

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Corridor Planning Sub-Committee agenda

4:00PM March 16th, 2020

Conference Room - Oconee County administrative complex

1. Call to order
2. Approval of minutes from 03/02/2020
3. Corridor discussion
4. Adjourn

Planning Commission agenda

5:00 pm Monday, March 16th, 2020

Council Chambers - Oconee County administrative complex

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3 minutes per person)
5. Commission member comment
6. Approval of minutes from 03/02/2020
7. Clarification of motions and motions to rescind
 - a. Discussion
 - b. Vote if required
8. Census 2020 plan Comp Plan 2.1.1.1. / 2.1.1.2.
 - a. Public Comment (3- minutes per person)
 - b. Discussion
9. Corridors Comp Plan 11.1.2.5
 - a. Public Comment (3- minutes per person)
 - b. Discussion
 - c. Vote if required
10. Recreational vehicle park discussion Comp Plan 6.2.4.4. / 6.3.3. / 7.2.2.1/11.1.2.7
 - a. Public Comment (3- minutes per person)
 - b. Discussion
 - c. Vote if required
11. Junkyard ordinance Comp Plan 11.1.2.4
 - a. Public Comment (3- minutes per person)
 - b. Discussion
 - c. Vote if required
12. Unfinished Business
13. New Business
14. 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

5:00 pm- Monday, February 3, 2020

Council Chambers - Oconee County Administrative Complex

Members Present

Frankie Pearson

Mike Smith

Gwen McPhail

Alex Vassey

Mike Johnson

Stacy Lyles

Andy Gramling

Staff Present

Adam Chapman

Vivian Kompier

Media Present

None

1. Call to Order – Ms. McPhail called the meeting to order at 5:00pm
2. Invocation by Ms. Lyles
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3 minutes per person) -
Mr. Jerry Barnett would like the County to leave the citizens alone. Stop the intrusion into our lives and work on the recycling/solid waste program.
Ms. Melinda Jenkins is a new permanent resident on Lake Keowee in the Craggmore subdivision. Ms. Jenkins is concerned about the commercial property on the corner of her development.
5. Planning Commission Comment -
Mr. Pearson - there were ample opportunities for the citizens to come out and voice their opinion about the Comprehensive Plan.
Mr. Gramling - Not many people show up to meetings, citizens need to show up and give their input.
6. Approval of minutes from 2/03/2020
Mr. Pearson made a motion to accept the minutes, and Mr. Smith seconded. Approved 7/0.
7. Solid Waste presentation – Swain Still – Mr. Still gave an extremely knowledgeable presentation and said that the Planning Commission needs to come up with a long term plan.

8. Census 2020 Update – Mr. Chapman update the Commission and asked the members to also post some information on their social media.
9. Corridors – Mr. Johnson said that Mr. Chapman is updating the Planning & Economic Development Committee on 3/3/20 and will find out who is taking the lead on this.
10. Discussion regarding performance standards for specific uses in the County –
Mr. Smith made a motion to go forward with this and set priorities and devise a letter for Council, seconded by Mr. Johnson and approved 5/2. . Mr. Pearson and Mrs. Lyles voted against.
Mr. Pearson made a motion to rescind the motion, seconded by Mr. Gramling and approved 7/0
Mr. Vassey made a motion to prioritize with the RV Parks as the first priority, seconded by Mr. Johnson and approved 7/0.
Mr. Johnson made a motion to set junkyards as the second priority, seconded by Mr. Pearson and approved 6/1. With Mrs. Lyles voting against
Mr. Pearson made a motion to make multifamily the third priority and commercial the fourth, seconded by Mr. Vassey and approved 7/0.
11. Life after lockup overview – Mike Smith – Mr. Smith spoke with Sherriff Crenshaw about the Life after **Lockup program. It's a great program with leads into the need for affordable housing.**
12. Unfinished Business – None
13. New Business – Mr. Chapman mentioned that the third reading of the Comprehensive Plan will be 3/3/2020. Planning Commission members who would like to speak should be there at 6pm.
14. Adjourn – The meeting was unanimously adjourned at 6.36pm.

