

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## AGENDA

6:00 PM, MONDAY, October 16th, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. Call to Order
2. Invocation by County Council Chaplain
3. Pledge of Allegiance
4. Approval of Minutes
  - a. October 2nd, 2017
5. Public Comment for Agenda and Non-Agenda Items (3 minutes)
6. Staff Update
7. Proposed Corridor Overlay – Sections applicable to all potential Corridors  
*To include Vote and/or Action on matters brought up for discussion, if required*
  - a. Discussion by Commission
  - b. Commission Recommendation
8. Discussion on proposed “Multi-family” amendment(s) or ordinance for the Control-Free District  
*To include Vote and/or Action on matters brought up for discussion, if required*
  - a. Discussion by Commission
  - b. Commission Recommendation
9. Discussion on proposed addition of “Traditional Neighborhood Development District” to the Zoning Matrix  
*[To include Vote and/or Action on matters brought up for discussion, if required]*
  - a. Discussion by Commission
  - b. Commission Recommendation
10. Old Business *[to include Vote and/or Action on matters brought up for discussion, if required]*
11. New Business *[to include Vote and/or Action on matters brought up for discussion, if required]*
12. Adjourn

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: [achapman@oconeesc.com](mailto:achapman@oconeesc.com).

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6:00 PM, MONDAY, October 2, 2017  
COUNCIL CHAMBERS  
OCONEE COUNTY ADMINISTRATIVE COMPLEX

## **Members Present:**

Mr. Kisker  
Mr. Gramling  
Mr. Johnson  
Mr. Pearson  
Ms. Lyles

**Staff Present:** David Root, County Attorney  
Adam Chapman, Planner I – Community Development

**Media Present:** WGOG

## **1. Call to Order**

Mr. Kisker called the meeting to order at 6:00 PM.

## **2. Invocation by County Council Chaplain**

Mr. Root gave the invocation.

## **3. Approval of Minutes**

a. September 18<sup>th</sup>, 2017

Mr. Kisker – motion

Mr. Johnson second

Mr. Kisker requested that the minutes show on page 4, third paragraph to add name.

## **4. Public Comment for Agenda and Non-Agenda Items (3 minutes)**

Mr. Blackstone, 123 between Lake & Seneca, is against overlay corridor. Mr. Marcovich, had concernse regulating impervious surfaces. Mr. Barnett has concerns on the corridor, encroachment on private property and giving up right- of-way.

**5. Staff Updates**

New Planner, Sherrie Williams, to be at next meeting.

**6. Vote on Interim Planning Commission Vice-Chairperson**

Nomination of Mr. Pearson was voted on and the vote was unanimous

**7. Proposed Corridor Overlay**

This is a draft for the Planning Commision and County Council. The Staff will take your input to the County Council. Once it is finished it will come back to the Planning Commision for approval on the draft. Then the County Council will vote on the finished document. Mr. Johnson, indicated his concern with using the word “major” commercial gateway and felt that term should be removed.

**“Boundaries”**

Mr. Johnson, explaining everything except single-family residential overlay corridor only commercial? It needs to be reworded showing 2 options for 5B.

Mr. Gramling concerned with multi-family being included with single-family, and questioned if 6 units and above projects would fall into the corridor requirements.

- Mr. Marcovich addressed the Commission and stated that the difference between residential and commercial is that anything over 16 units would be considered commercial

Mr. Root indicated that he would find wording to show the difference between residential and commercial uses.

**“Non-Conforming Uses”**

Mr. Kisker, has concerns with different overlays for different districts.Mr. Gramling suggested the 250 ft. Mr. Pearson suggested 500ft for the Clemson Boulevard corridor. No one wanted a 1000 ft. depth. Mr Pearson suggested taking the 250 ft. and the 500 ft. to Council. Mr. Johnson expressed his concern with requiring overlay provisions for building placements not within view of the actual corridor.

