

Public Comment  
December 14, 2015

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None

CHAPTER 1 - Introductory Provisions

- Art. 1.1 Title
- 1.2 Authority
- 1.3 Effective Date
- 1.4 Applicability and Jurisdiction
- 1.5 Purpose and Intent
- 1.6 Commentary
- 1.7 Word Usage & Construction of Language
- 1.8 Minimum Requirements
- 1.9 Conflicting Provisions
- 1.10 Zoning Map
- 1.11 Transitional Provisions
- 1.12 Severability

All Chapters				
				Art 3
All Chapters				

CHAPTER 2 - Review and Decision Making Bodies

- Art. 2.1 County Council
- 2.2 Planning Commission
- 2.3 Board of Zoning Appeals
- 2.4 Transportation Committee
- 2.5 Scenic Highway Committee
- 2.6 Community Development Director
- 2.7 County Engineer

			Art 1	
			Art 1	
If Ch. 26 is added				

CHAPTER 3 - Development Review Procedures

- Art. 3.1 General
- 3.2 Comprehensive Plan Amendments
- 3.3 Zoning & Land Dev. Regulations Text Amendments
- 3.4 Zoning Map Amendments (rezonings)
- 3.5 PD, Planned Development Zoning District
- 3.6 Special Exceptions
- 3.7 Site Plan Review
- 3.8 Zoning Permits
- 3.9 Certificate of Occupancy
- 3.10 Zoning Variances
- 3.11 Written Interpretations

				Art 8
				Art 10
				Art 7
				Art 2
				Art 2
				Art 7

- 3.12 Public Project Review
- 3.13 Appeals of Zoning-Related Administrative Decisions
- 3.14 Appeals of Subdivision-Related Administrative Decisions
- 3.15 Addressing and Street Names
- 3.16 Development Agreements
- 3.17 Developments of County Significance

State Law				
			Art 6	Art 2
		Art 2		
Art 4				

**CHAPTER 4 - Base Zoning Districts**

- Art. 4.1 General
- 4.2 Measurements, Computations and Exceptions
- 4.3 CFD Control Free District
- 4.4 TRD Traditional Rural District
- 4.5 RRD Rural Residential District
- 4.6 CD Conservation District
- 4.7 AD Agricultural District
- 4.8 RD Residential District
- 4.9 URD Lake Residential District
- 4.10 CCD Community Commercial District
- 4.11 HCD Highway Commercial District
- 4.12 ID Industrial District
- 4.13 ARD Agricultural Residential District
- 4.14 PRLD Public and Recreational Lands District
- 4.15 MUD Mixed Use District
- 4.16 PDD Planned Development District

				Art. 10
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**CHAPTER 5 - Overlay and Special Purpose Zoning Districts**

- Art. 5.1 General
- 5.2 Lake Overlay District
- 5.3 I-85 Overlay District
- 5.4 Hood Area Overlay
- 5.5 Airport Height Overlay

				Art 11
	Ch. 16		Art 3	

**CHAPTER 6 - Use Regulations**

- Art. 6.1 Use Table
- 6.2 Definitions
- 6.3 Use Types
- 6.4 Use Conditions

				Art 10
				Art 5

- 6.5 Accessory Uses and Structures
- 6.6 Temporary Uses
- 6.7 Special Event Uses

CHAPTER 7 - FBZD, Form-Based Zoning District

- Art. 7.1 Introduction
- 7.2 FBZD Procedures
- 7.3 Regional Scale Planning: Sectors and Settlements
- 7.4 Community Scale Planning: Community Units
- 7.5 Building Scale Planning: Requirements
- 7.6 Definitions

For Possible Consideration based on Comp Plan Discussions

CHAPTER 8 - Subdivision Regulations

- Art. 8.1 General
- 8.2 Pre-Application Information
- 8.3 Minor and Major Subdivisions
- 8.4 Preliminary Plat
- 8.5 Final Plats
- 8.6 Markers
- 8.7 Lots
- 8.8 Tree Preservation
- 8.9 Trees, Shrubs and Pavement
- 8.10 Pedestrian Way
- 8.11 Street Names, Street Signs
- 8.12 Underground Utilities and Services
- 8.13 Water Supply and Sewage disposal
- 8.14 Financial Guarantees (Surety)
- 8.15 RR 3 Conservation/Cluster/Pocket Neighborhood Subdivisions

Art 8

Art 8

Art 8

CHAPTER 9 - Development Standards

- Art. 9.1 Purpose and Intent
- 9.2 Applicability
- 9.3 Off-street Parking and Loading
- 9.4 Tree Protection and Preservation
- 9.5 Landscaping, Screening and Buffers
- 9.6 Architectural and Landscaping Design Standards
- 9.8 Historic Preservation

App A

Rustic Elegance Possibly

9.9	Traffic Impact Studies			Art 2				
9.10	Vision Clearance			Art 2				
9.11	Signs				Art 8			
9.12	Drainage Design				Art 6			
CHAPTER 10 - Nonconformities								
Art. 10.1	General							
10.2	Nonconforming Uses							
10.3	Nonconforming Structures							
10.4	Nonconforming Lots							
10.5	Nonconforming Signs						Art 4	
CHAPTER 11 - Violations, Penalties and Enforcement								
Art. 11.1	Ordinance Compliance Required	All Chapters						
11.2	Violations							
11.3	Enforcement Responsibility, Complaints							
11.4	Remedies and Enforcement Powers							
11.5	Private Enforcement Actions							
11.6	Tree Protection and Preservation Services							
11.7	Sign Violations							
11.8	Violations Continues							
11.9	Other Enforcement Actions							
11.10	Derelict Manufactured Homes							
CHAPTER 12 - Definitions								
Art. 12.1	Terms and Definitions	All Chapters						
12.2	Interpretation							
APPENDIX A								

Consideration Not Shown Above  
 Add separate chapter for Roads Standards

For Discussion ONLY

*Title:* 1) General standards district; or, 2) General use district; or, 3) General rural district.

*Definition:* Areas deemed appropriate for the existence of a range of types and intensities of development in relatively close proximity.

*Intent:* This district is meant to allow for the management and mitigation of the potential negative impacts associated with development activity primarily through development standards, while imposing limited restrictions on specific land uses.

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### Draft Zoning Use Matrix Amended with CFD

Use:	Base Districts												
	CFD	TRD	AD	ARD	CD	RRD	PRLD	RD	LRD	CCD	HCD	ID	MUD
Agricultural production, crops, livestock, and poultry	P	P	P	X	S	P	X	X	X	X	X	X	X
Agricultural production, crops, livestock, and poultry (excluding commercial chicken houses, commercial hog parlors, and commercial feed lots)	P	P	P	P	P	P	X	P	X	P	P	P	X
Agricultural support services- veterinarians, kennels, feed/seed, supply stores, implements, etc.	P	P	P	P	X	P	X	X	X	P	P	P	X
Air strips	S	S	S	X	X	S	X	X	X	X	S	S	X
Auction houses	P	P	P	S	X	P	X	X	X	C	C	X	E
Auditorium/Indoor Public Assembly	P	P	S	X	X	X	X	X	X	P	P	X	X
Bed and Breakfast Inns	P	P	C	P	S	P	X	S	S	C	P	X	X
Building and Trade Contractors, including materials and supply uses	P	P	P	S	X	X	X	X	X	P	P	P	P
Cemeteries and accessory uses	P	P	P	P	P	P	X	P	X	C	P	P	P
Civic, fraternal, professional, and political organizations	P	P	P	P	X	P	X	S	X	P	P	X	P
Commercial Fishing, Hunting and Trapping	P	P	P	S	S	S	S	X	X	X	X	X	X
Communications towers	S	S	S	S	S	S	S	X	X	S	S	S	S
Conservation subdivisions	P	C	C	C	S	C	X	C	C	X	C	X	C
Convenience stores (excluding motor vehicle services)	P	P	S	S	X	S	X	X	X	P	P	P	P
Correctional facilities and half-way houses	S	X	X	X	X	X	X	X	X	X	X	S	X

X = Not Permitted

P = Permitted

C = Conditional Use

S = Special Exception

Use	CFD	TRD	AD	ARD	CD	RRD	PRLD	RD	LRD	CCD	HCD	ID	MUD
Day Care Facilities (all ages)	P	P	P	S	X	S	X	S	S	P	P	X	S
Distribution and other Warehouses	P	P	P	X	X	X	X	X	X	S	P	P	S
Educational buildings, and Research Facilities (all types)	P	S	S	X	S	S	P	S	X	P	P	P	S
Emergency services	P	P	P	P	X	P	X	P	P	P	P	P	P
Farm and roadside markets	P	P	P	P	P	P	P	X	X	P	P	X	X
Financial Services	P	P	S	X	X	X	X	X	X	P	P	X	P
Forestry/Silviculture	P	P	P	P	P	P	P	P	P	P	P	P	P
Fuel supply (services)	P	X	P	X	X	X	X	X	X	S	P	P	S
Funeral homes and services	P	X	X	X	X	X	X	X	X	P	P	X	P
Golf courses, country clubs, driving ranges	P	S	X	S	X	X	X	P	P	X	P	X	X
Government buildings (excluding correctional facilities)	P	P	S	X	S	P	P	P	X	P	P	P	P
Group Homes	S or C	S	S	S	X	S	S	S	X	X	X	X	S
Greenhouses, nurseries, and landscape commercial services	P	P	P	P	S	P	X	X	X	P	P	P	P
Gun and Archery clubs and shooting ranges	S	S	S	X	S	S	X	X	X	X	S	X	X
Health care services, service retail, and emergency short term shelters	P	P	P	S	X	P	X	X	X	P	P	X	P
Home occupations and businesses	C	C	C	C	C	C	X	C	C	C	C	X	C
Hotels, Motels, and Inns	P	S	S	X	X	X	X	X	X	P	P	X	X
Laundry Mats	P	P	P	P	X	X	X	X	X	P	P	X	P
Laundry and dry cleaning services	P	P	X	X	X	X	X	X	X	P	P	X	S
Light Manufacturing	P	P	S	X	X	X	X	X	X	S	P	P	S
Liquor stores and bars	P	X	X	X	X	X	X	X	X	S	S	X	S

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Use	CFD	TRD	AD	ARD	CD	RRD	PRLD	RD	LRD	CCB	HCD	ID	MUD
Lumber and saw mills (permanent)	P	P	P	X	X	X	X	X	X	X	X	P	X
Lumber and saw mills (portable)	P	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured Home Dealer	P	X	X	X	X	X	X	X	X	X	P	P	X
Heavy Manufacturing	S	X	X	X	X	X	X	X	X	X	S	P	X
Marina	P	S	S	S	X	S	S	S	S	P	P	P	X
Mini storage or mini warehouses	P	X	X	X	X	X	X	X	X	P	P	P	X
Mining	S	S	S	X	X	X	X	X	X	X	X	X	X
Mixed Use Buildings and parcels	P	P	P	X	X	P	X	S	X	P	P	X	P
Motor vehicle parking and garages (as a principal business use)	P	X	X	X	X	X	X	X	X	P	P	P	X
Motor vehicle sales and rental	P	S	X	X	X	X	X	X	X	P	P	P	X
Motor vehicle services and repair	P	P	P	P	X	X	X	X	X	C	P	P	C
Motor vehicle services and gas stations (excluding truck stops)	P	P	P	X	X	P	X	X	X	P	P	P	P
Movie theater	P	P	X	X	X	X	X	X	X	S	P	X	X
Multi-family residential development (structures containing 5 or more residential units)	P	P	X	S	X	X	X	S	S	S	P	X	S
Multi-family residential development (structures containing no more than 4 residential units)	P	P	X	S	X	X	X	P	S	S	S	X	P
Museums, cultural centers, historical sites, sightseeing, and similar institutions	P	P	P	P	S	P	P	P	X	P	P	X	P
Office uses, general	P	P	X	X	X	X	X	S	X	P	P	X	P
Outdoor Retail	P	P	P	P	X	P	X	X	X	P	P	X	C
Places of worship	P	P	P	P	P	P	P	P	P	P	P	S	P
Public, Private, and Commercial parks and recreation, camping or social facilities	P	P	P	P	S	P	P	P	S	P	P	X	X

