

# AGRICULTURAL ADVISORY BOARD

415 South Pine Street - Walhalla, SC



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## Minutes

5:00 PM, Monday October 11, 2021

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

### Members Present

Ashley Townsend  
Charlie Whiten  
Kim Alexander  
Kerri Roach

Rex Blanton  
Debbie Sewell  
Tessa Moxley

### Staff Present

Laura Zimmerman

### Media Present

None

1. **Call to Order** – Ms. Sewell called the meeting to order at 5:01 PM.
2. **Approval of minutes from September 13<sup>th</sup>** – Ms. Moxley made a motion to approve the minutes with changes, seconded by Mr. Whiten. Ms. Sewell called for a vote. The motion passed 4/0 with Mr. Blanton and Ms. Alexander arrived after the motion.
3. **Public Comment**
  - Mike Smith, Chair of Oconee County Planning Commission – gave an update on proposed Development Standards Ordinance. Meeting that was held on October 4<sup>th</sup> could not be considered a public hearing due to not meeting the notice requirement prior to the meeting. Commission will work on revising original document over the next two scheduled meetings and present the original and a version B at the public hearing on November 15<sup>th</sup>.
4. **Discussions**
  - **Proposed Development Standards** – discuss proposed ordinance, section by section, as it relates to Agricultural and Forestry lands and develop recommendations for improvements/clarifications to present to County Council.

**Oconee County Administrative Offices**

**415 S. Pine Street, Walhalla, SC 29691 / 864.638.4218 / [www.oconeesc.com](http://www.oconeesc.com)**

**i. Introduction**

1. Ms. Sewell proposed adding to the introductory sentence with wording as follows, “the purpose of these standards is to encourage and maintain a harmonious living and business environment between the new development and existing residential, multifamily, agricultural, or forestry uses. The following standards shall be applicable to all new developments indicated herein.”

**ii. Section 1: Applicability**

1. The paragraph, “Development means...” to be moved up so that it follows the paragraph, “The owner or their lawfully designated agent...”. The paragraph beginning “The buffer and screening requirements...” to be at the end of section 1.
2. Clarification requested for the classification of “Subdivisions”, as it pertains to the applicability of the Proposed Development Standards. Currently the proposal does not clarify that subdivisions are included.
3. The definitions, “Residential” and “Non-residential” need to be clarified. Currently there are no definitions for the phrases in Chapter 38-12.2 definitions.
4. Ms. Sewell proposed including a glossary at the end of the document to clarify the definitions of the phrases used in the proposal.
5. Ms. Roach proposed taking out the phrase “being developed”, as it is redundant to the sentence.
6. Ms. Alexander expressed concern with the paragraph beginning “The buffer and screening requirements...”. The concern being that once the agreement happens, it could negatively affect farming down the line.

**iii. Section 2: Lighting**

1. Mr. Smith suggested adding a phrase at the end of the paragraph referring the planning director to the Lighting Standards section in Appendix A, if clarification is required.

**iv. Section 3: Buffering**

1. Ms. Sewell asked for clarification that the phrase including “plus twenty-five percent” is referring to length not width.
2. Ms. Sewell questioned the minimum buffer widths, with the concern that they are too low, but that folks at the public hearing may see them as too high.

- a. Clarification may be needed to make it understood that the proposed standards are a county minimum. There are other standards required by DHEC, etc. that may extend the minimum buffer depending on the specifications of the development.

v. **Final Comments**

1. Ms. Alexander suggested that Mr. Smith create a bulleted list of definitions in order to clarify some of the terms in the document at the beginning of the public hearing.

5. **Adjourn** – Ms. Alexander made a motion to adjourn the meeting at 6:47pm, seconded by Mr. Whiten. The motion was approved 6/0.