

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

AGENDA

6:00 pm, Monday, August 6th, 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 – July 16th, 2018
5. Public Comment for Non-Agenda Items (3 minutes per person)
6. Staff Update
7. Rescheduling of first meeting in September of the Planning Commission.
8. 2020 Comprehensive Plan and Corridor Plan
 - a. Public Comment for Agenda Item (3 minutes per person)
 - b. Discussion / Vote
9. Discussion on clarification of certain code sections bearing on land use and development in specific regards to Recreational Vehicle Parks.
 - a. Public Comment for Agenda Item (3 minutes per person)
 - b. Discussion / Vote
10. Public Hearing on 32-213 Subdivision Naming
 - a. Public Comment for Agenda Item (3 minutes per person)
 - b. Discussion / Vote
11. Old Business
12. New Business
13. 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.

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, Monday, July 16, 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

Adam Chapman, Zoning Administrator
David Root, Oconee County Attorney
Media Present: None

1. Call to Order

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

2. Invocation by Mr. Root

3. Pledge of Allegiance

4. Approval of Minutes

- a. July 2, 2018
 - Mrs. McPhail – Motion
 - Mr. Kisker – Second
 - The motion carried 6-0

5. Public Comment for Non-Agenda Items

None

Staff Updates

Mr. Chapman stated that the following has occurred in the Community Development Department:

January 1 to July 16, 2018

Site Plan Reviews - 532

Zoning Inspections - 32 (houses on Lake Keowee)

Residential Building Finals - 358

Total inspection - 3345 (128 per week or ~26 per day)

7. Labor Day Planning Commission Meeting rescheduling

The Commission suggested September 6, 2018. Mr. Chapman stated that he will check on the date and get back to the Commission at the next meeting. Mr. Pearson stated that a meeting date between the Council and the Planning Commission needs to look a to discuss the 2020 Comprehensive Plan and Corridor Plan. Mr. Chapman stated that Alta wants to meet with the Council and Commission.

8. 2020 Comprehensive Plan and Corridor Plan

a. Public Comment for Agenda Item

Mrs. Sewell stated she is on the Agriculture Committee and is willing to help on the Agriculture Element and the Resources Element.

b. Discussion

Staff asked the Commission to consider a joint meeting with County Council along with Alta to discuss the layout and vision of the 2020 Comprehensive Plan. The Commissioners floated a few ideas of dates and staff will find some dates from Alta.

9. Discussion on clarification of certain code sections bearing on land use and development, as contained in Chapter 26, 32, and 38 of the Oconee County Code of Ordinances.

a. Public comment for Agenda Item

Mrs. Sewell stated to take the Lake Jocassee and Lake Keowee in mind when planning the future.

b. Discussion

REVISED Draft Mobile Home / Manufactured Home Park Ordinance

Mrs. McPhail stated that under Grandfathering that the words home/sites should be removed. Mr. Pearson asked if someone adds additional sites to an existing park will the new regulations apply. Mr. Chapman stated that it would apply. Mr. Root stated that the park manager would have to register with the Community Development Department any existing parks would only have to register if additional units are added. Mrs. Lyles stated that the whole park would need to be brought up to standards if plans are to expand the site. Also, that putting just the new additional units to these new regulations and bring the road up to the current road standards. Mr. Chapman stated that the drive would have to be brought up to current standards once you get to the 4th unit, but referred to Kyle Reid as being the person to contact about that issue. Mr. Gramling stated that mobile homes are considered affordable housing and Oconee County is lacking in that. Mr. Pearson stated that there need to be some guidelines in place to control the parks so won't become like the unsightly existing parks. Mr. Chapman stated that the only cost would be the addition of the parking requirements per unit the land for the open space and the septic tank. Mr. Root stated that what we have in non-conforming uses is that buildings or structures that are part of a business and are grandfathered they can increase the footprint up to 50% without losing the grandfathered status once they exceed that 50% they would lose the status and have to bring the whole thing up to the standards. Also, if mobile home parks and apartment complexes are in the same class how could we require the 800 square feet and the 2 parking spaces for mobile home parks and not for apartment complexes stating you got to have a rational basis it's got to serve a reasonable purpose.

Draft Recreational Vehicle Park Standards

Mr. Chapman stated that he took the information from surrounding counties. Our current definition is actually the FEMA definition. Mrs. McPhail stated that a site plan for RV's used for construction sites shouldn't be required. Mrs. Lyles stated that the six-month maximum shouldn't be in the requirements because some commercial construction site can last longer. Mr. Pearson agreed that it should be longer. Mr. Vassey stated that these regulations are geared towards temporary RV parks not stating that an RV is going to be there for 6 months. Mrs. McPhail stated that the word consecutive wasn't used meaning they could come and go for several different weeks at a time. She also stated that a commercial RV park that brings in income would these regulations apply. Mr. Chapman stated these regulations would apply. Mr. Chapman stated that we take hand-drawn site plans now for approval. Mr. Root stated that would be adequate. Mr. Chapman stated he would make the changes the Commission requested and bring it back at the next meeting. Mrs. Lyles asked about the four or more. Mr. Chapman stated that he was keeping with the current road standards.