X = Not Permitted

P = Permitted

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Use	CFD	TRD	AD	ARD	CD	RRD	PRLD	RD	LRD	CCD	HCD	ID	MUD
Public and private offices	P	P	P	P	P	P	P	X	X	P	P	P	P
Rail road stations	P	P	X	X	X	X	X	X	X	P	P	P	X
Residential care facilities	P	S	X	X	X	S	X	S	X	P	P	X	S
Restaurants (up to 2,500 square feet)	P	C	P	S	X	C	X	X	X	P	P	S	P
Restaurants (greater than 2,500 square feet)	P	S	S	X	X	S	X	X	X	P	P	S	S
Retail uses (up to 5,000 square feet)	P	P	S	S	X	P	X	X	X	P	P	P	P
Retail uses (5,000—50,000 square feet)	P	S	X	X	X	S	X	X	X	X	P	P	S
Retail uses (greater than 50,000 square feet)	P	X	X	X	X	X	X	X	X	X	P	S	X
Roadside Stands	P	P	P	P	P	P	X	P	P	P	P	P	P
Salvage yard, junkyard, and Recycling Operations	P	S	S	X	X	X	X	X	X	X	X	P	X
Sexually Oriented Businesses	S or C	X	X	X	X	X	X	X	X	X	S	S	X
Single-family detached residential	P	P	P	P	P	P	X	P	P	P	P	X	P
Single-family subdivisions (10 units or less)	P	P	S	P	X	P	X	P	P	P	X	X	P
Single-family subdivisions (more than 10 units)	P	S	X	X	X	X	X	P	P	S	X	X	S
Solid waste landfill and Waste Management Services, (excluding hazardous waste)	S	S	S	X	X	X	X	X	X	X	X	S	X
Tattoo Facilities	S or C	X	X	X	X	X	X	X	X	X	S	S	X
Taxidermy, slaughter houses and wild game processing	P	P	P	S	S	P	X	X	X	S	S	X	X
Waste management services (excluding hazardous waste)	S	S	S	X	X	X	X	X	X	X	X	P	X

X = Not Permitted

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# Planning Commission

Community Development Department

12/14/2015

# Agenda Item 4

- Continued Discussion Regarding the Possible Creation of an Unified Development Ordinance
  - Consideration of handouts
    - Table of contents section
    - Control Free District discussion

# Agenda Item 5

- Update regarding Next Steps in the 2015 Comprehensive Plan Review/Update Process

2015

# Comprehensive Plan Review/Update

Public Input Review  
Planning Commission  
12/14/2015

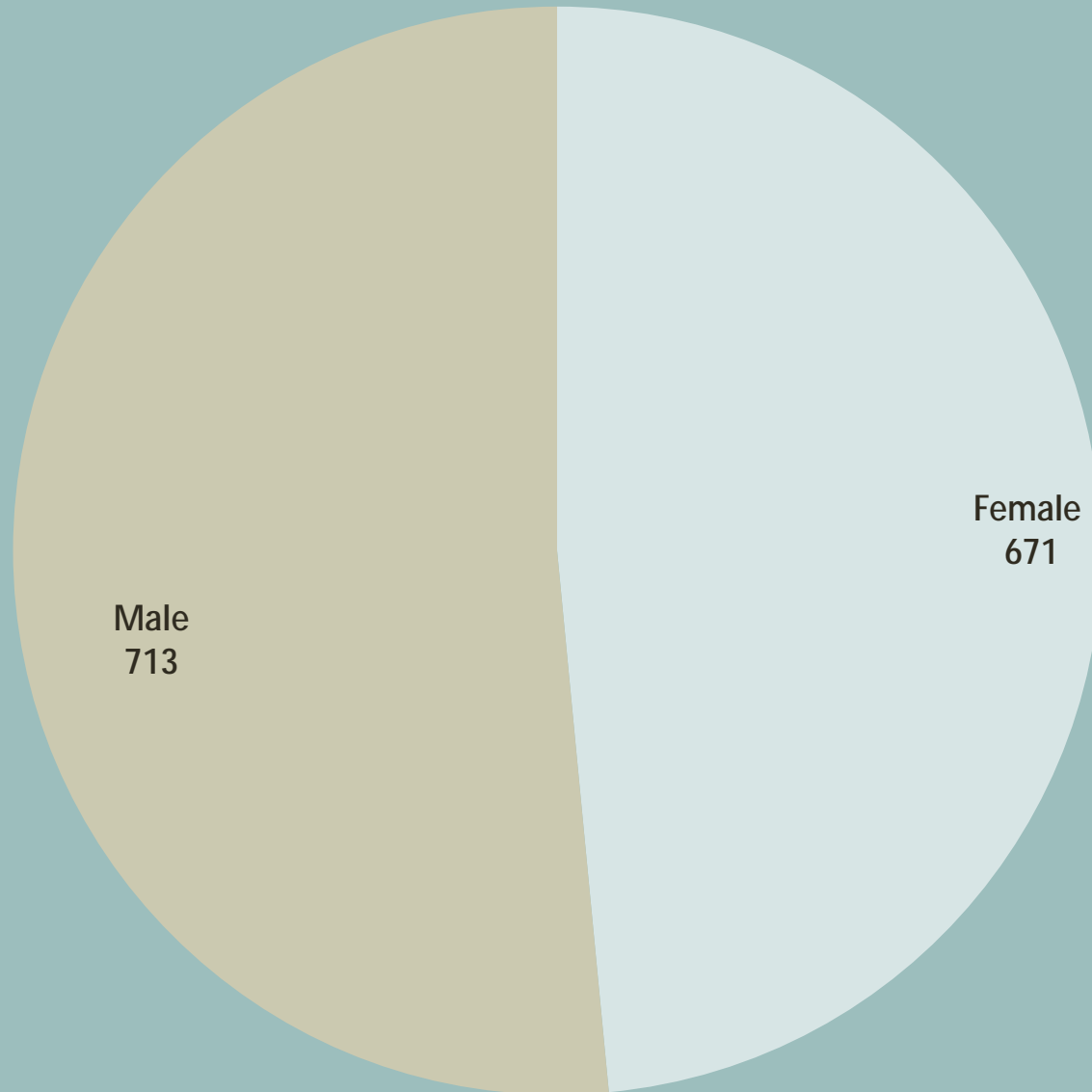
Local (296) Zip Codes	Number of Responses
29607	1
29617	2
29631	8
29642	1
29643	25
29657	1
29658	11
29664	52
29672	323
29673	2
29675	1
29676	493
29677	1
29678	150
29679	1
29684	1
29686	17
29687	1
29689	4
29691	111
29692	1
29693	95
29696	65
29697	1

# Areas With Largest Participation

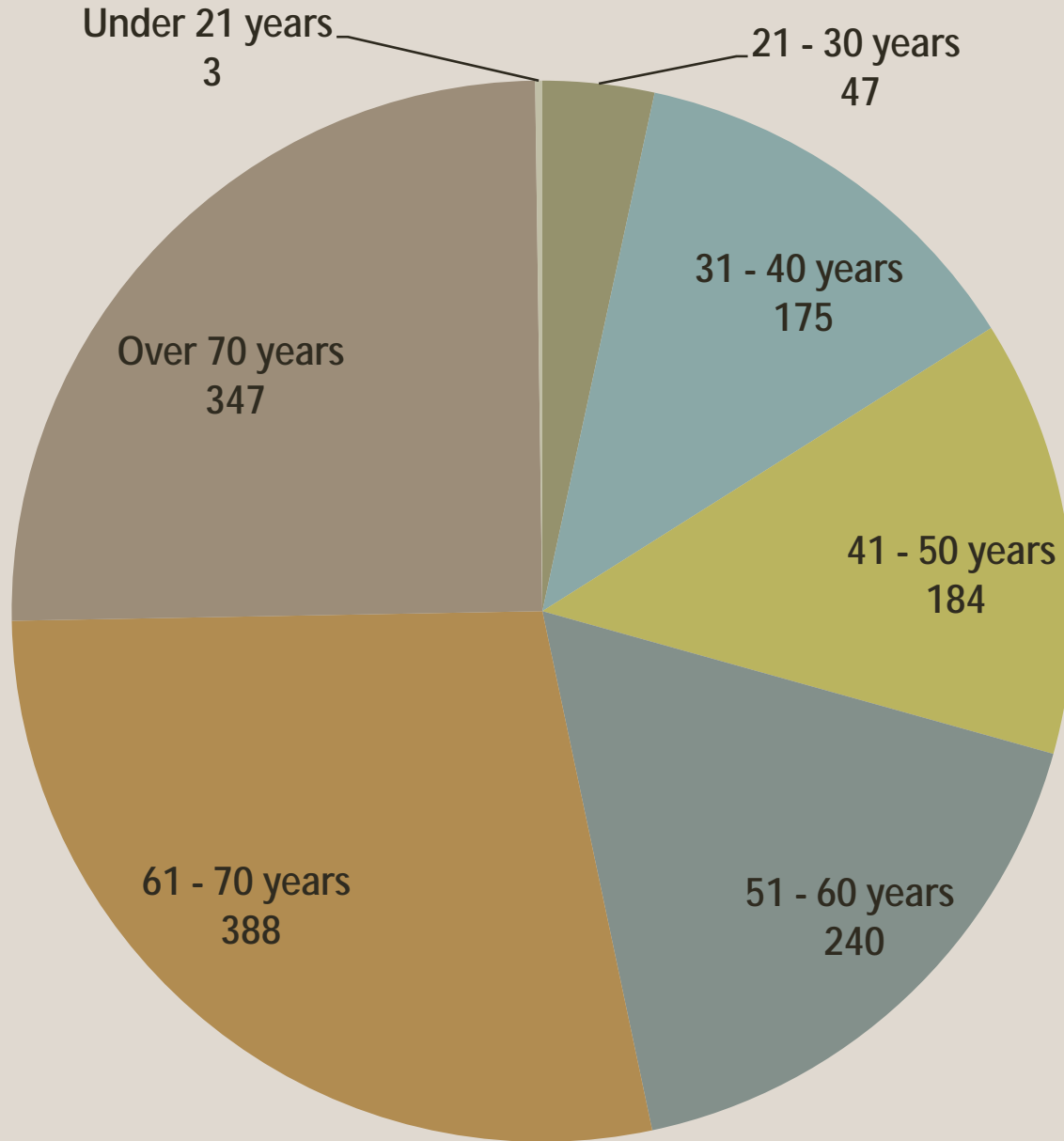
<b>Zip Code and Area</b>	<b>Number of Participants</b>
29676 Salem	493
29672 Seneca (N. of 123)	323
29678 Seneca (S. of 123)	150
29691 Walhalla	111
29693 Westminster	95
29696 West Union	65
29664 Mountain Rest	52



