

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## AGENDA

6:00 pm, Thursday February 22nd, 2018

Council Chambers - Oconee County administrative complex

1. Call to Order
2. Invocation by County Council Chaplain
3. Pledge of Allegiance
4. Approval of Minutes – February 5th, 2018
5. Public Comment for Agenda and Non-Agenda Items (3 minutes)
6. Staff Update
7. **Discussion on Traffic and Traffic Citation report**
  - To include Vote and/or Action on matters brought up for discussion if required.
  - a. Discussion by Commission
  - b. Commission Recommendation
8. **Discussion on draft request-for-funds letter to County Council**
  - To include Vote and/or Action on matters brought up for discussion, if required
  - a. Discussion by Commission
  - b. Commission Recommendation
9. **Discussion on 2020 Comprehensive Plan**
  - To include Vote and/or Action on matters brought up for discussion, if required
  - a. Discussion by Commission
  - b. Commission Recommendation
10. **Discussion on a joint County Council / Planning Commission Workshop**
  - To include Vote and/or Action on matters brought up for discussion, if required
  - a. Discussion by Commission
  - b. Commission Recommendation
11. **Discussion on clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of ordinances.**
  - To include Vote and/or Action on matters brought up for discussion, if required
  - a. Discussion by Commission
  - b. Commission Recommendation
12. **Discussion on Traditional Neighborhood Development**
  - To include Vote and/or Action on matters brought up for discussion, if required
13. **Old Business** - To include Vote and/or Action on matters brought up for discussion, if required
14. **New Business** - To include Vote and/or Action on matters brought up for discussion, if required
15. **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).

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## MINUTES

6:00 PM, Monday, February 5, 2018

Oconee County Council Chambers

### Members Present:

Mr. Kisker District 1  
Mr. Gramling District 2  
Mr. Vassey District 3  
Mr. Pearson District 4  
Mrs. Lyles District 5  
Mrs. McPhail At-Large

**Staff Present:** David Root, County Attorney  
Adam Chapman, Zoning Administrator

**Media Present:** None

### 1. Call to Order

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

### 2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

### 3. Pledge of Allegiance

### 4. Approval of Minutes

- a. January 22, 2018  
Mr. Kisker – Motion  
Mrs. McPhail – Second

### 5. Public Comment for Agenda and Non-Agenda Items

Mr. Marcovich stated that tax increment finance (TIF) should be added to the Priority Investment Element as a method for financing growth the next time the plan is updated. Mr. Marcovich said that the Priority Investment Element states that there aren't any impact fees but, in reality, there are impact fees, just called by another name. When a builder puts in more than 10 dwellings on a county road a study is done and if an upgrade has to be done the builder has to pay to do that, and that is an impact fee.

### 6. Staff Updates

Mr. Chapman stated that he contacted Alta Planning, which is the County's on-call Planner, and requested a quote as to what they would charge to manage the Comprehensive Plan update. Mr. Chapman will update the Planning Commission when the information is available. Mr. Chapman also asked Alta about a quote for a Corridor Plan for Hwy 123 and they stated it has already been done and asked the Planning Commission members if anyone recalls receiving

that from Alta. Mrs. McPhail stated that she doesn't recall having seen the study. Mr. Chapman stated that Alta is going to send it to him when they send Mr. Chapman the quotes on the other things requested. Mr. Chapman stated that Mr. Blackwell will be available March 5 to come and speak if there is anything particular if you could let Mr. Chapman know beforehand so the information could be forwarded to him.

#### **7. Discussion on Priority Investment Element revision**

Mr. Chapman stated that the tables, in Appendix A, had been restructured, not changed. New information that had been added was in red letters. The items that had been accomplished were moved to a new table and the items that the County no longer had funds or interest in pursuing was in another table, and noted as such. Mr. Kisker asked how the information for the new tables was formulated. Mr. Pearson stated that the County Administrator had input into which items belonged in which tables. Mr. Chapman stated on page 4 were redlined out under projected needs "Projected Needs" because since there is not a Capital Improvement Plan (CIP), projecting those needs are not possible. Mr. Chapman stated that the new numbers on the first and second pages came from the Director of Finance. Mr. Chapman asked if any Commission members wanted in-depth discussion about the numbers, the Finance Director could be asked to come and speak. Mr. Pearson asked for a motion to approve this Element as amended. Mrs. McPhail made a motion to approve and it was seconded by Mr. Kisker the vote was unanimous.