10. Old Business

None

11. New Business

None

12. Adjourn

Mr. Kisker made a motion to adjourn seconded by Mr. Vassey. The vote was unanimous 6-0. Planning Commission adjourned at 7:55 PM.

The first meeting in September is on Monday, September 3rd which is Labor Day.

Potential date to reschedule to **Thursday, September 6th**

2018 SEPTEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

**2020 Comprehensive Plan
&
Corridor Plan**

Draft Recreational Vehicle Park Standards

Chapter 32-###

Intent

The recreational vehicle park site development standards are established to encourage high quality recreational vehicle parks within Oconee County that are safe for its occupants and sensitive to the environment.

Definitions

Recreational Vehicle (RV) - A vehicular unit, which is designed as a temporary dwelling for travel, recreational, and vacation use, and which is self-propelled, mounted on, or pulled by another vehicle. Examples include but are not limited to a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer, or van.

Recreational Vehicle Park (RV Park) - Any lot of land upon which **four (OR)** or more recreational vehicle sites are located, established, or maintained for occupancy as **temporary living quarters for purposes of recreation or vacation.**

Exclusions

This term does not include any premises on which unoccupied recreational vehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.

Site Plan Approval

Prior to construction of a new recreational vehicle park or enlargement of an existing recreational vehicle park at the time of adoption of this Ordinance, a development plan must be submitted and approved by the Zoning Administrator in accordance with the regulations set forth in this Chapter. Any recreational vehicle, service building, or recreation area located in any recreational vehicle park shall be placed in accordance with an approved development plan.

Site Plan Requirements

The plan shall contain the following information:

- a. The location of the proposed park.
- b. The location and dimensions of streets, rights of way, drives and parking spaces.
- c. The location and size of recreational vehicle sites.
- d. The location and size of service buildings and recreation areas.
- e. The location and type of screening, fences, or hedges.
- f. The names and addresses of owners and developers of the proposed park.
- g. The location of fire hydrants, if applicable.
- h. Location of storage areas.
- i. Location of dumpsters if applicable.
- j. Delineation of 1% area of Special Flood Hazard, if applicable

- k. Description and location of utilities (sewer, water, electric, etc.) noting how such utilities are provided offered to visitors.
- l. Buildable area of the lot in regards to setbacks from property lines of the underlying zoning district, found in Chapter 38.
- m. Other items as requested by the Zoning Administrator

Design Standards

Amenities

Uses permitted within a recreational vehicle park shall include: recreational vehicle sites, recreation facilities, common buildings and facilities (laundry, dining, parking, etc.), and management offices (which may include living quarters for the operator or manager of the park). Uses may also include facilities to utilize the adjacent environment such as, but not limited to, boat facilities and hiking trails.

Minimum Space Size

A minimum net space of seven hundred fifty square feet (750) OR _____ is required for each RV space. A distance of at least ten (10) feet shall be maintained between RV and/or other structures. Any accessory structures or attachments shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle. No part of any space for a RV may encroach within the setbacks of the underlying zoning district found in Chapter 38.

Utility and Security Connection

Each recreational vehicle area shall be attached to the site only by quick disconnect type utilities and security devices, which are NEC compliant, there shall be no permanently attached additions. RVs shall be connected to an approved water supply system that provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system, approved by the South Carolina Department of Health and Environmental Control "DHEC," shall be provided in all RV parking areas.

Operating Requirements

The operator of each recreational vehicle park shall comply with all DHEC rules and regulations governing the sanitation and operation of recreational vehicle parks and amenities.

Hazards

Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. No portion of the site that is subject to flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards;

Maintenance

Recreational vehicles must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on wheels or a jacking system.

Parking/Maneuverability

Adequate off-street parking and maneuvering space shall be provided on site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited. Roads servicing recreational vehicle sites should be one-way streets.

Parks existing prior to the adoption of this Ordinance (“Grandfathering”)

In the event additional RV sites are proposed for any Park, existing when this ordinance is enacted, the following standards shall apply:

- (1) The altering, expanding, changing, rebuilding, or resuming of an existing Park shall be subject to review and permitting under provisions established in this chapter.
- (2) If an existing Park is reused or reoccupied without alteration, or an abandoned Park is resumed within 12 months, no permit is required under this chapter, provided, the nature and degree of the existing Park will not be changed or increased from that which existed before the existing Park became unused, unoccupied, or abandoned.
- (3) An expansion of an existing Park that is a nonconformity solely due to dimensional setbacks shall be permitted, provided the dimensional nonconformity will not be increased.
- (4) Any Park existing at the time of adoption of this ordinance or any sequential rezoning shall be permitted to be expanded by an amount up to **10 percent OR ___ percent** of the number of RV sites existing at the time of adoption of this ordinance, without following the regulations set forth in this ordinance, provided:
 - a. District setback and height requirements are met, with no existing dimensional nonconformities being increased;
 - b. Any increase in light, noise, dust, or other negative impacts on neighboring uses resulting from the proposed expansion are mitigated by screening, fencing, or other means necessary.