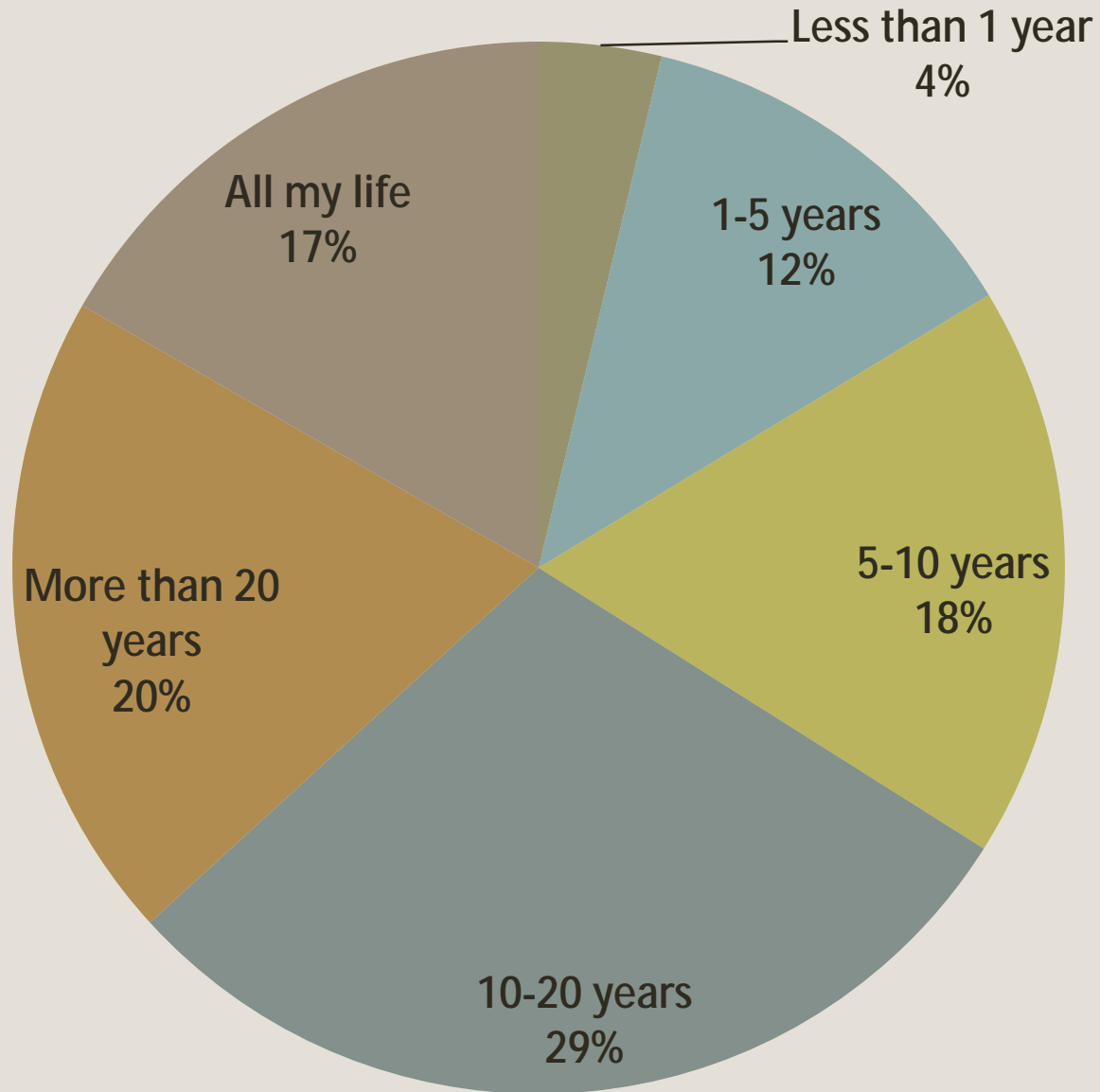
## Sex of Participants



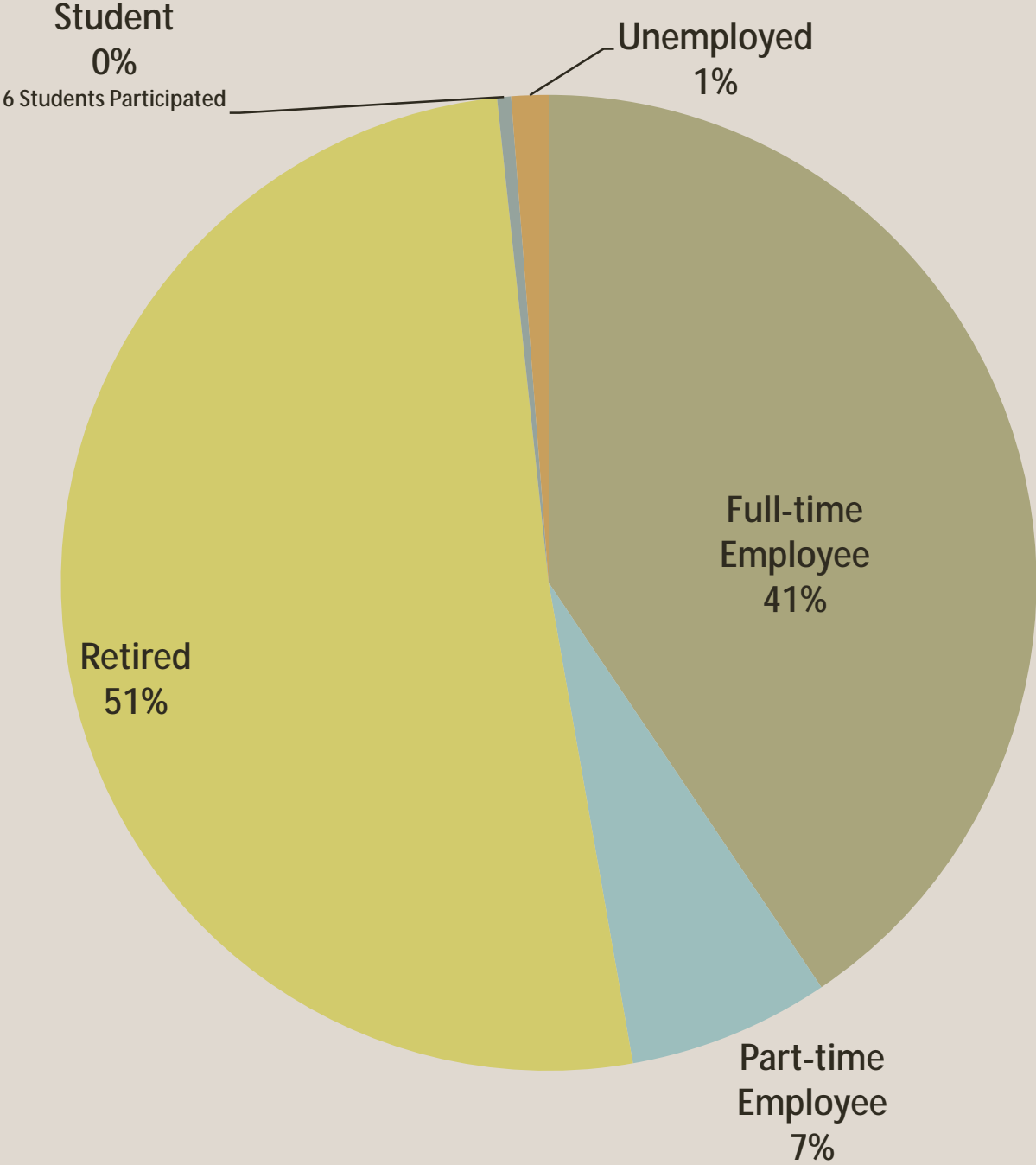
# Age of Participant



# Number of Participants



# Employment Status



Student

0%

6 Students Participated

Unemployed

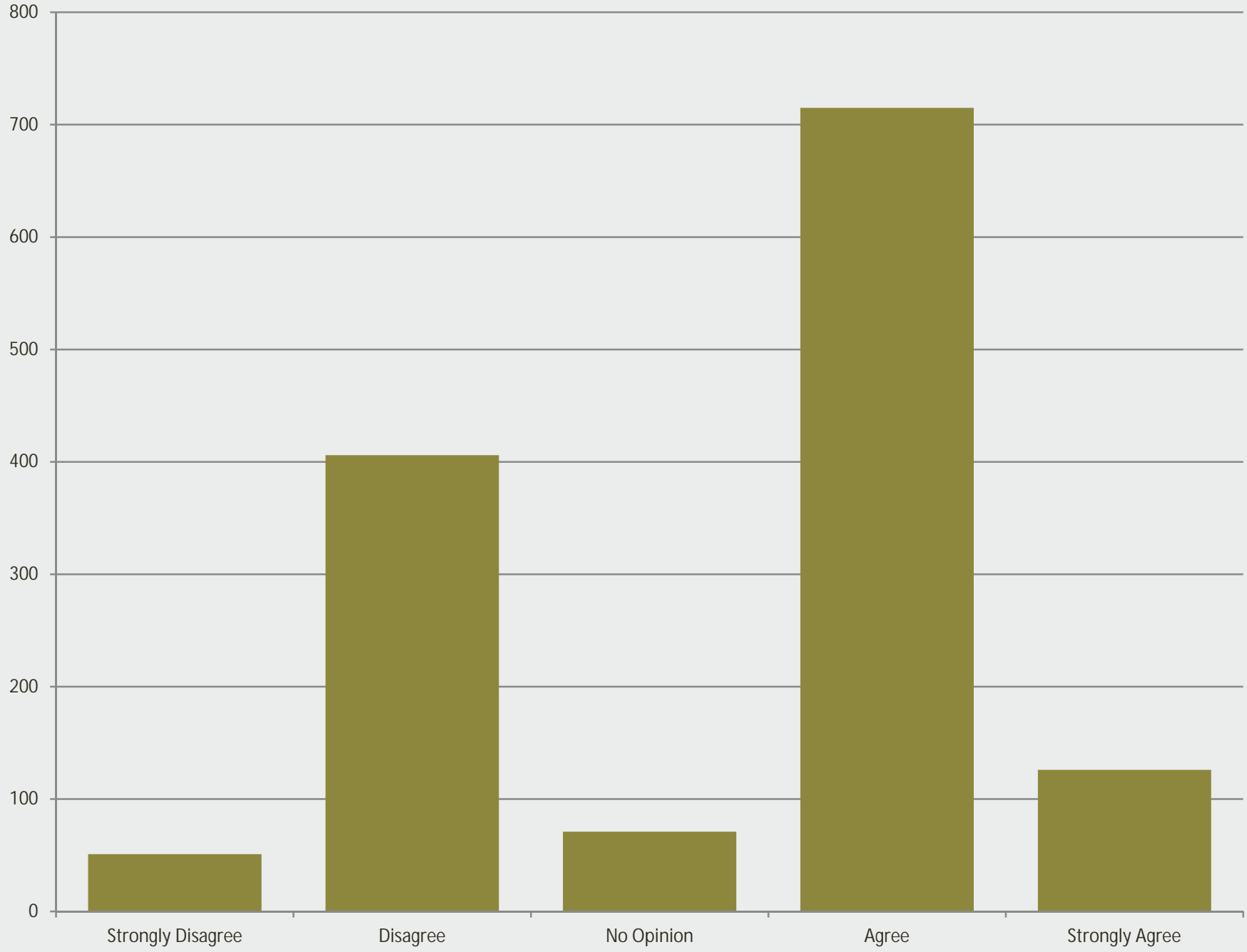
1%

Full-time  
Employee  
41%

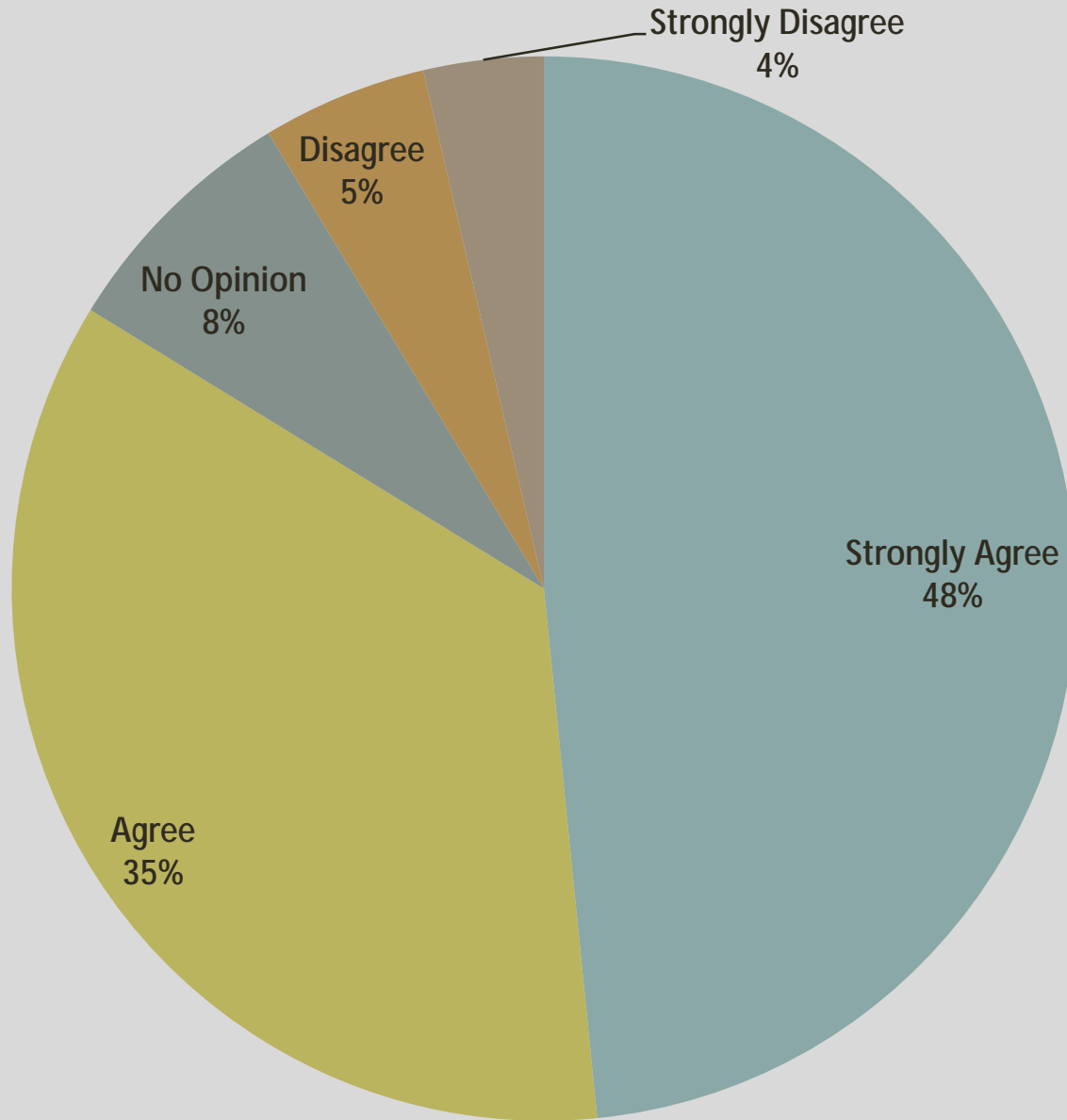
Retired  
51%

Part-time  
Employee  
7%

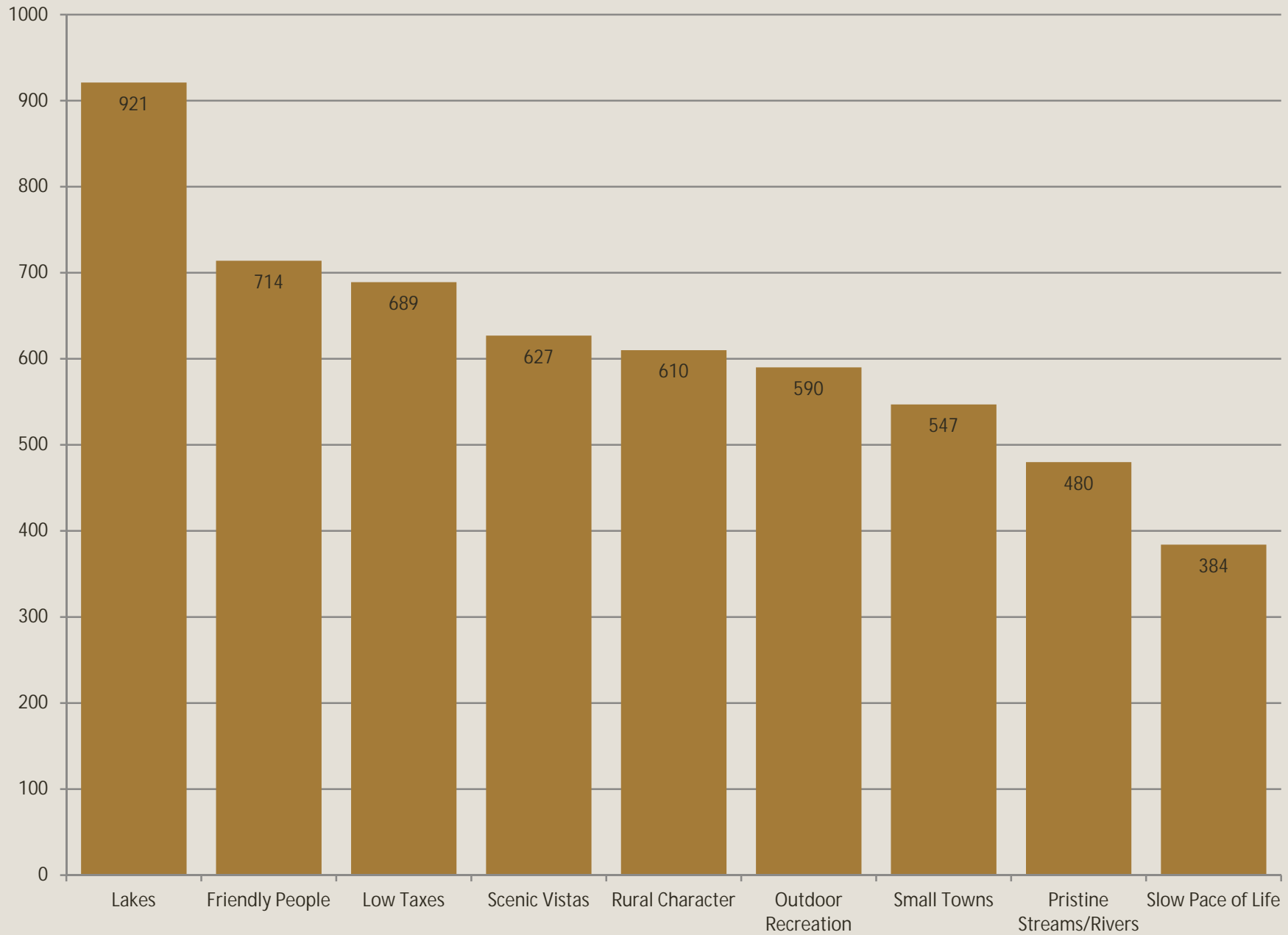