#### **8. Discussion on Revised 2010 Comprehensive Plan, including action on Resolution 2018-01**

Mr. Root stated all of the sections of the Plan have been reviewed and updated consistent with Planning Commission instructions, so at this point it would be appropriate for someone to move to approve the Comprehensive Plan as reviewed and amended and adopt the Resolution 2018-01 by the Planning Commission. Mr. Pearson asked for a motion, Mr. Kisker made a motion to approve and Mrs. McPhail seconded the motion. The motion was voted on and it was a unanimous vote. Mr. Chapman asked if he could thank the people that helped make the review of the Comprehensive Plan possible, Mr. Pearson agreed. Mr. Chapman thanked the following: Sherrie Williams, Bill Huggins from Planning, Lisa Simmering with GIS, Casey Neal and Cynthia Adams from the Building Department, Amanda Brock, Scott Moulder, LaDalle Price and Sally Lowry from Finance, Kyle Reed from Roads and Bridges, Shane Gibbs and Scott Kriene from EMS, Gloria Moore from the School Board, Rich Smith from Quarry, Richard Blackwell, Emily Hodge, Mr. Root as well for all their help on getting this done in three months. Thank you from the Planning Department to these people. Mr. Pearson thanked Mr. Chapman for his help as well.

#### **9. Discussion on Collision & Fatality Research**

Mr. Chapman gave an overview of the collision and fatality research. Mr. Pearson asked for a vote to send the research to Council. Mrs. McPhail made a motion to send this document on Collision & Fatality to Council requesting specific direction for our next steps. Mr. Gramling seconded the motion. Mr. Root asked if we are asking Council to tell us about corridors to focus on or are we asking if we want specific information that we want back. Mrs. McPhail stated we've indicated to Council that we are not qualified traffic planners, and that the Planning Commission needs some professional guidance. Mrs. McPhail mentioned that at the last meeting 25,000 thousand dollars was mentioned as an amount to secure a professional recommendation of future possibilities, regarding Corridors. Mr. Root stated that the County

Administrator recommended a letter be written from the Planning Commission, to County Council, signed off by the Chairman, requesting money for the corridor plan. so that can go to Council it could be appropriated. Mr. Root stated that bundling these, the request for funds and the staff research, together would be an efficient way of communicating with Council. Mr. Gramling asked could we get a Corridor Plan done for that \$25,000. Mr. Root stated that an engineering company gave a cost of \$27,000 but stated we could pick and choose what we wanted and that \$25,000 may be able to cover the associated costs. Mr. Pearson asked for a motion to amend the previous motion to incur bundling the staff research with the request for funds. Mrs. McPhail made the motion, Mr. Gramling seconded the motion, the vote was unanimous vote in favor.

#### **10. Discussion on Confirmation of appointment of Secretary**

Mr. Pearson asked for a nomination for this position. Mrs. McPhail nominated Mr. Chapman. Mr. Root stated that in the past it has always been a staff member has served and recommendation would be the motion to confirm that Mr. Chapman as Secretary it would be consistent with State Law. Mrs. Lyles seconded the motion the vote was unanimous in favor.

#### **11. Old Business**

None

#### **12. New Business**

Mr. Kisker asked that since this Comprehensive Plan review is completed will it need to be adopted by the Council before we can start the update. Mr. Root stated that it would need to be adopted by Council before changes are made. The Resolution , 2018-01, signed off on tonight, will be on the next Council agenda for first reading. The Council will have 3 readings and it will become the new Comprehensive Plan. Mrs. Lyles asked about the time frame for final reading and Mr. Root stated that it could be completed by the middle of March. Mr. Kisker asked what the deadline for the 202 update is and Mr. Root stated that November 2019 would be the deadline. Mr. Chapman stated it is going to be very important to involve the community for each Element. Mrs. Lyles asked if the staff has any suggestions on where we need to start. Mr. Chapman stated that the Goals Element is the first 20 pages of the document and is based on all the following pages, we should address a Capitol Improvement Plan which we don't have and is referenced in the Priority Investments which we are legally required to have but don't. The Priority Investment Element will take some time, it's the shortest section and it took the longest amount of time to get through for the review. The population Element can't be rushed because of the Census. Mr. Chapman stated he has reached out to Alta Planning for a quote on managing the Comprehensive Plan process, and we can reach out to other planning groups to see what they would charge. The Land Use Element was done by a consultant because they did a parcel by parcel survey of the entire county we do not have the staff to do that. Mr. Chapman stated that he will come up with a plan of action.

