

# Agricultural Advisory Board Agenda

## July 10, 2023

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1. Call to order
2. Moment of silence
3. Invocation
4. Pledge of allegiance
5. Approval of minutes  
May, 2023
6. Presentations [to include Vote and/or Action on matters brought up in discussion if required]
  - Mission goals and vision
  - Members of the board and contact information
  - Partner organizations
  - Citizen initiated zoning
7. Public discussion session [*3 minutes per person*]
8. Discussion regarding establishment of an “Agricultural 2” zoning district and other matters related there to.
  - Public Comment
  - Discussion/ vote
9. Adjourn



## Oconee County Agricultural Advisory Board

### When & Where

6:00 PM

Monday, July 10, 2023

Cleveland Fire Department  
684 Cleveland Pike Road  
Westminster SC 29693

### Staff contact

846-638-4218

[planninginfo@oconeesc.com](mailto:planninginfo@oconeesc.com)

### BOARD MEMBERS

Kim Alexander, Chairman, District I  
Rex Blanton, District III  
Charlie Whiten, District V  
Tessa Moxley, Secretary, At-Large

Trent Smith, District II  
OPEN, District IV  
Joshua Owens, At-Large  
Chris Talley, Ex-Officio

## Minutes

6:00 PM, Monday, May 8, 2023

FARM CENTER

### Members Present

Joshua Owens

Charlie Whiten

Rex Blanton

Tessa Moxley

Kim Alexander

Trent Smith

Chris Talley

### Staff Present

James Coley

### Media Present

None

1. **Call to order-** Ms. Alexander called the meeting to order at 6:00pm.
2. **Moment of silence**
3. **Invocation**
4. **Pledge of allegiance**
5. **Approval of minutes-** April 10, 2023. Mr. Blanton made a motion to approve the minutes seconded by Mr. Whiten and approved 6/0.
6. **Presentations**
  - **Mission goals and vision**
  - **Members of the board and contact information**
  - **Partner organizations**
    - i. Julian Davis and Mr. Hart, County Council Representatives are present
  - **Citizen initiated zoning**
7. **Public discussion Session** *[3 minutes per person] If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at [planninginfo@oconeesc.com](mailto:planninginfo@oconeesc.com) or 864-638-4218, so that we may receive your comment and read it into the record*
  - FFA from Seneca High School: Mariah Swaggert, Alonzo McDonald-Ag teachers
    - i. Ag program at seneca is 13 years old
    - ii. 35x65 foot greenhouse.
    - iii. Fundraise via plant sale. To be able to travel and take part in FFA activities, there is a need for more funding.

- iv. Ava nimmons-facebook page, events (ag days at the fair, elementary school events, canned food drives.) request for sponsorship and involvement. Take part in CDEs and SAEs.
- Stanley Gibson-chairman of FARM center. Explanation of the history of the FARM center. Grassroots organization.
  - i. Adding a livestock barn and equipment shed
  - ii. Plans to double the size of the market shed
  - iii. Plans to put a cover on the arena
  - iv. Upcoming events: July 15-Bygone Days (antique car and farm equipment show. fundraising event) September 10-Night of Worship, a culmination of the Apple Festival. September 19 through 23rd- County Fair
- Tim Donald-Farm bureau of SC is entering into the land trust business, focusing on production ag lands. Down to two candidates for the land management hire. Encourages utilization of zoning as a tool for land protection. The Farm Bureau has a Youth Leadership conference every June.
- Curtis Brock-Expressed his support for all of the County's FFA programs.
- All three high schools will be participating in Ag Days for the first time in years. Walhalla has not participated in the past.
- Mr. Whiten-Invites FFA to come to his farm for a tour
- Mariah-SAEs: Supervised Ag Experience. Can culminate in a lot of different ways. Looking for opportunities for FFA members to be able to have a farm experience, paid or unpaid.
  - i. Mr. Gibson: lots of potential opportunities through the FARM center
- Discussion ensued about the great value of Ag programs in Oconee County and what can be done to support them.
- Ms. Alexander expressed to the county council members present that in order for ag in the county to continue sustainably we need a commitment from the county to invest in the FARM Center. Tim Donald concurs.
- Mr. Whiten expressed his concern about the amount of foreign investment in Ag in the area.
- Mr. Blanton expressed the important economic impact of forestry in the county
- Ms. Alexander to the County Council members-based off of the ag task force report, do you have a charge for the ag board
  - i. Mr. Davis-try to be a liaison between a standard citizen who wants to be involved in ag and a farmer who may need help or can offer education. Link local buyers with folks in the county selling chicken houses/ag land. Continue to expose people to agricultural opportunities. Expressed that he does not think there is any merit to citizen initiated zoning.
  - ii. Mr. Hart-the AAB is the first warning device for working in the community; finding out what the needs are, and reporting them to the Council.
- Ms. Alexander requested that the council consider the industrial park on

59 as an opportunity to bring in a business that supports Agriculture in Oconee County

- i. Mr. Davis expressed that he feels they must be careful with the park, as it was such a large investment. Wants that investment to be returned back to the citizens. Doesn't see the council closing the door on the possibility of an Agricultural entity.
- o Discussion ensues regarding the great value of having a processing facility in the county.
- o Tim Donald to follow up on the status of the Ag Disclosure Letter.