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 existing Park 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 an existing Park which was unused or unoccupied for a continuous period, or the resuming of an existing Park use which was abandoned for a continuous period. All existing Park rebuilt or otherwise modified under the provisions of this chapter shall be constructed to conform to adopted building codes.

Exhibit "A"

Sec. 32-213. - Requirements and standards.

- (a) *Unapproved plat prohibition.* No plat of the subdivision of any land within the unincorporated areas of the county as now or hereafter established, and any incorporated municipality which contracts with the county for these regulations to be administered within such municipality, shall be filed with or recorded by the county Register of Deeds until such plat shall have been submitted to and approved by the county planning commission, planning director, or designee according to the procedures set forth in this article. No road or other way shall be accepted or maintained, nor shall any water line, sewerage, road lighting or similar improvements extended or connected, nor shall any permit be issued by any department of the county for any or other improvements in any subdivision established hereafter which has not been approved by the county planning department and met such requirements as prescribed by the county council.
- (b) *Survey standards.* Plats shall be prepared and survey data entered thereon in accordance with the most recent adopted version of the "Minimum Standards Manual of the Practice of Surveying in South Carolina" established by the South Carolina Board of Registration for Professional Engineers and Land Surveyors provided that all elevations information shall refer to Mean Sea Level Datum or other establish datum (a minimum of [Z] assumed elevation with two benchmarks). Accuracy of plats and attendant data shall be no less that that required in said manual for Class B Suburban Land Surveys.
- (c) *Subdivision name.*
1. All subdivision names must be submitted to the Addressing Office. Names must be easy to read and pronounce. Proposed names may be rejected by the Addressing Office if in the opinion of Emergency Response officials, pronunciation may impair an efficient response.
 2. Subdivision names that may be confused as homonyms (having the same or similar pronunciation) of existing subdivision names shall not be approved.
 3. Names that are vulgar, ethnically offensive, or otherwise problematic shall not be approved.
 4. Subdivision names spelled in an unconventional, complex, or potentially confusing manner shall not be approved.
 5. A subdivision shall be designated by only one name.
 6. Special characters, including numbers, are not allowed.
 7. No duplicates of existing subdivision names are allowed.
- (d) *Utilities.* When utilizing a road right-of-way, all utility lines shall be buried at a depth of at least 36 inches. Such lines shall be located a minimum of two feet outside the portion of the road to be surfaced to prevent having to cut into the paved surface or reconstruct drainage structures to serve abutting properties. In order to prevent future road cuts, utility stub-outs shall be added to all utility lines extending beyond the roadway to each property line.
- (e) *Road signs.* Road name signs shall be installed at all intersections with a subdivision. All other signs shall be installed as required by and at the direction of the county engineer or his/her designee. All signage will be in accordance with the Manual of Uniform Traffic Control. The developer shall be responsible for all costs of road signage for private drives, private roads, and proposed county roads (at a cost determined by resolution of county council from time to time) prior to acceptance of road by the county. Any person who shall

willfully or maliciously damage, deface, remove or otherwise tamper with a sign erected by a subdivider or the county designating the name of any county road shall be guilty of a misdemeanor. In addition thereto, such person shall be liable to the county for the cost incurred by the county as a result of said criminal acts.

- (f) *Family transfers.* When no consideration, other than a nominal monetary amount and love and affection, is paid to the grantor of subdivisions resulting from family transfers as defined by this section of this article, the following shall apply:
 - (1) Subdivision of parcels that results from the conveyance of parcels deeded by parents to children, children to parent, sibling to sibling, grandparents to grandchildren or grandchild to grandparent, and does not involve the construction or extension of any road, bridge, or drainage structure to provide access to interior lots, and does not involve the creation of any new drainage easement, shall be received as information only and approved administratively by the planning director.
- (g) *Minor subdivision.* (Reserved).
- (h) *Compliance with road standards.* Road plans and supporting documentation needed to comply with all adopted the county road standards shall be included with the submission of subdivision plans. Approval of the subdivision shall not be granted unless all applicable road standards are met.

(Ord. No. 2008-20, Art. 3(3.1[a.], 3.1[b.], 3.2—3.7), 12-16-2008)

Exhibit "B"

Sec. 32-213. - Requirements and standards.

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- (c) *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.~~
1. All subdivision names must be submitted to the Addressing Office. Names must be easy to read and pronounce. Proposed names may be rejected by the Addressing Office if in the opinion of Emergency Response officials, pronunciation may impair an efficient response.
 2. Subdivision names that may be confused as homonyms (having the same or similar pronunciation) of existing subdivision names shall not be approved.
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(Ord. No. 2008-20, Art. 3(3.1[a.], 3.1[b.], 3.2—3.7), 12-16-2008)