#### **13. Adjourn**

Mr. Gramling made a to adjourn and was seconded by Mrs. McPhail at 6:43pm



# **OCONEE COUNTY**

County Wide Citation Data 2013-2017

Highway 76/123 Traffic Data 2006-2016



Prepared for the Oconee County Planning Commission by the Oconee County Community Development Department

February 2018



## DATA COLLECTION POINTS BETWEEN SENECA AND CLEMSON 2006-2016



Average Annual Daily Trips (AADT) is the term used to show the average traffic volume in both directions on a section of road, adjusted for seasonal variation. The table below indicates that at five of the seven data collection points, over the course of 10 years, AADT has increased. The maximum increase was at station 131, which increased by 600 trips per day. The smallest increase was at station 337 which increased by 100 trips per day. Stations 141 and 203 saw reductions in AADT of up to 2000 less trips per day. All traffic data is from the South Carolina Department of Transportation.

### Average Annual Daily Trips for selected points 2006-2016

Red indicates an increase in AADT from 2006-2016

Station	2006	2008	2010	2012	2014	2016
131	20400	19300	18700	17500	15100	21000
133	22500	21300	21800	20600	18100	22700
141	8300	7300	7400	6800	6500	7100
203	12400	11000	10800	10200	10000	10400
337	6300	6800	6300	6500	5800	6400
411	3500	3600	3600	3900	3500	3800
487	1500	1550	1450	1350	1200	1650

**TOP 10 ROUTES FOR ISSUED TICKETS  
2013-2017**

<b>Route</b>	<b>Warnings</b>	<b>% of total</b>	<b>Collisions</b>	<b>% of total</b>	<b>Tickets</b>	<b>% of total</b>
<b>US-76</b>	6967	23.3	832	13.7	5293	20
<b>SC-11</b>	3807	12.7	347	5.7	3338	12.6
<b>SC-28</b>	3726	12.5	304	5	2931	11.1
<b>I-85</b>	737	2.5	186	3.1	2261	8.5
<b>S-488</b>	1956	6.5	233	3.8	1519	5.7
<b>US-123</b>	1267	4.2	79	1.3	1237	4.7
<b>Other</b>	389	1.3	1605	26.5	973	3.7
<b>SC-59</b>	911	3	139	2.3	815	3.1
<b>SC-24</b>	574	1.9	245	4	733	2.8
<b>S-37</b>	754	2.5	94	1.5	617	2.3

The above table shows the numbers and percentages of warnings, collisions and ticketed offenses in the County from 2013-2017. The top five of these ten routes account for 57.9% of all citations in the County. Of the 24 routes that data is available for, these 10 account for 74.5% of all citations in the County. Highway 76/123, already established as being the route with the most collisions and the most injuries, is also the most ticketed route in the County. Highway 11, established as the most fatal, is the second most ticketed route in the County. All ticket information in this document is from the S.C. Department of Public Safety.

## DAYS OF THE WEEK & TIME-RANGE FOR ISSUED TICKETS IN OCONEE COUNTY 2013-2017

Day Of Week	Tickets	% of total
Sunday	2840	10.7
Monday	3560	13.5
Tuesday	3283	12.4
Wednesday	3390	12.8
Thursday	3042	11.5
Friday	4971	18.8
<b>Saturday</b>	<b>5377</b>	<b>20.3</b>

Time	Tickets	% of total
12:01AM-3AM	1370	5.2
3:01AM-6AM	626	2.4
6:01AM-9AM	3460	13.1
<b>9:01AM-NOON</b>	<b>5034</b>	<b>19</b>
12:01PM-3PM	4998	18.9
3:01PM-6PM	4894	18.5
6:01PM-9PM	3569	13.5
9:01PM-MIDNIGHT	2512	9.5

The tables to the left show the percent of tickets issued by both day and time range. Sunday is the day for least amount of tickets issued and the 3AM-6AM is the time for the least amount of tickets issued. Saturday is the most ticketed day followed by Friday. 9 AM to noon, noon to 3PM, and 3PM-6PM are the most ticketed times.