# Satisfied With Oconee County



# Plan to Make Oconee Permanent Home



# Main Characteristics in Forming Impression of Oconee County: Frequency of Selection



# The Best Thing About Living in Oconee: Main Themes

## Access to Lakes/Mountains & Urban Centers

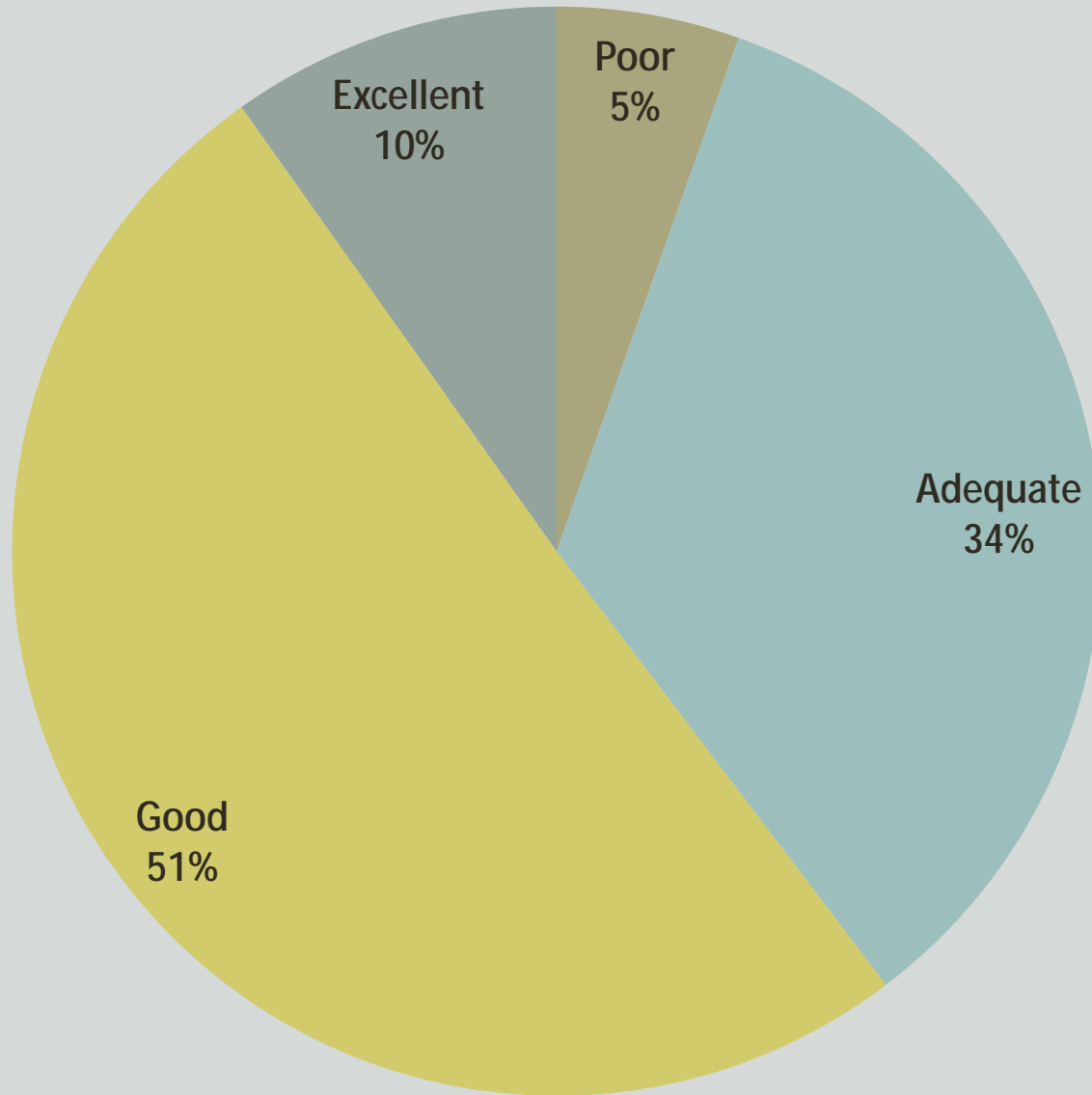
Beauty/Beautiful  
Clean  
Climate  
Close  
Friendly  
Lake/Lakes  
Natural Beauty  
Natural Resources  
People  
Quality of Life  
Rural  
Small Town  
Weather