**“Setbacks”**

Mr. Johnson is concerned with what the minimum front yard setback would be if parking in the rear of property is applied.

**“Shipping and Receiving”**

Mr. Gramling disagreed on regulating where the Planning Department can regulate placement of it. Ms. Lyles stated that County needs to let developer decide where to put loading docks. Mr. Pearson disagrees with County telling where loading docks can be placed. Mr. Pearson suggested taking it out completely.

**“Building Height – 65 feet”**

- Mr. Marchovich, stated that the building height of 65 feet came from canopy height. Also Planning Staff offered to find out the FAA height restrictions in the proposed corridor.

Mr. Kisker is concerned with aesthetic issues on the Corridor related to height.

**“Fences”**

Ms. Lyles stated that a security fence needs to be tall enough to not be able to jump over. Concerns about being able to fence in residential communities were brought up. Mr. Johnson suggested leaving fencing height alone as the building codes regulate the structures over seven feet tall.

**“Pedestrian and other amenities”**

Mr. Root to remove the section aboutr jointly and severally and make the property owner responsible for maintenance of the open space. Mr. Gramling wanted to know how the maintenance requirements would be enforced.

**“Access”**

Mr. Johnson was concerned that allowing only one entrance may not be legal. He supports one multi-access entrance. Mr. Johnson suggested Staff look into the legality before sending this to Council.

**“Signage”**

Mr. Kisker noted that the County already has a sign ordinance. Ms. Lyles stated we have enough regulations on signs. Mr. Pearson wants to not allow billboards. Ms. Lyles is against regulation of billboards.

**“Curb Cuts”**

Mr. Gramling stated it should be up to the property owner on where parking should be. Supports sending this to Council.

**“Stub outs”**

Mr. Pearson stated that stub outs should only be required if property is sub divided. Mr. Gramling stated that topography is an issue. Mr. Johnson suggested reviewing the wording from other communities. Ms. Lyles suggested only requiring stub outs where possible. Mr. Johnson stated we need to look at the future relative to parking issues.

Mr. Gramling stated that stub-outs should not be regulated.

**“Parking”**

Mr. Pearson stated that the developer should decide where the parking should be.

Ms. Lyles stated that the developers should determine where the building and parking should be placed.

The Commission tabled rest of Agenda until next meeting

**8. Planned Development District**

Staff suggested that there should be a minimum time that PDD's should be required to stay PDD's before rezoning. Mr. Johnson questioned requiring the developer to be married to the development document for 25 years. Mr. Kisker recommended waiting on deciding on these amendments until Council voted on the Small Area Rezoning ordinance.

**9. Old Business**

No old business

**10. New Business**

No new business

**12. Adjourn**

Motion made to adjourn at 8:17 PM

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## ARTICLE 11. - OVERLAY DISTRICTS

The following overlay districts are hereby created to guide development within areas of Oconee County deemed to be of extraordinary value to its citizens. The standards applicable within the boundaries of the various overlays are intended to encourage and maintain positive attributes, while limiting the negative effects associated with unmanaged growth.

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### Sec. 38-11.3. – Commercial Corridor Overlay District.

- 1) *Title:* Commercial Corridor Overlay District.
- 2) *Definition:* The Commercial Corridor Overlay District (“Corridor Overlay”) is not intended to be a separate zoning district, but shall be assigned to those commercial corridors for which ~~that~~ Oconee County Council (“Council”) ~~determines to be major commercial gateways within Oconee County, as to which Council~~ desires to provide certain standards relative to aesthetic appearance, connectivity, and safety.
- 3) *Intent:* As significant commercial and residential land uses either exist or are anticipated along the designated corridors, this overlay is intended to preserve and enhance the subject areas by establishing consistent land use and design standards; Commercial Corridor Overlay Districts are meant to facilitate the creation of attractive business and commercial areas that foster economic development and which are in harmony with surrounding communities.
- 4) *Boundaries:* The boundaries of Corridor Overlays shall be determined by Council pursuant to separate ordinances. The boundaries shall be defined in relation to designated highways or other thoroughfares and shall apply to parcels fronting on, and within an established distance from, the designated highway or thoroughfare.