**TICKETED OFFENSES RELATED TO TOP CAUSES OF COLLISIONS AND FATALITIES.**

**2013-2017**

Description	Tickets Issued	Not Guilty	Ratio %	Arrested
Speeding or too fast for conditions (<10mph)	11200	615	6	13
Speeding or too fast for conditions (>11-24mph)	526	26	5	2
Speeding or too fast for conditions (>25mph)	271	11	4	3
Driving under the influence	933	503	58	317
No right-of-way	791	107	14	1

It has been established that driving under the influence and speeding are the top two causes for vehicle fatalities in Oconee County from 2012-2017. It has also been established that speeding and failure to yield the right-of-way are the top causes of collisions in Oconee County from 2012-2017. The above table shows that a total of 11,997 tickets were issued from 2013-2017 with a 5% not-guilty rate. D.U.I's accounted for 933 tickets but only produced a 42% conviction rate and 317 arrests. Failure to yield the right-of-way accounted for 791 tickets and a 86% conviction rate.

Offense Code Report

For Oconee County 1/1/2013 through 12/31/2017

Code	Description	Tickets	Guilty	Not Guilty	Pending	Ratio	Arrested
17	Operating or Allowing the Operation of an Uninsured Vehicle	163	82	76	5	52%	16
19	Filing False Insurance Affidavit	1	1	0	0	100%	0
21	Speeding or Too Fast For Conditions (10 m.p.h. or less above posted limit)	11,200	10,486	515	96	94%	13
22	Shifting Lanes Improperly	119	103	15	1	87%	0
23	Parking Improperly	5	5	0	0	100%	0
25	Failure to Dim Headlights	0	0	0	0	0	0
25	Lights Improper	3	3	0	0	100%	0
27	Improper Backing	67	52	15	0	78%	0
28	Vehicle in Unsafe Condition	22	17	5	0	77%	0
29	Driving in Wrong Lane	14	10	4	0	71%	0
31	Speeding or Too Fast For Conditions (11-24 m.p.h. above posted limit)	526	497	28	1	95%	2
42	Disregarding Sign or Signal	246	207	34	5	85%	2
43	Disobedience to a Police Officer	2	2	0	0	100%	0
44	No Right of Way	791	671	107	13	85%	1
45	Wrong Side of Road	110	94	16	0	85%	0
46	Passing Unlawfully	99	85	12	2	86%	0
47	Turning Unlawfully	84	68	16	2	80%	0
48	Driving in Safety Zone	2	2	0	0	100%	0
4A	No Signal or Improper Signal	0	0	0	0	0	0
4B	Following Too Closely	25	20	4	1	83%	0
4C	Defective Brakes	7	4	3	0	57%	0
61	Reckless Driving	314	307	27	10	92%	13
62	Passing Stopped School Bus	0	0	0	0	0	0
63	Hit & Run with Property Damage	107	58	43	6	57%	13
64	Speeding or Too Fast For Conditions (25 m.p.h. or above the posted limit)	271	252	11	8	90%	3
66	Failure to Stop for a Police Vehicle	8	7	0	1	100%	0
62	Other Moving Violation	245	214	31	0	87%	2
63	Excess Weight, Height, Length, or Width	1	1	0	0	100%	0
64	Pedestrian Drunk	7	5	2	0	71%	2
65	Concealed Weapon	0	0	0	0	0	0
66	Disorderly Conduct	7	5	2	0	71%	3
67	Driver License Violation	1,508	1,246	245	16	84%	41
68	Trash, etc. on Highway	15	9	6	0	60%	1
69	Vehicle License Violation	810	573	235	12	71%	13
69	Vehicle License Improper	23	17	6	0	74%	1
91	Illegal Whiskey	3	0	3	0	0	0
92	Faulty Equipment	106	56	50	0	53%	1

Code	Description	Tickets	Guilty	Not Guilty	Pending	Ratio	Arrested
93	Walking Violations	5	5	0	0	100%	0
94	Other Violations	7,933	7,374	474	85	94%	132
95	Fuel Tax Marker	2	2	0	0	100%	0
96	Driving Under Suspension	638	358	248	32	59%	61
97	Violation Minimum Speed Law	3	2	1	0	67%	0
98	Racing on Highway	0	0	0	0	0	0
99	Driving Under the Influence	933	367	503	63	42%	317
<b>Total:</b>		<b>26,463</b>	<b>23,267</b>	<b>2,833</b>	<b>363</b>	<b>89%</b>	<b>642</b>