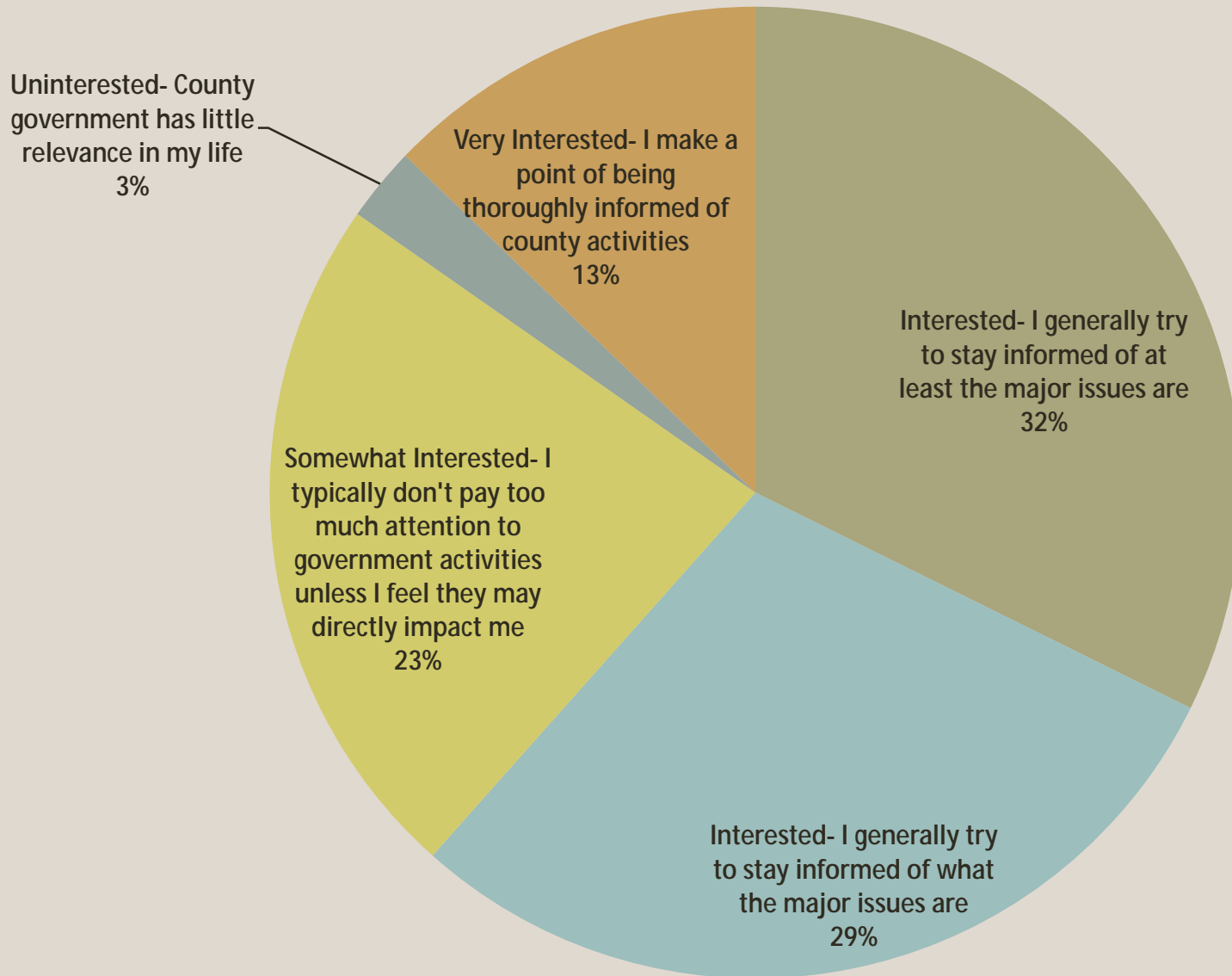
# One Thing to Change in Oconee County

Better Services/Facilities/Roads  
Clean Up Litter  
Less Emphasis on Recruiting Industry  
Lower Taxes  
More Entertainment Options  
More Jobs  
More Recreation Activities  
More Restaurants/Shopping  
More/Less Zoning  
Nothing (Surprisingly)  
Politics  
Reduce Drug Use