5) *General Standards:* Each Corridor Overlay shall be subject to the specific standards contained in the ordinance creating the subject overlay. Unless specifically exempted, all Corridor Overlays shall be subject to the following general provisions:

- a) All Corridor Overlays shall be shown on the Official Oconee County Zoning Map.
- b) The Corridor Overlay regulations shall apply to all uses on properties inside the Corridor Overlays except for detached single family housing, including all ancillary and related structures, and multi-family housing developments (“*Structures?*”) with six (**OR** \_\_\_\_ ) or fewer dwelling units, including all ancillary and related structures, as to which the development and zoning regulations of the underlying zoning district shall govern.

**[OR]**

*The Corridor Overlay regulations shall not apply to single or multi-family dwellings, including any ancillary and related structures, located within the designated overlays, as to which the development and zoning regulations of the underlying zoning district shall govern.*

- c) The Corridor Overlay regulations shall also apply to all shared access easements and/or cross-access easements located within the overlay, including, but not limited to, those that may be used to access any parcel or parcels beyond the boundaries of the overlay.
- 6) *Permitted Uses:* Any use permitted in the underlying zoning district, shall also be permitted in the Corridor Overlays, provided it complies with the provisions of the specific Corridor Overlay ordinance.
- 7) *Non-Conforming Uses:* Any existing use of a parcel or structure lawful at the time the specific Corridor Overlay ordinance becomes effective shall be allowed to continue as an exempt nonconforming use, subject to the restrictions listed herein.

a) *Discontinuation of use:* Any exempt nonconforming use discontinued or abandoned for a period of twelve (12) months or more shall void any applicable exemption as a nonconforming use. However, suspension of an exempt nonconforming use for longer than twelve (12) months, solely as a result of fire, flood, wind, explosion, or other calamity or Act of God; catastrophic illness or injury detrimental to the continuation of the use; or the exercise of eminent domain or other governmental act (other than that which results from criminal activity proven in a court of competent jurisdiction) shall not constitute discontinuance or abandonment. An exempt nonconforming use may be discontinued for more than twelve (12) months due to a national or regional recession (as recognized by competent state or national authority), or business restructuring due to bankruptcy (other than through dissolution of the business in question), provided the owner of said nonconforming use submits a request in writing to the County Community Development Department prior to discontinuation of the exempt nonconforming use, supported by appropriate documentation, for an extension of exemption for up to an additional twelve (12) months. No more than three (3) such extensions shall be granted, and if the exempt nonconforming use has not been resumed by the end of the last such extension, the exempt nonconforming use shall be deemed to have been abandoned or expired.

b) *Alteration of an Exempt Non-Conforming Structure:* In the event an alteration is proposed for any exempt nonconforming structure, the following standards shall apply:

i) The altering, expanding, changing, rebuilding, or resuming of an exempt nonconformity shall be subject to review and permitting under provisions established in this chapter and all other applicable local, state, or federal law.



- ii)* If an exempt nonconforming structure is reused or reoccupied without alteration, or an abandoned use is resumed within twelve (12) months, no permit is required under this chapter, provided the nature and degree of the exempt nonconformity will not be changed or increased from that which existed before the exempt nonconformity became unused, unoccupied, or abandoned.
- iii)* An expansion of an exempt nonconforming structure that is a nonconformity solely due to dimensional setbacks shall be permitted, provided the dimensional nonconformity will not be increased.
- iv)* Exempt nonconforming structures utilized as an integral part of a business at the time of enactment of the specific Corridor Overlay ordinances shall be permitted to be expanded by an amount up to fifty (50%) percent of the building footprint existing at the time of the ordinance's enactment, as a special exception, provided:

  - (1)* Underlying zoning district setback and height requirements are met, with no existing dimensional nonconformities being increased; and
  - (2)* Any increase in excessive light, noise, dust, or other negative impacts on neighboring uses resulting from the proposed expansion are mitigated by screening, fencing, or other adequate means.
- c)* Any proposed change in use of an exempt nonconforming use may be permitted as a special exception by the Board of Zoning Appeals, provided the proposed use does not increase the effects of the existing use on the surrounding area and all other provisions for granting a special exception are met.
- d)* For the purposes of this section, the terms "altering," "expanding," and "changing" shall be strictly construed. "Rebuilding" shall mean the rebuilding, reconstruction, or

restoration of any exempt nonconforming structure which was damaged or partially destroyed by fire, flood, wind, explosion, or other calamity or Act of God. “Resuming” shall mean the reusing or reoccupying of a nonconforming structure which was unused or unoccupied for a continuous period, or the resuming of a nonconforming use which was abandoned for a continuous period.

DRAFT

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# **“Multi-Family Development” Discussion**



# Only for the Control-Free District



## Applicability?

- . Apartments
- . Condominiums
- . Town Homes
  - . Duplex
  - . Multiplex
- . Patio Home
- . Zero-Lot Line
- . Mobile Homes
- . Recreational Vehicles
- . OR



**Parent Parcel** : The original parcel, before subdivision or development that adjoins other recorded properties or right-of-ways . Subject to underlying zoning district setbacks.

## Minimum Parent Parcel Size ?

- . 2 acres
- . 5 acres
- . OR



## Internal parcel setback requirements

- 0' (zero) feet

- OR



**Bufferyard:** An area of land between an adjacent parcel or road and the buildable area of the parent parcel used to “buffer” any visual or noise impacts.

## **Bufferyard Types**

- Existing native vegetation
- New, native vegetation
- Fences / Walls
- Berms

## **Bufferyard width Size**

- A percent of the property area
- A set number
- Depends on adjacent use

• OR





**Height-Dependent Setbacks** : For every floor , above the ground floor, an additional setback for the parent parcel, from the side and rear property lines.

## Height Dependent Setbacks for parent parcel?

- . 5'
- . OR



## Open Space types?

- . **Natural areas** (existing or engineered)
- . **Recreational areas** ( pools and associated structures, playgrounds, ballfields, golf-courses, equine facilities, community gardens)
  - . **Greenways / Linear Parks**
- . **Landscaped areas** ( up to a certain percent of the requirements)
- . **OR**



**Density to Open Space Requirement:** X range of dwelling-units requires a percentage of open space.

**Density to Open Space Requirement**

Number of aggregate dwelling units per acre	Required open-space minimum area
5-16	20%
17-25	25%
26+	30%

. OR



## Parking

- Must be onsite.
- Appendix "A" requirements
- **OR**

## Access

- One curb-cut per X number of feet
- OR



## **Submittal**

Same as for any major subdivision but any additional requirements must be noted. Include infrastructure bond.

1. Sketch Plan
2. Preliminary Plan
3. Final Plan



## Other topics???

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# Traditional Neighborhood Development (TND)



**This would be a rezoning from the  
Control-Free District or any other  
subsequent zoning district.**





**A developer would have to choose  
to go into this zoning district.**



## TND vs PDD

PDD must be mixed-use - Commercial and Residential

TND is strictly for Residential



## Principals of TND

- Connectivity
- Walkability
- Mixed Housing Types
- Compatible architecture
- Community Oriented Design