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

To: Oconee County Council

February 22nd, 2018

## **RE: REQUEST FOR FUNDS TO HIRE A CONSULTANT TO PREPARE A HIGHWAY 76/123 CORRIDOR PLAN**

Council members,

The Planning Commission was tasked to prepare a strategy that addresses life safety and traffic issues on the various Corridors within our County. The County staff has provided excellent reports, attached, detailing current and historical trends regarding fatalities, collisions and traffic offenses in Oconee County. The analysis of these reports shows that Highway 76/123 between Seneca and Clemson as well as Highway 76/123 between Seneca and Westminster, are hot spots for collisions, traffic growth and traffic offenses. At this point in time the Commission recommends that County Council earmarks an amount of at least \$25,000.00 to hire a traffic and planning consultant to provide a forecast of necessary infrastructure and policy changes along Highway 76/123 between Seneca and Clemson as well as Highway 76/123 between Seneca and Westminster along with major feeder roads. The intent of securing a consultants expertise is to provide the safest roads and highest level of roadway service within the County. Once a consultant has been hired and the deliverable received the Commission will focus two, regularly scheduled Commission meetings, on the Corridor recommendations. As well, the Commission will send out mailings to all addresses adjacent to any portions of the Corridor that could be affected by any Commission recommendations and invite them to the meetings. Planning Commission eagerly awaits Council's response.

Signed on behalf of the Planning Commission,

-----  
Frankie Pearson, Chairman

-----  
Brad Kisker, Vice-Chairman

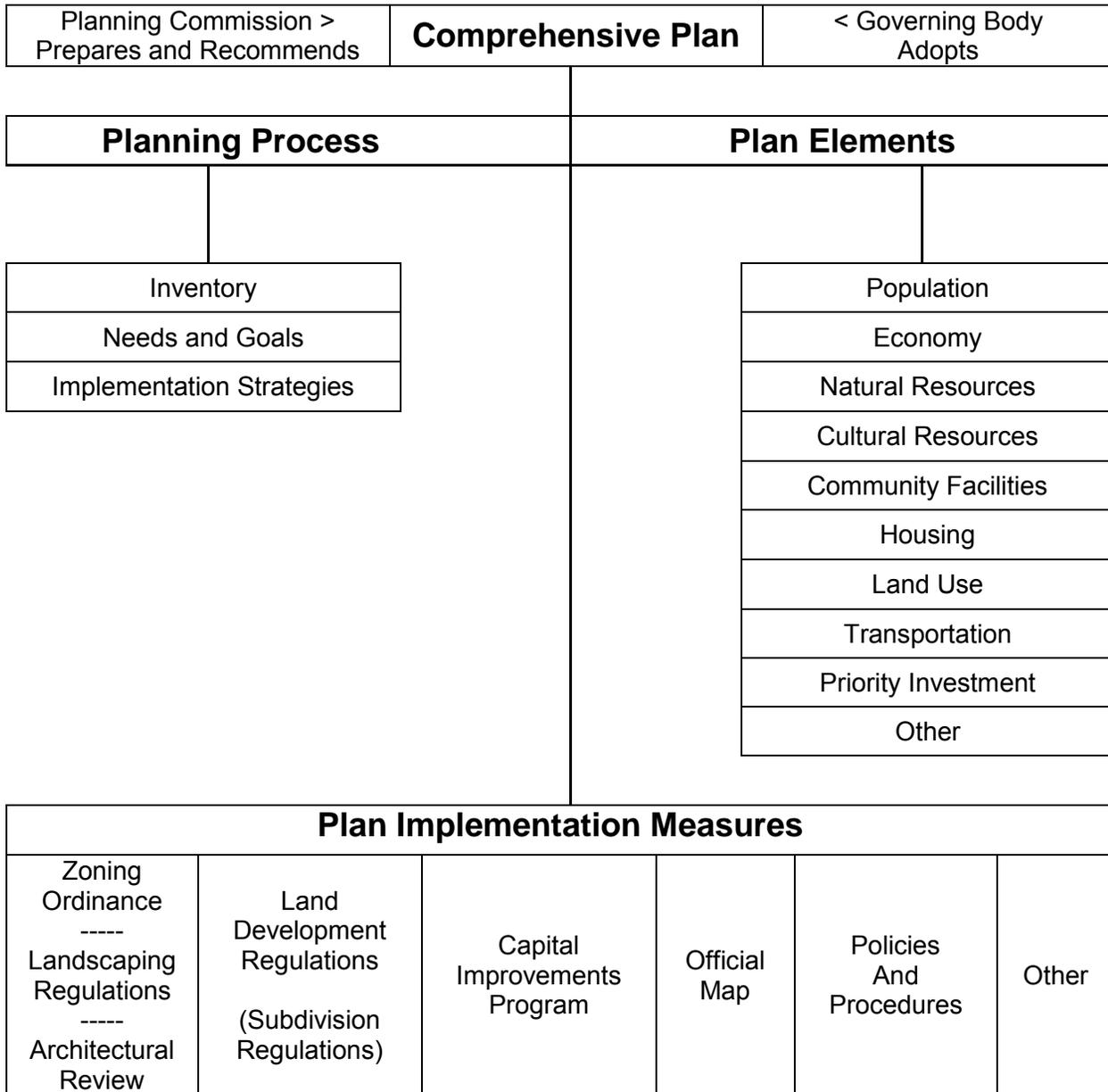
# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