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

February 3rd, 2020

Corridor Planning Sub-Committee of the Planning Commission

Members present

Stacy Lyles

Andrew Gramling

Mike Johnson

Staff Present

Adam Chapman

Media Present

None

- Call to Order – 4PM
- A discussion was had on which corridors to address first. They are:
 - 123 from Seneca to Clemson
 - 123 from Seneca to Westminster
 - Hwy 59 from the intersection of 24 to I-85
 - Hwy 28 from Seneca to Walhalla
 - Hwy 130 from 123 to 183/Keowee Key.
- The members present want to look at each corridor as its own particular area and not create one ordinance for all the corridors.
- The members present asked staff to bring the model ordinances from Destination Oconee .
- Meeting was adjourned at 4:50PM.

Clarification of motions and motions to rescind

- 1. Discussion regarding performance standards for specific uses in the County – Mr. Smith made a motion to go forward with this and set priorities and devise a letter for Council, seconded by Mr. Johnson and approved 5/2. Mr. Pearson and Mrs. Lyles voted against.
Mr. Pearson made a motion to rescind the motion, seconded by Mr. Gramling and approved 7/0*

Only a person voting in the affirmative may make a motion to rescind or reconsider.

Programs Influenced by U.S. Census Bureau Data

The 2020 Census can help shape the future of your community. Your responses inform how the following programs are funded every year.

The programs listed below are examples from the "Uses of Census Bureau Data in Federal Funds Distribution"* report, which provides estimates of the federal funds distributed each year in whole or in part using 2010 U.S. Census Bureau data.



Community Support

Section 8 Housing Assistance
Payment Programs



Family Services

Child Abuse and Neglect
State Grants



Education

Head Start



Food Assistance

Supplemental Nutrition
Assistance Program (SNAP)



Employment

Unemployment Insurance



Healthcare

Medical Assistance
Program (Medicaid)



Entrepreneurship

Small Business
Development Centers



Infrastructure

Highway Planning
and Construction



Environment

State Wildlife Grants



Public Safety

Assistance to
Firefighters Grant

Connect with us:

@uscensusbureau

For more information:

2020CENSUS.GOV

Shape
your future
START HERE >

United States[®]
**Census
2020**

*<https://www.census.gov/library/working-papers/2017/decennial/census-data-federal-funds.html>

Corridors

Motion to clarify a prior motion to include the corridor planning for all the primary corridors in the County and refer the issue to the Planning & Economic Development Committee for review and the Planning Commission to direct their efforts to working with staff and Administration

Recreational Vehicle Parks: Recommended scope

- Intent
- Define “RV Park”
- Garbage & Recycling facilities
- Wastewater
- Utilities
- Setbacks
- “Ready for travel”
- Parking/Maneuverability
- Access
- “Park models”
- Review process

Are these items the details the Planning Commission wants staff to draft an ordinance for?

Title 57 - Highways, Bridges and Ferries

CHAPTER 27

Junkyard Control

SECTION 57-27-10. Short title.

This chapter may be cited as the "Junkyard Control Act."

HISTORY: 1962 Code Section 33-581; 1966 (54) 2130.

SECTION 57-27-20. Definitions.

As used in this chapter:

(a) The term "junk" means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, junked, dismantled, or wrecked automobiles, trucks and other motor vehicles, or parts of them, iron, steel, and other old or scrap ferrous or nonferrous material.

(b) The term "automobile graveyard" shall mean any establishment which is maintained or used for storing, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.

(c) The term "junkyard" shall mean an establishment which is maintained or used for storing, buying, or selling junk, or an automobile graveyard, and the term shall include garbage dumps, sanitary fills and scrap processors.

(d) The term "scrap processor" shall mean any person, firm or corporation engaged only in the business of buying scrap iron and metals, including, but not limited to, old automobiles, for the specific purpose of processing into raw material for remelting purposes only, and whose principal product is ferrous and nonferrous scrap for shipment to

steel mills, foundries, smelters and refineries, and maintaining an established place of business in this State and having facilities and machinery designed for such processing.

