relief mechanisms, and review pathways.
11:15-11:40	Ordinance Organization and Usability	Establish the preferred structure, navigation, tables, and placement of technical standards.
11:40-12:00	Confirm Working Direction and Open Issues	Summarize direction and record matters requiring later legal, technical, or policy review.

INTENDED WORKING OUTCOMES

- Working direction on shared definitions, decision authority, coordinated review procedures, and inter-chapter conflict resolution.
- Working direction on enforcement, appeals, variances, interpretations, cross-references, and ordinance organization.
- A documented list of unresolved legal, technical, or policy matters for later review; Workshop 7 is self-contained and does not depend on interim action before Workshop 8.



ORDINANCE DEVELOPMENT WORKSHOP 8

Final Policy Integration, Issue Closure, and Full-Draft Readiness

DATE & TIME Wednesday, September 23, 2026 1:00 p.m.-4:00 p.m.	LOCATION Oconee County Council Conference Room Oconee County Administrative Offices
FACILITATOR DeAnn Hester, Planning Director	PROJECT Comprehensive Review of Chapters 26, 32, and 38

WORKSHOP STATUS: The session is for working direction, not final legislative approval. No ordinance text or amendment will be finally approved or recommended for adoption during this workshop.

PURPOSE

Confirm that the ordinance-development phase has produced sufficient, internally consistent working direction for preparation of the integrated amendments to Chapters 26, 32, and 38, including disposition of remaining material issues, external input, drafting priorities, and any narrowly defined follow-up or deferrals.

AGENDA

TIME	TOPIC	INTENDED RESULT
1:00-1:10	Welcome, Purpose, and Scope	Confirm workshop authority, focus, working rules, and required outcomes.
1:10-1:35	Scope of Work Coverage Review	Verify that all Council-directed review subjects have been addressed or formally dispositioned.
1:35-2:10	Remaining Major Policy Issues	Close, assign, elevate, retain current language, or defer unresolved material issues.
2:10-2:20	Break	-
2:20-2:45	Public, Stakeholder, and Agency Input	Confirm the disposition of material external comments and technical inputs.
2:45-3:15	Conflicts, Dependencies, and Technical Constraints	Reconcile inconsistent, incomplete, or administratively impractical working direction.
3:15-3:40	Drafting Instructions and Review Package	Confirm drafting treatment and required contents for the October 5 full-draft review package.
3:40-4:00	Full-Draft Readiness Determination	Determine whether the project is ready, ready with limited follow-up, or not ready for integrated drafting.

INTENDED WORKING OUTCOMES

- Confirmation that all Council-directed Scope of Work topics have been addressed, assigned for defined follow-up, or expressly deferred.
- Working direction resolving remaining material policy issues, conflicting guidance, technical constraints, and the disposition of significant public, stakeholder, and agency input.
- A documented full-draft readiness determination and clear drafting instructions for the October 5 review package; Workshop 8 is self-contained and does not depend on interim action following Workshop 7.