# Comprehensive Planning and Implementation



**From:** [Jean Crowther](#)  
**To:** [Adam Chapman](#)  
**Cc:** [Carol Rhea](#); [John Catoe](#)  
**Subject:** Oconee Comp Plan Examples and Initial Fee Estimate  
**Date:** Thursday, February 08, 2018 3:40:16 PM  
**Attachments:** [Gloria Resume 11-23-15.pdf](#)  
[Cheryl Matheny Resume 5-18-17.pdf](#)  
[MBG Qualifications Summary 2-4-18.pdf](#)  
[MBG Project Experience 2-4-18.pdf](#)

---

Adam,

We enjoyed speaking with you last Thursday about the Oconee Comprehensive Plan update. Based on that conversation we understand that you are requesting money for the update through the county's budgeting process. You requested examples and some idea of what a plan would cost.

South Carolina has very specific requirements for comprehensive plans. As part of Alta Planning + Design's current on-call, we'd like to engage Orion Planning Group as a lead expert for this effort. Additionally, Orion has suggested we engage our colleague and frequent teaming partner, Cheryl Matheny, a principal with the Matheny-Burns Group, who is widely known as one of the most knowledgeable planners on the state's planning requirements. She and her partner, fellow principal Gloria Burns, have written many comprehensive plans for cities and counties throughout South Carolina. They are very adept at working with counties like Oconee to help meet state requirements. We would like to bring her on to our team. We understand that bringing on additional subconsultant must be approved by the county. Resumes and a firm profile are attached.

A team composed of Matheny-Burns, Orion Planning + Design, and Alta Planning + Design will help to ensure Oconee has the best comprehensive plan and planning process, as well as a cost-effective budget. **To help you see the breadth of our work, we offer the following links as examples.**

The first two examples are plans completed by Matheny-Burns that meet the intent and specifications of Title 6.

1. [Greenwood City/County Comprehensive Plan 2035](#) – completed in 2017
2. [Kershaw County Comprehensive Plan 2010–2020](#) – draft; adoption anticipated in February 2018

The next two examples show plans outside South Carolina completed by a team that included Orion and Matheny-Burns (Belmont) and Orion and Alta (Oxford).

3. [Our Town Belmont](#) – draft in adoption phase
4. [Oxford Vision 2037](#) – adopted 8.2.16

As for cost, as mentioned Thursday there is quite a bit of variability based on what you would want us to do. A complete plan is different than updating a few elements, for example, and significant staff involvement can reduce cost. The types of things that staff can do include:

- Assisting with or leading the mapping effort
- Assisting with or leading public outreach
- Facilitating steering committee and focus group meetings
- Making presentations to the planning commission and county council and shepherding the plan through the adoption process

Some or all of this may appeal to you. A certain level of staff involvement will be required regardless to ensure you end up with a plan that meets Oconee's needs, and there are some things we always rely on staff for. These include:

- Handling meeting logistics such as location reservation, set-up, clean-up, refreshments (if wanted)
- Posting legal notices
- Providing any relevant existing plans or studies
- Providing County information in areas such as fire, police, EMS, utilities, recreation, County facilities, etc.
- Assistance gathering local information as available such as historic sites, school district data, municipal facilities, etc.
- Providing local contact information as needed for County municipalities, utilities, etc.
- Assistance in locating important public facilities
- Assistance in the development of land use maps (existing and future)
- Assistance in the development and refinement of goals, objectives, and implementation strategies for all elements
- Reviewing and editing plan elements and work products
- Making and distributing hard copies as needed/desired
- Making presentations to citizen groups other than those included in a consultant's scope of work