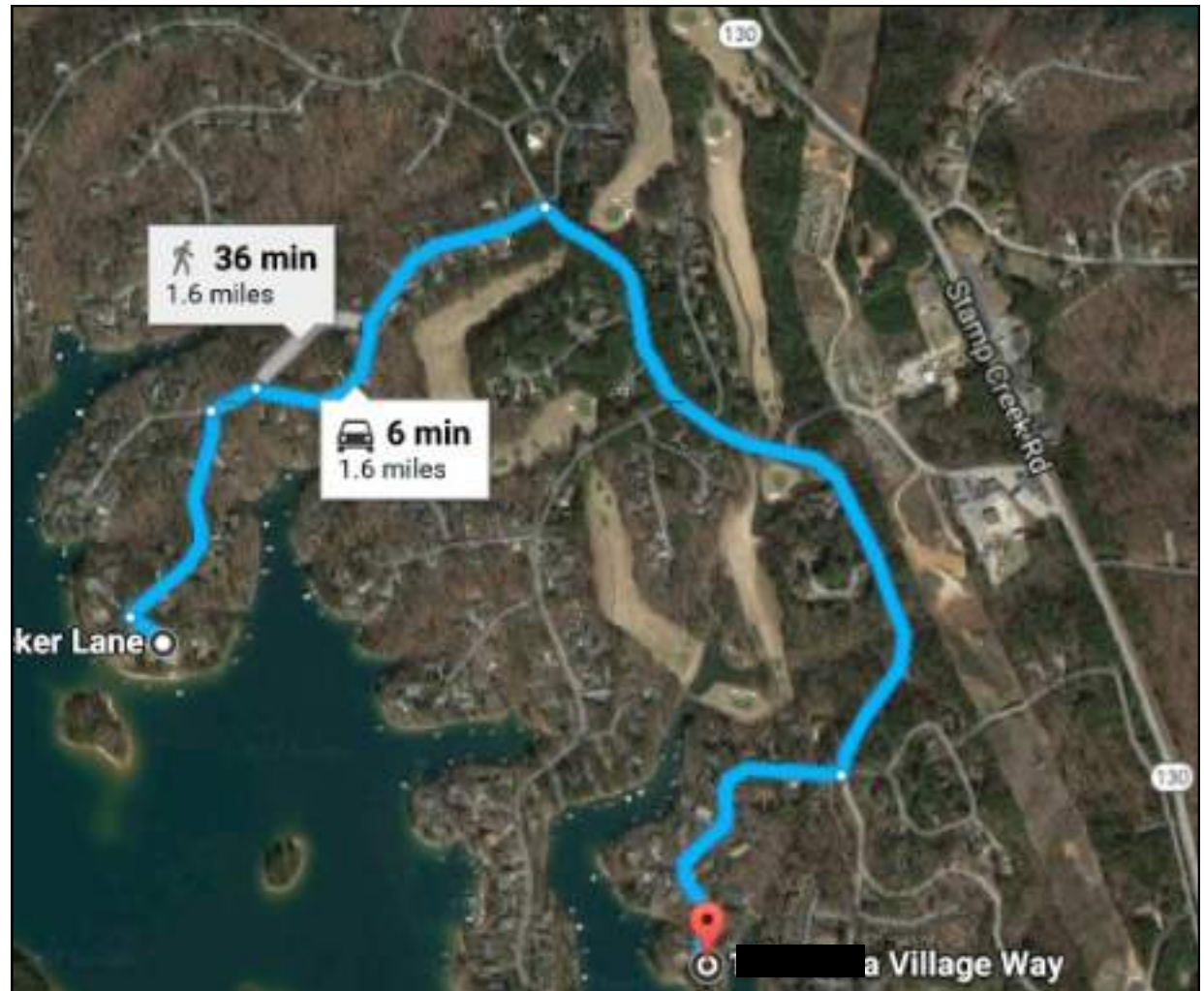


## Connectivity

**2 Homes ~3000' apart**

36 minutes walking

1.6 miles on the road



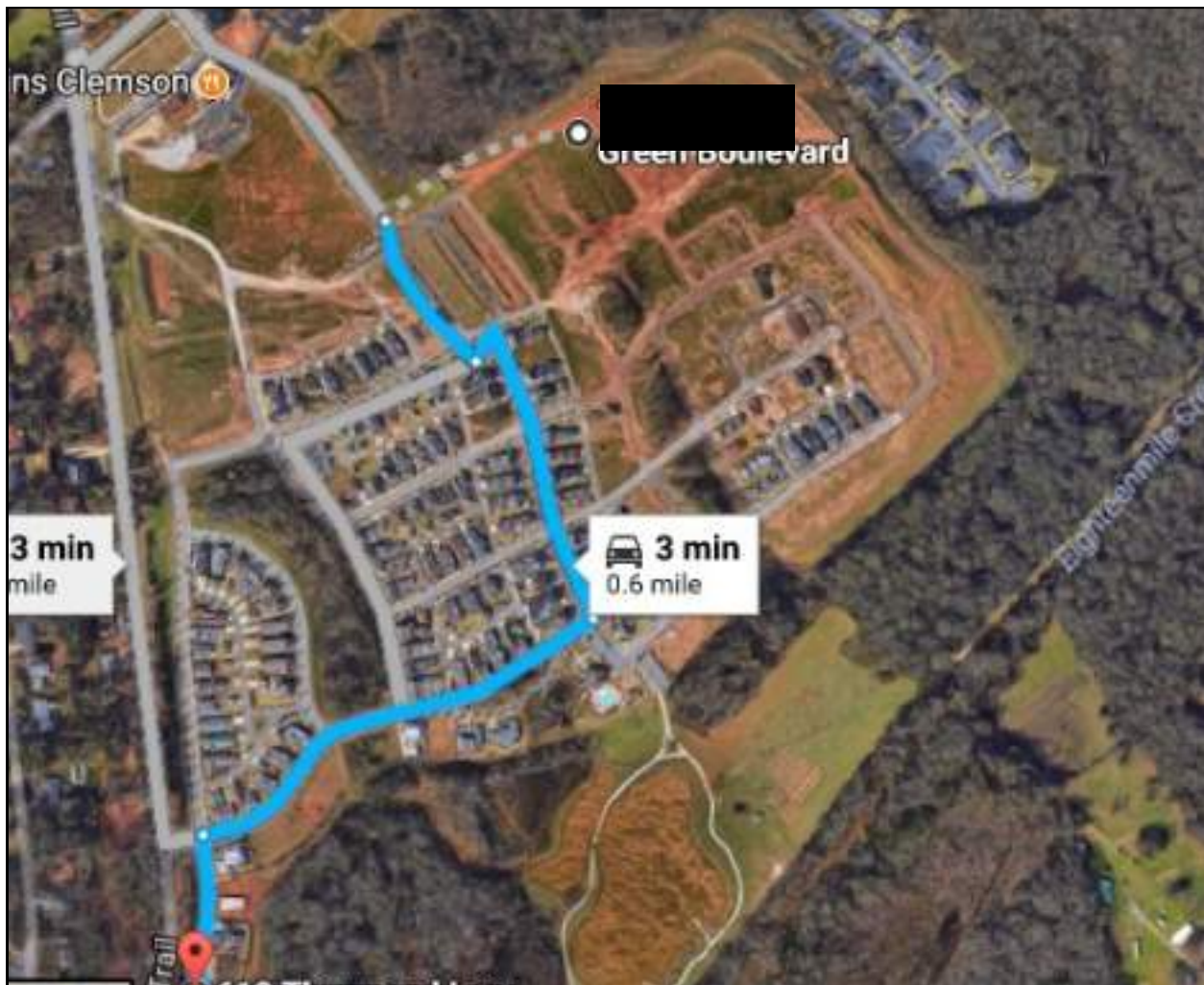


## Connectivity

**2 Homes ~3000' apart**

12 minutes walking

0.8 miles on the road







# Walkability

## Sidewalk Infrastructure and Design





# Walkability

## Infrastructure and Design







# Mixture of Housing Types & Compatible Architecture

## Infrastructure and Design







## Community Oriented Design