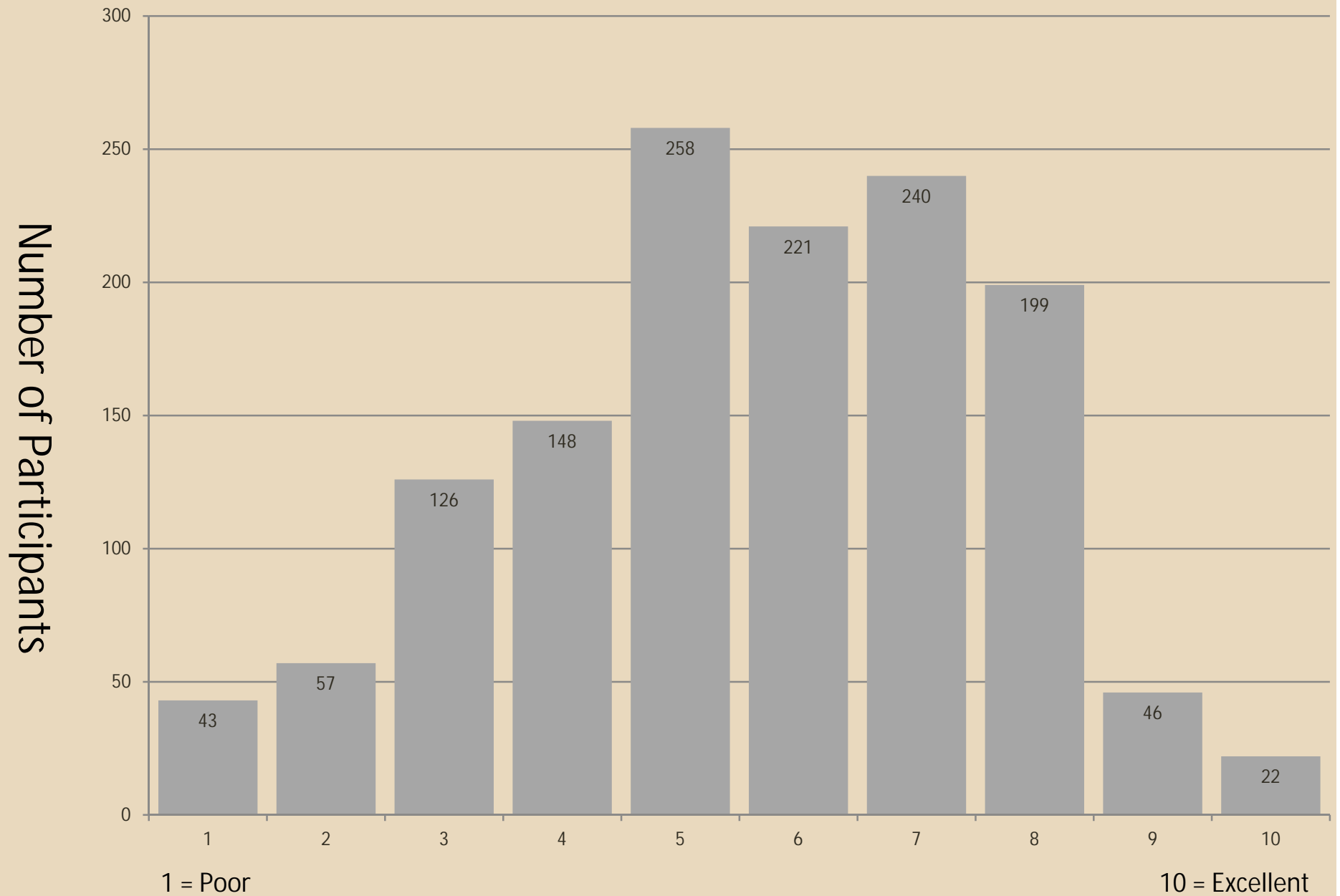
# Rate County Services



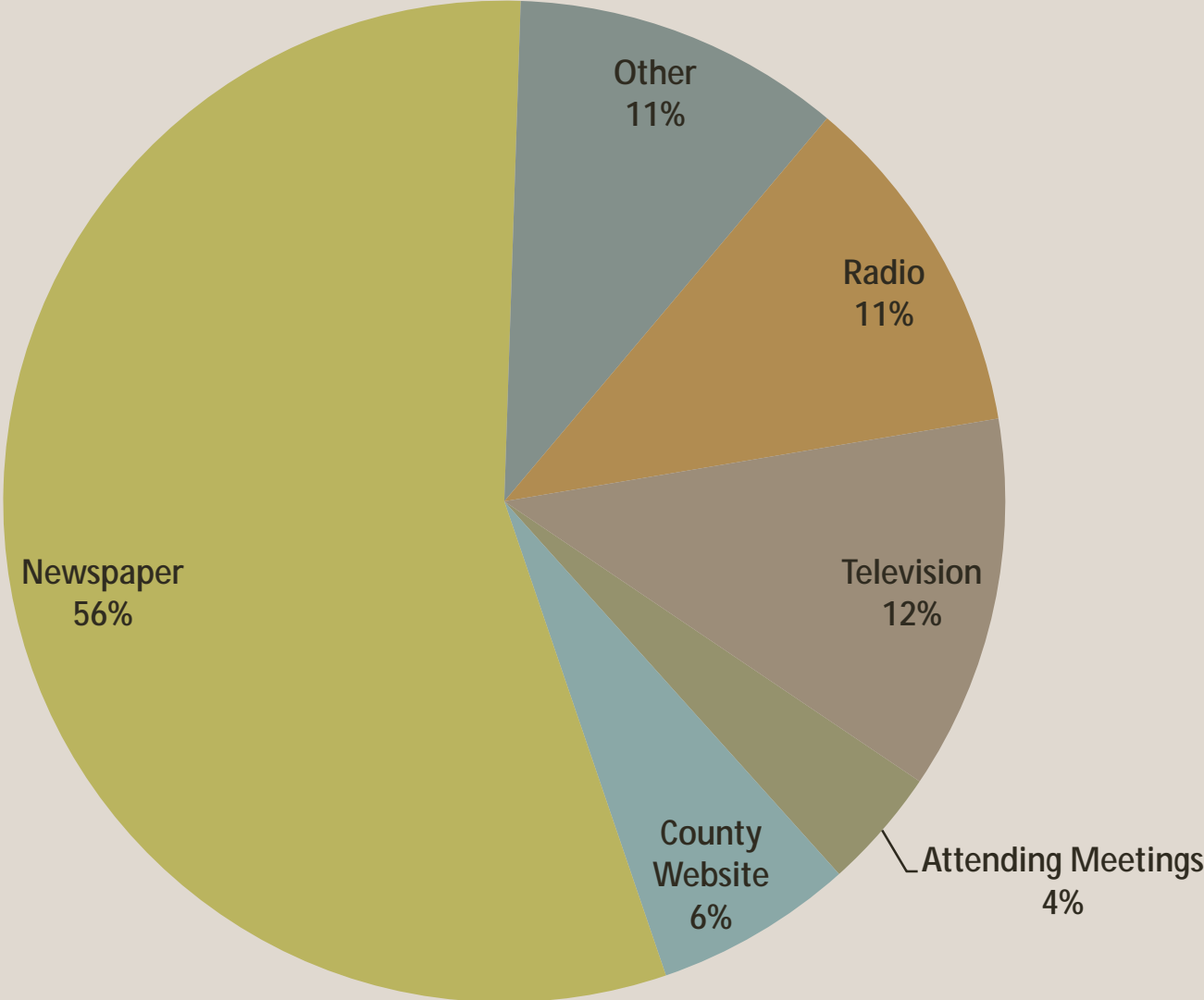
# Level of Interest in Local Government



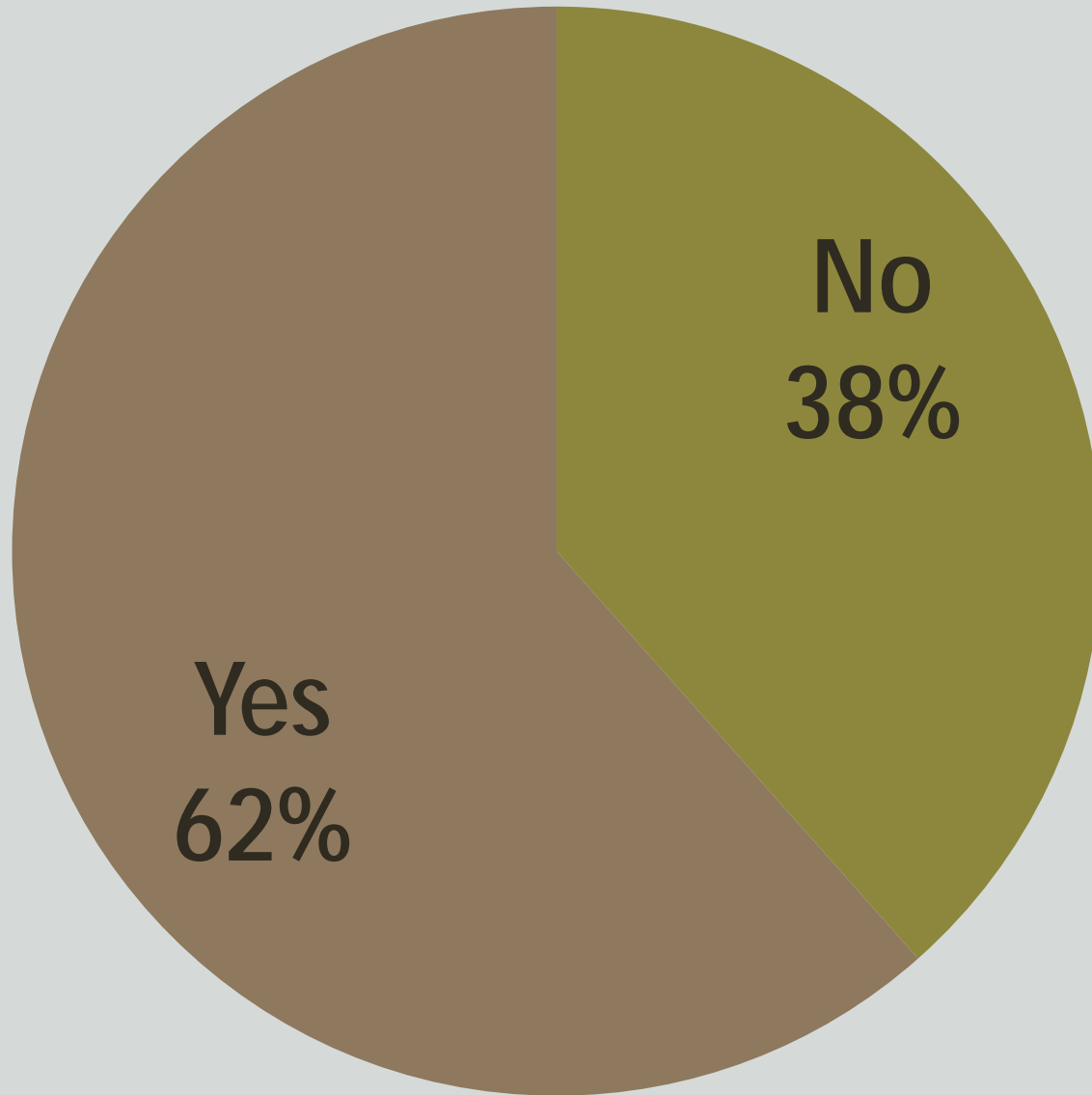
# How Good a Job Has County Done in Trying to Keep Public Informed



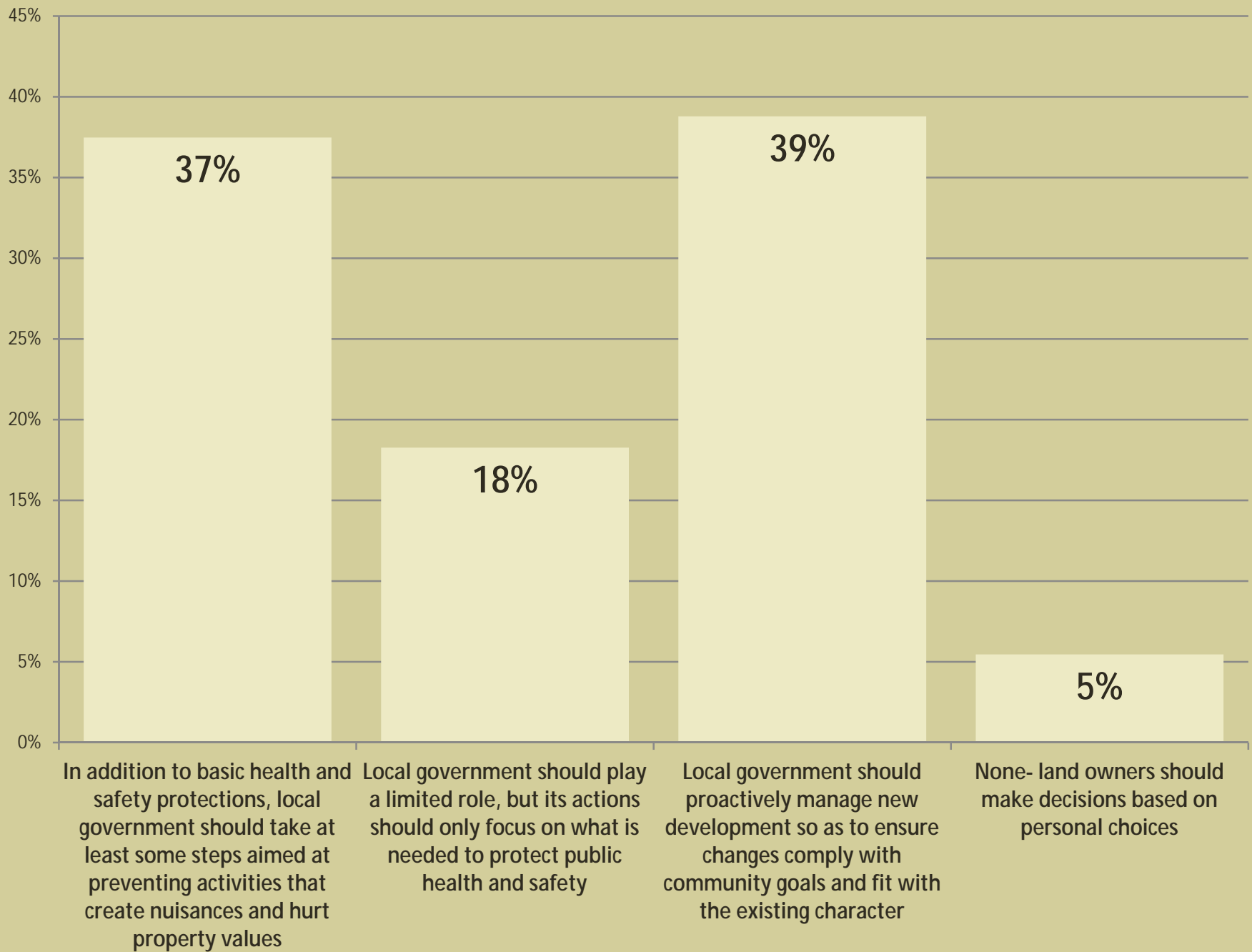
# Main Source of Information About County Government Activities