The bottom line is that the full range of activities to be included in a scope of work is negotiable based on your budget. The plan examples linked above range up to about \$150,000. Based on our knowledge of South Carolina, our understanding of the needs of counties like Oconee, and your current plan structure, we would recommend an approach

similar to either Greenwood County or Kershaw County. Since you have updated some elements fairly recently and the plan as a whole is only eight years old, our assumption is that some of the elements will not need a full update. **Based on this, we believe a budget of \$89,000 will give you a comfortable range of flexibility based on how much or how little you can be involved.** The actual amount needed for this project will depend on exactly what tasks you would like for us to undertake and how many trips to the County we will to make.

We hope this is helpful information. Please let us know what else you need to move forward.

Thanks -

Jean Crowther, with Carol Rhea and John Catoe



Jean Crow Crowther, AICP | Senior Associate  
**Alta Planning + Design, Inc.**  
638 E. Washington St Greenville, SC 29601  
711 SE Grand Ave Portland, OR 97214  
phone: 864.205.5650 (mobile)  
**[www.altaplanning.com](http://www.altaplanning.com)**  
*Creating active, healthy communities*



# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## **Clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of ordinances.**

1. Anyone can submit a plat for recording without providing access to the parcel. The access is not required by State law and the State leaves it up to the Counties and Municipalities to write their own land-use law. This may create a situation where a parcel becomes landlocked and the owner would be forced to go through legal channels to secure access to the parcel.

2. There are two separate definitions for "lot" in two separate chapters - 32 and 38 ( below). Having two definitions for the same word, in different places, used in the same context is confusing. Neither definition is clear, concise or 100% effective in defining "lot".

Chapter 38 -Lot: A parcel of land in undivided ownership occupied, or intended for occupancy, by a main building or group of main buildings together with any accessory buildings, including such yards, open spaces, width, and area as are required by this chapter, either shown on a plat of record or described by metes and bounds and recorded with the register of deeds. For the purpose of this chapter, the word "lot" shall be taken to mean any number of contiguous lots or portions thereof, upon which one or more main structures for a single use are erected or are to be erected.

Chapter 32 - Lot means a single parcel or tract of contiguous land intended as a unit for transfer of ownership, or for building development, or both.

(1) Corner lot means a lot with frontage on at least two intersecting roads located at the point of intersection.

(2) Lot depth means the mean horizontal distance between the front and rear lot lines.

(3) Double frontage lot means a parcel having frontage on two or more roads which is not located at an intersection of such roads.

(4) Lot width means the horizontal distance between the side lot lines at the building setback line measured parallel with the front lot line or in the case of a curvilinear road measured parallel to the chord of the arc between the intersection of the side lot lines and the road right-of-way line.

3. In Chapter 32-212 there is a minimum lot size for subdivisions at 0.57 acres. At the time of writing the Code of Ordinances, this size was thought to be SCDHEC's standard. Currently, SCDHEC has no minimum lot size. This minimum lot size contradicts recent legislation related to multi-family housing.

(c) Lot size. Minimum lot size shall be .57 acres (approximately 25,000 square feet) with traditional onsite septic tanks served by public water unless DHEC requires greater area or dimensions. All required setbacks shall be met regardless of lot size. No part of a septic system shall be located within any road right-of-way.

4. This definition in chapter 32 states that Planning Commission should be the final authority for subdivision naming. This has not been done to anyone's knowledge. This would increase the cost of doing business in the County if this is to be the procedure. Allowing developers to name their own subdivision could reduce the cost of doing business in the county.

Chapter 32-213 Subdivision name. The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the area covered by these regulations. The planning commission shall have final approval authority for the name of the subdivision.

5. Zoning Inspections. In the Lake Overlay District, within the Natural Vegetative Buffer there is mention of a "zoning inspection". This is the only place in the code where "zoning inspection" is mentioned. If "zoning inspection" is mentioned in the code it should be defined as to what a zoning inspection is. Currently, zoning inspections look to make sure silt fences are properly installed on lots that have a Natural Vegetative Buffer area.

