

# Council to address 123, lake corridor development rules

## \$1M request for nonprofit homeless program removed

BY RILEY MORNINGSTAR  
THE JOURNAL

WALHALLA — Ordinances regulating subdivision development on U.S. Highway 123 and development in the lake corridor will be up for discussion at tonight's Oconee County Council meeting.

Council will meet at 6 p.m. tonight in council chambers at 415 S. Pine St. in Walhalla for first

reading on the proposals. Ordinance 2022-22 would amend Chapter 32 (unified performance standards) of the county codes to have any subdivision plan submitted for preapproval to the South Carolina Department of Transportation (DOT) for properties with road frontage on Highway 123 between the Oconee and Pickens County border and the east-

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# lake overlay density

## HOMELESS GROUP REQUEST STRUCK FROM AGENDA

A nonprofit group that provides a homeless shelter program in Easley was set to ask Oconee County for \$1 million to expand into the area tonight.

The original meeting agenda included the request from The Dream Center, but an updated agenda removed the line item.

The Dream Center was

founded in May 2012 and offers emergency assistance to those in crisis, according to the nonprofit's website. The faith-based center's homeless shelter program is called The Opportunity Village and uses a one-year program with a village of 23 tiny houses and 10 transitional houses to help those in need. In recent months, the county has participated in a task force to help the homeless in Oconee County.

# regulations

## EXECUTIVE SESSION SCHEDULED

Council will discuss two items behind closed doors in executive session. The first is about economic developments Project Bamboo and Project Badge, and the second is to receive legal advice and discuss a potential contractual matter over land adjacent to the Oconee County Rock Quarry, the agenda said.

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# RULES: County council to vote on

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ernmost boundary of the city of Seneca, according to the ordinance. Design priorities should include "connecting parking areas and limiting curb cuts," it also said.

Should it be approved tonight, the county planning commission will hold a public hearing on the ordinance with at least a 30-day notice.

Ordinance 2022-24 calls for an amendment to Chapter 38 (zoning) of county codes in the

lake overlay district to increase the minimum lot size to half an acre and maximum density to one unit per half acre for lots that are within 200 feet "of the full pond contour of Lake Keowee and Jocassee." The current standards apply within 750 feet of the lakes and stipulate that no single-family or multi-family development should have a net density greater than two units per acre within the overlay district.

Late last month, the Oconee County Planning

Commission narrowly approved allowing public sidewalks in county right of ways through agreements between the county and developers or other entities. County attorney David Root said at the time it would increase county liability, but an entity proposing the sidewalk within a right of way will be required to maintain the sidewalk.

"They're going to hold the county harmless," he said.

That's what will be voted on in Ordinance 2022-23.