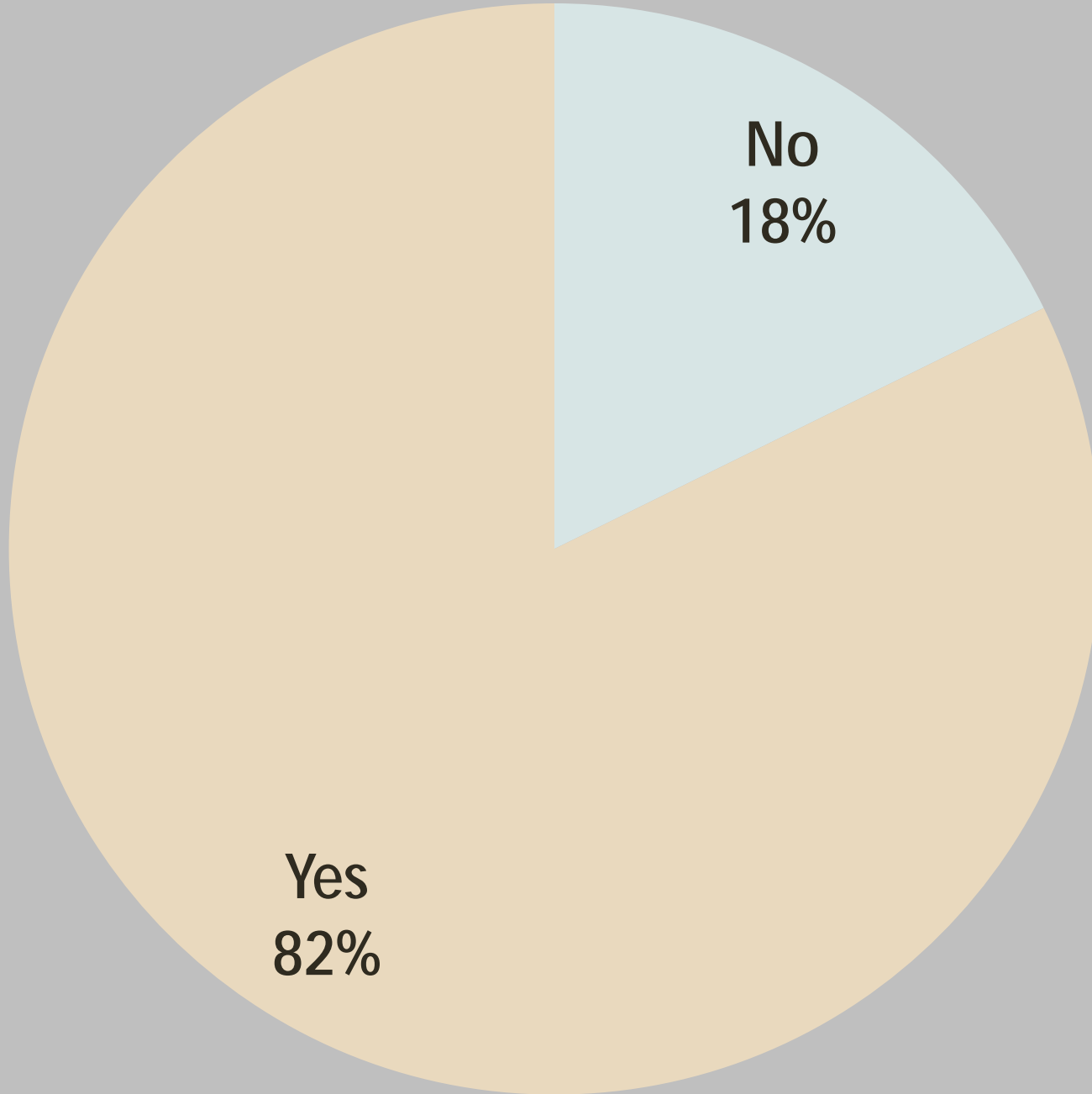
# Ever Visited the County Website?