6. Recreational Vehicles (RV). The current county code of ordinances contains no language pertaining to RVs. However, the International Residential Building Code, as adopted by Oconee County, defines RVs as temporary structures and as such, are not to be inhabited for more than 180 days per year. The majority of citizens are not able to access the International Residential Building Code and would not be aware of this law in the County. Placing the language about RVs from the Building Code into Chapter 32 would provide the citizens of the county easier access to the information.

7. Parking in the setback. There have been multiple occasions where developers assume they can place constructed parking lots/spaces within the setbacks. The definition of structure in the code of ordinances is "anything constructed or erected, the use of which requires location in or on the land or attachment to something having a permanent location in or on the land." Creating language to be placed in the code of ordinances allowing or not allowing parking within the setbacks would clarify things for builders in the county.

8. Definition of Structure Chapter 38-12.2 is anything constructed or erected, the use of which requires location in or on the land or attachment to something having a permanent location in or on the land. This language has been up for debate. Adding language to it to include, or not include, horizontal construction, such as parking, would clarify things for builders in the county.

**9. Minor Subdivision.** In Chapter 32-213 Requirements and Standards, this is the current requirement and standard for minor subdivisions:

Minor Subdivision: (Reserved).

The definitions of a minor subdivision,

32-212 1) Results in a total of no more than ten lots; and (2) May or may not involve the construction of a private drive, private road, or public road.

There are frequent questions that citizens/developers have pertaining to minor subdivisions. Creating the language that speaks to any standards that may apply would clarify the issue for builders in the county.

**10.** The current process for creating a major subdivision, 11 or more lots, is spread across three separate chapters 26, 32 and 28 plus building codes. Reorganizing and clarifying the language could make development easier in Oconee County.

**11.** Currently, there are no definitions or standards language regarding junkyards in the Code of Ordinances. Using definitions and standards that the State of South Carolina has would clarify what junkyards are and the responsibilities of the junkyard owners. Using State language about junkyards could be complementary to the County Litter Control Ordinance.

**12.** Runoff and standing water issues from adjacent parcels are regular issues for citizens of this County. Having pervious/impervious standards for commercial uses may help mitigate future challenges for property owners in the County.

**13.** Currently, there is no language within the code of ordinances regarding Manufactured Homes and manufactured home parks/developments. Adding language regarding manufactured home developments would be helpful.

**14.** The sign code was recently updated but it is difficult to interpret. Reformatting the code in a chart form that makes the restrictions and requirements easy to read would be beneficial to the public. In the sign code, signs under 50 square feet do not need permits, but do they need electrical permits if they are lit? If so the code should reflect that. If the signs fewer than 50 square feet, that do not need permits, stand over seven feet tall are engineering plans needed? If someone is replacing a sign face "like-for-like" is a permit needed? Do the setbacks for the signs run with the zoning district? Signs that are not mentioned such as monument, pole, and canopy, even if there are no regulations on them could be addressed as "Pole Sign – No additional regulations", for example.

15. Driveways that link property to public roads have no option but to run through a setback and right-of-way. Once access is established, how much of the driveway/road should be allowed within the setbacks?

16. The Control-Free District and all the other zoning districts have setback requirements. The way setbacks are measured in the CFD is from the property lines. The way setbacks are measured in all other districts is from any existing road right-of-ways. (38-9.3). In relation to this the definition of setback ( 38-12.2) Setback: The required minimum distance between every structure and the lot lines of the lot on which it is located (measured from the road right-of-way in the front and property lines on the remaining portions of the property).

17. The zoning matrix does not have its own chapter/heading. Currently, it is under the Planned Development District, 38-10.15. It would be easier to find if it was labeled as "Zoning Matrix 38-10.16.

18. The below section, in Chapter 26, regarding roads and bridges, in the first line takes away all county jurisdiction over private roadway design, engineering and construction and in the second line references design, engineering and construction standards that private roads have to adhere to and that the County enforces. Clarifying this language and intent along with what department, and to what level would, enforce private roadway standards as well as submittal processes could be beneficial.

Sec. 26-2. - Private road standards and regulations.

Oconee County shall have no responsibility for nor control of the design, engineering, construction, inspection or maintenance of private driveways, drives and roads in Oconee County and shall only be involved with private driveways, drives and roads to enforce these regulations (Staff note: "these regulations" reference the rest of the standards) and to the extent required for the county to carry out its other duties and functions, such as approving the subdivision of property.

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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