**8. Adjourn:** Ms. Whiten made a motion to adjourn at 7:35pm, seconded by Mr. Owens and approved 6/0.



**PETITION FOR REZONING  
PURSUANT TO SECTION 38-8.6 (SUBSEQUENT REZONING)  
OF THE OCONEE COUNTY CODE OF ORDINANCES**

"I hereby certify that I own the lot, parcel, or tract of land currently designated by TMS # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ (the "Parcel"). The Parcel is currently zoned in the \_\_\_\_\_ District, and I hereby request that the Parcel be rezoned to the \_\_\_\_\_ District, and that all appropriate Oconee County records, including the Oconee County Official Zoning Map, be amended to reflect this rezoning request.

In support of my request, I state the following:

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(Attach pages if necessary.)

I acknowledge that the Oconee County Council, Oconee County Planning Commission, and Oconee County staff must take into consideration all relevant information in evaluating this petition, that the final decision rests entirely with the Oconee County Council, and that the approval of this petition is not guaranteed.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name



**Sec. 38-10.6. Agriculture district II (AD II).**

*Title:* Agriculture district II.

*Definition:* Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

*Intent:* Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	5 acres	1 dwelling per 5 acres	400	35	20	50	
Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height	
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)	
	5 acres	600	35	20	50		

\*See Article 9 for general provisions and exceptions to dimensional requirements.

	AD	ADII
Agricultural production, crops, livestock, and poultry	P	P
Agricultural production, crops, livestock, and poultry (excluding commercial chicken houses, commercial hog parlors, and commercial feed lots)	P	P
Agricultural support services-veterinarians, kennels, feed/seeds, supply stores, implements, etc.	P	P
Air strips	S	S
Auction houses	P	P
Auditorium/Indoor Public Assembly	S	S
Bed and Breakfast Inns	C	C
Building and Trade Contractors, including materials and supply uses	P	P
Cemeteries and accessory uses	P	P
Civic, fraternal, professional, and political organizations	P	P
Commercial Fishing, Hunting and Trapping	P	P
Communications towers	S	S
Conservation subdivisions	C	C
Convenience stores (excluding motor vehicle services)	S	S
Correctional facilities and half-way houses	X	X
Day Care Facilities (all ages)	P	P
Distribution and other Warehouses	P	P
Educational buildings, and Research Facilities (all types)	S	S



Emergency services	P	P
Farm and roadside markets	P	P
Financial Services	S	S
Forestry/Silviculture	P	P
Fuel supply services	P	P
Funeral homes and services	X	X
Golf courses, country clubs, driving ranges	X	X
Government buildings (excluding correctional facilities)	S	S
Group Homes	S	S
Greenhouses, nurseries, and landscape commercial services	P	P
Gun and Archery clubs and shooting ranges	S	S
Health care services, service retail, and emergency short term shelters	P	P
Home occupations and businesses	C	C
Hotels, Motels, and Inns	S	S
Laundry Mats	P	P
Laundry and dry cleaning services	X	X
Light Manufacturing	S	S
Liquor stores and bars	X	X
Lumber and saw mills (permanent)	P	P
Lumber and saw mills (portable)	P	P
Manufactured Home Dealer	X	X
Heavy Manufacturing	X	X
Marinas	S	S
Mini storage or mini warehouses	X	X

Mining	S	S
Mixed Use Buildings and parcels	P	P
Motor vehicle parking and garages (as a principal business use)	X	X
Motor vehicle sales and rental	X	X
Motor vehicle services and repair	P	P
Motor vehicle services and gas stations (excluding truck stops)	P	P
Movie theater	X	X
Multi-family residential development (structures containing 5 or more residential units)	X	X
Multi-family residential development (structures containing no more than 4 residential units)	X	X
Museums, cultural centers, historical sites, sightseeing, and similar institutions	P	P
Office uses, general	X	X
Outdoor Retail	P	P
Places of worship	P	P
Public, Private, and Commercial parks and recreation, camping or social facilities	P	P
Public and private utilities	P	P
Railroad stations	X	X
Residential care facilities	X	X
Restaurants (up to 2,500 square feet)	P	P
Restaurants (greater than 2,500 square feet)	S	S
Retail uses (up to 5,000 square feet)	S	S
Retail uses (5,000—50,000 square feet)	X	X
Retail uses (greater than 50,000 square feet)	X	X

Roadside Stands	P	P
Salvage yard, Junkyard, and Recycling Operations	S	S
Single-family detached residential	P	P
Single-family subdivisions (10 units or less)	S	S
Single-family subdivisions (more than 10 units)	X	X
Solid waste landfill and Waste Management Services; (excluding hazardous waste)	S	S
Taxidermy, slaughter houses and wild game processing	P	P
Waste management services (excluding hazardous waste)	S	S