## Role of Local Government in Land Use

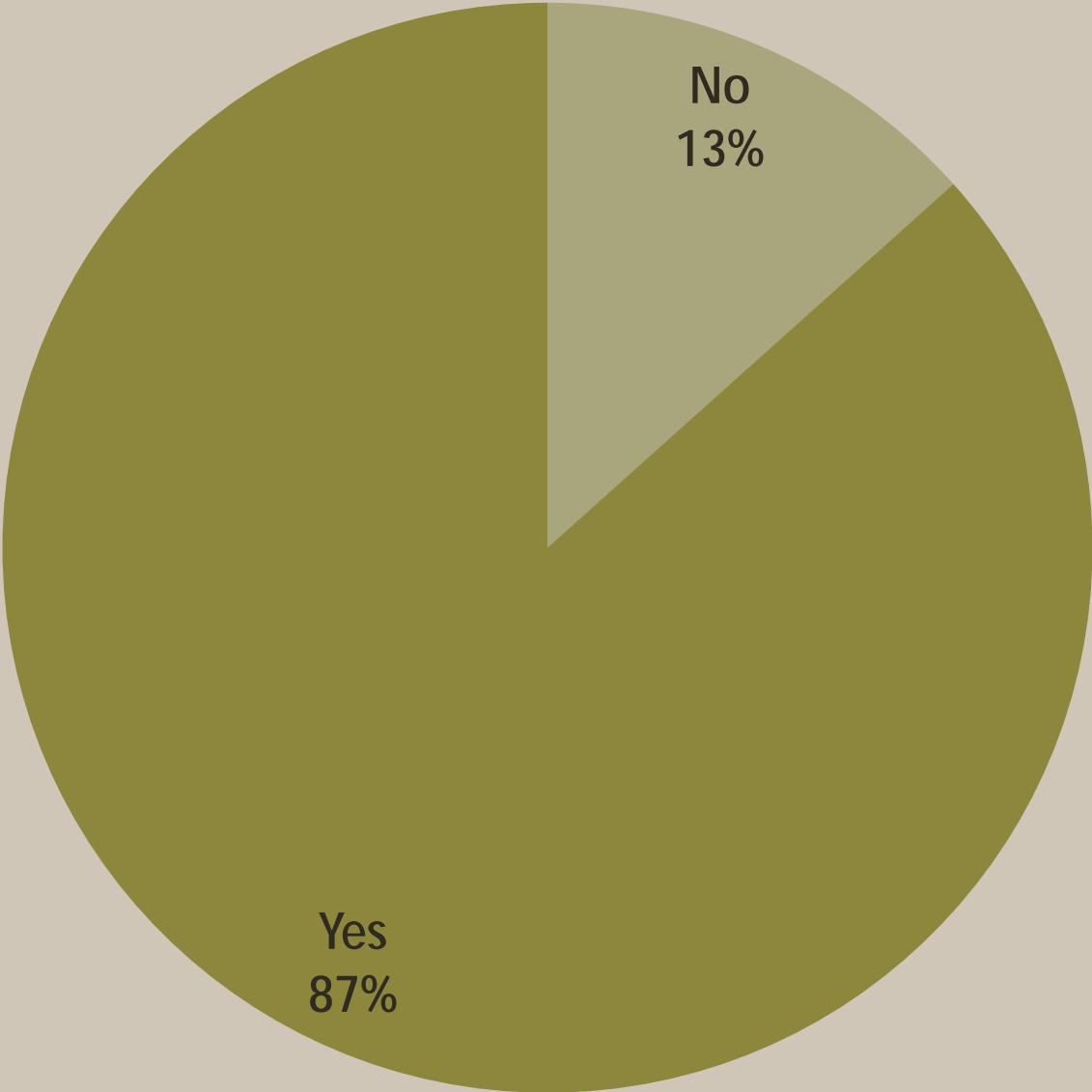


# Should Local Government 'Guide' New Development?

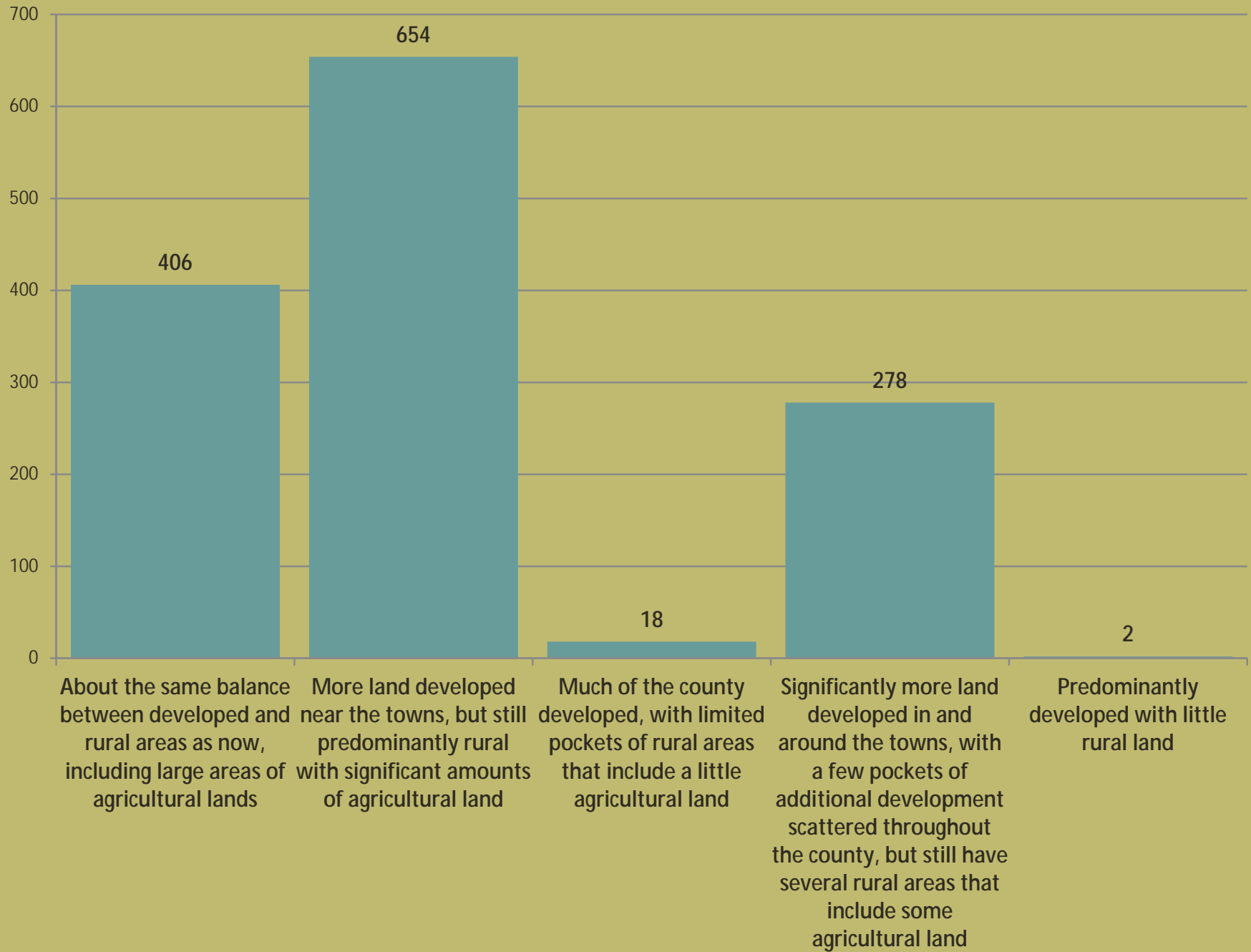




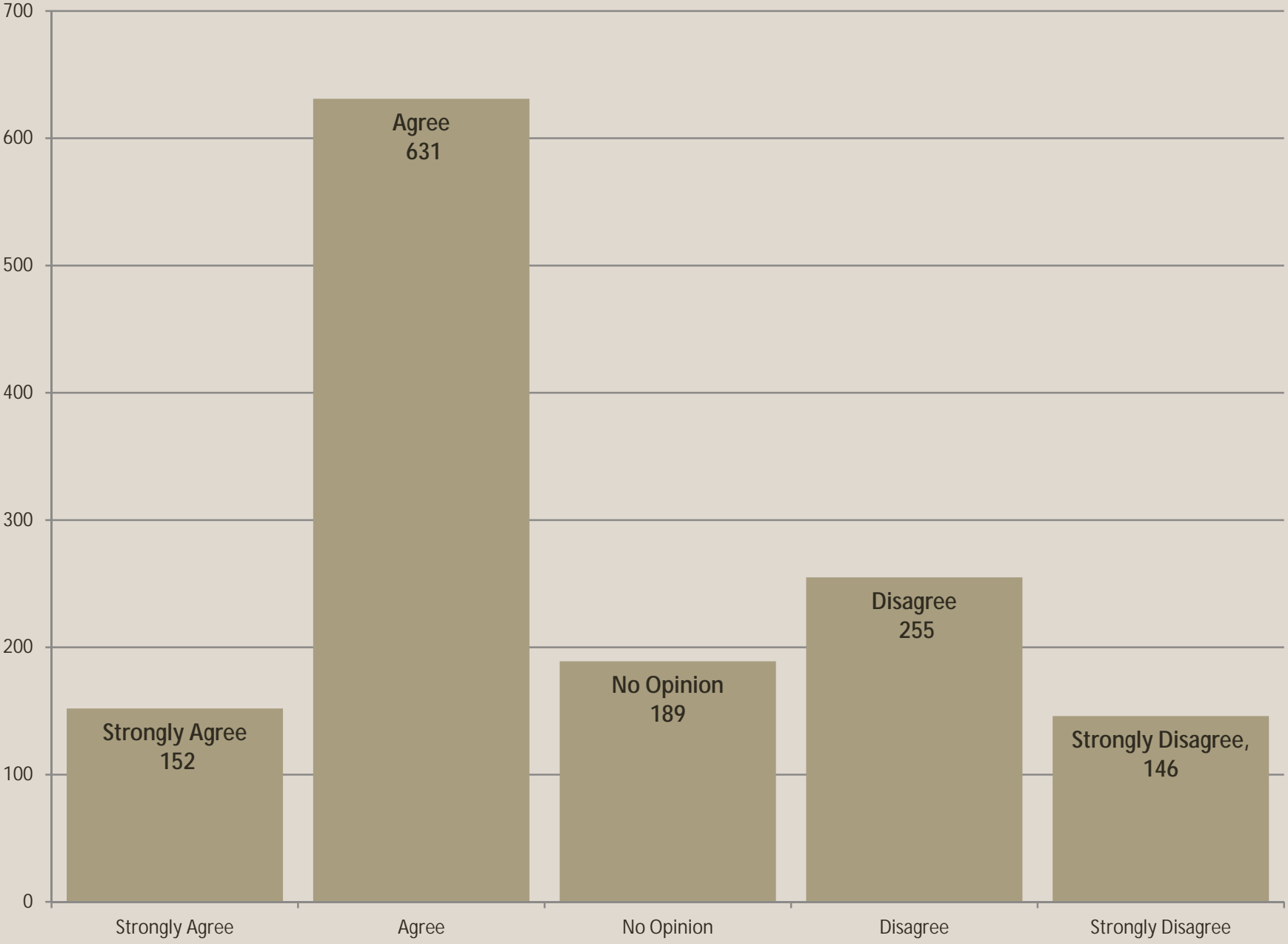
# Should Developers Pay Impact Fees?



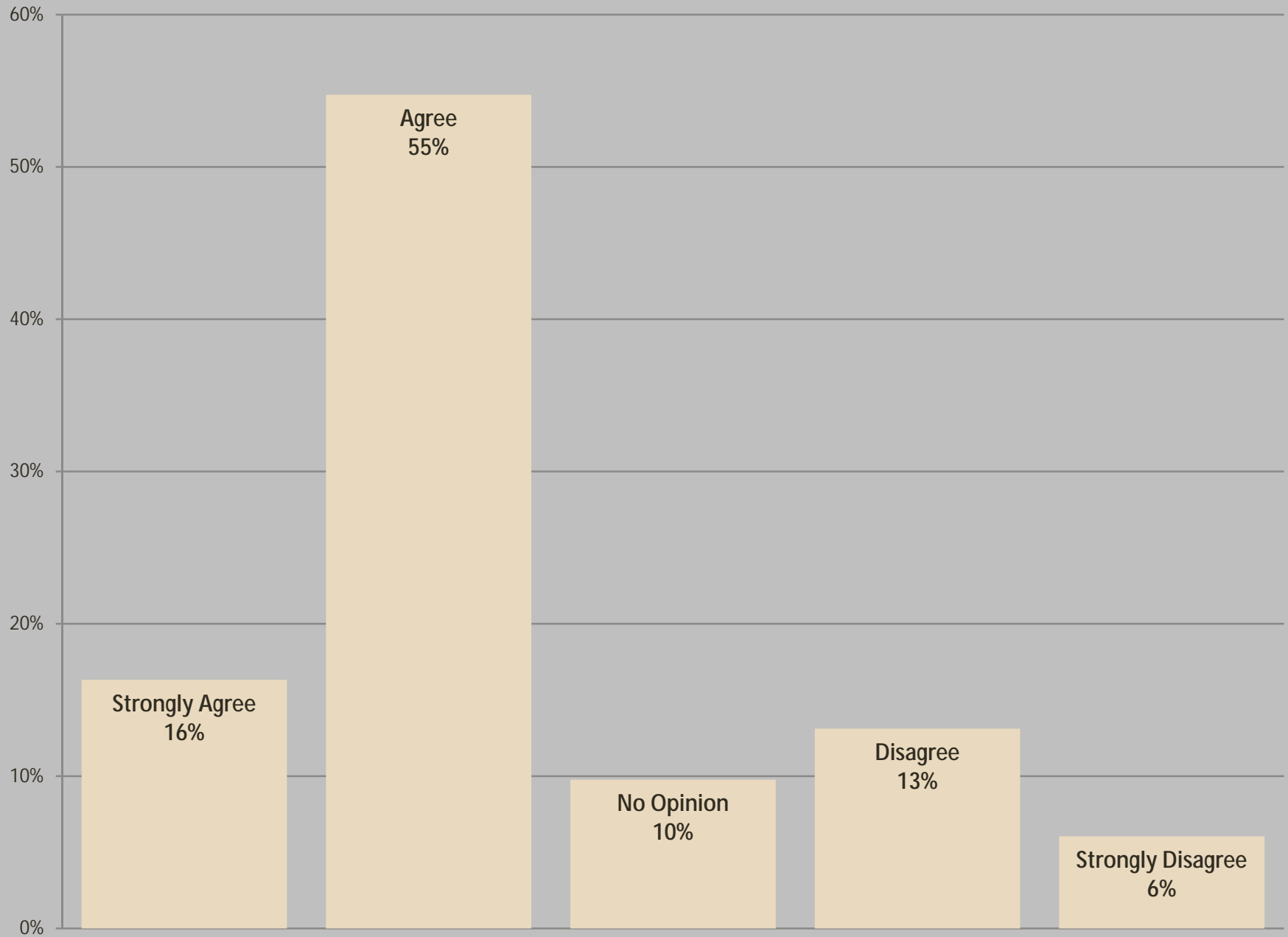
# How Oconee Should Look in 50 Years



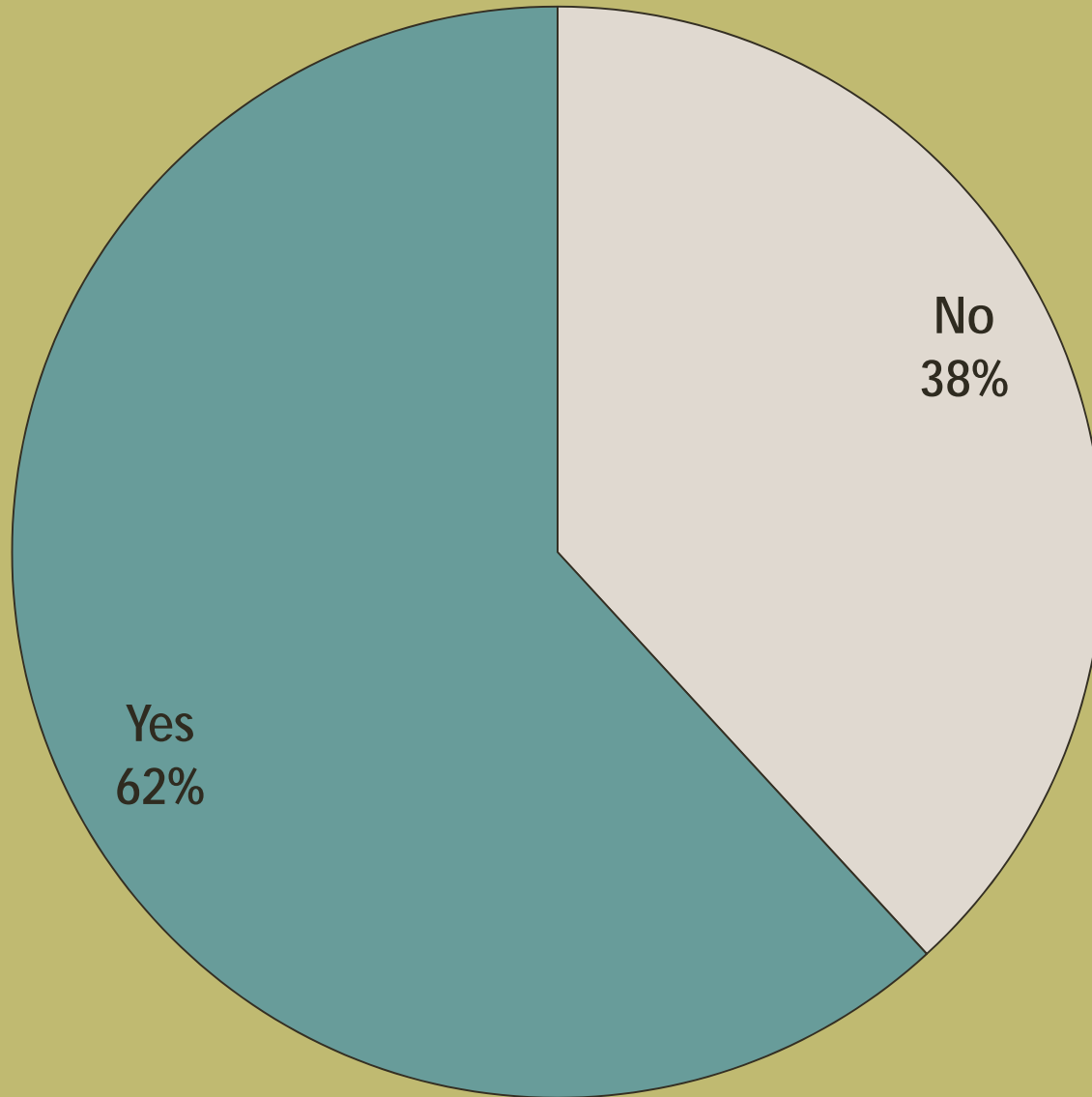
# Support Using Reasonable Amount of Tax Revenue for Business Recruitment/Retention



# Incentive Packages Necessary for Successful Economic Development



# County's Approach to Economic Development Has Been Good



# Comp Plan Next Steps

- Staff draft Elements to align with proposed Goals Section
- Planning Commission review Elements
  - Jan - Feb
- Planning Commission make recommendation by resolution to County Council for adoption of Comp Plan
  - March

# Agenda Item 6

- Discussion regarding Items to Consider as the Commission Transitions into 2016
  - Calendar
    - Staff recommends the Commission adopt the calendar presented (1<sup>st</sup> & 3<sup>rd</sup> Mondays) for 2016
  - Election of Officers
  - Policy Items
    - Destination Oconee – corridor overlay(s)
    - Ch. 32/38 review
    - Unified Development Ordinance
    - Commission to establish priorities

# Old Business

- Staff has no items for consideration



# New Business

- Next Meeting – Jan 4<sup>th</sup>, 2016, at 6PM