(e) "Interstate system" means that portion of the National System of Interstate and Defense Highways located within this State, as officially designated, or as may hereafter be so designated, by the Department of Transportation, and approved by the Secretary of Commerce or other appropriate federal official, pursuant to the provisions of Title 23 of the United States Code.

(f) "Federal aid primary system" means that portion of connected main highways, as officially designated, or as may hereafter be so designated, by the Department of Transportation, and approved by the Secretary of Commerce or other appropriate federal official, pursuant to the provisions of Title 23 of the United States Code.

(g) "Department" means the Department of Transportation.

HISTORY: 1962 Code Section 33-583; 1966 (54) 2130; 1978 Act No. 530 Section 1; 1993 Act No. 181, Section 1541; 2009 Act No. 26, Section 10, eff June 2, 2009.

SECTION 57-27-30. Declaration of purpose.

To promote the public safety, health, welfare, convenience and travel enjoyment, to protect the public investment in highways, and to preserve and enhance the scenic beauty of lands bordering public highways, and to promote the conservation of our natural mineral resources by encouraging the recycling of resalable scrap iron and metal, it is hereby declared to be in the public interest to regulate the establishment, operation, and maintenance of junkyards in areas adjacent to interstate and federal aid primary highway systems in the state highway system within this State. The General Assembly hereby

finds and declares that junkyards which do not conform to the requirements of this chapter are public nuisances.

HISTORY: 1962 Code Section 33-582; 1966 (54) 2130; 1978 Act No. 530 Section 2.

SECTION 57-27-40. Junkyards prohibited within 1,000 feet of certain highways; exceptions.

No person shall establish, operate, or maintain a junkyard, any portion of which is within one thousand feet of the nearest edge of the right-of-way of any interstate or Federal aid primary highway in the State highway system, except the following:

(a) Those which are screened by natural objects, plantings, fences, or other appropriate means so as not to be visible from the main-traveled way of the systems, or otherwise removed from sight.

(b) Those located within areas which are zoned for industrial use under authority of law.

(c) Those located within unzoned industrial areas, which areas shall be determined from actual land uses.

(d) Those which are not visible from the main-traveled way of the system.

HISTORY: 1962 Code Section 33-584; 1966 (54) 2130; 1978 Act No. 530 Section 3.

SECTION 57-27-45. Operating junkyard within proscribed areas without permit; permits.

No person shall establish, operate or maintain a junkyard, any portion of which is within one thousand feet of the nearest edge of the right-of-way of the interstate or federal aid primary system, without obtaining a permit from the department. No permit shall be issued under the

provisions of this section, except for those junkyards which conform to one or more of the exceptions in Section 57-27-40. The department shall charge a fee of twenty-five dollars for the issuance of the permit and the permit shall be renewed annually at no additional fee and shall remain in effect until revoked by the department after attaining an injunction from the court of common pleas to abate the junkyard as a nuisance or upon conviction of a violation under the provisions of Section 57-27-80. No permit shall be required before January 1, 1979.

HISTORY: 1978 Act No. 530 Section 4.

SECTION 57-27-50. Screening of nonconforming junkyards; placement of junk over or beyond screening; penalties.

Any junkyard lawfully in existence on March 24, 1966, which is within one thousand feet of the nearest edge of the right-of-way and visible from the main-traveled way of any highway on the interstate or federal aid primary system and any junkyard lawfully in existence along any highway which may be hereafter designated as an interstate or federal aid primary highway and which does not conform to the requirements for exception under Section 57-27-40, shall be screened if feasible by the department at locations on the highway right-of-way or in areas acquired for such purposes outside the right-of-way so as not to be visible from the main-traveled way of such highways. After a junkyard has been screened by the department, no junkyard owner or operator shall permit the placement of junk so that it may be seen above or beyond the screen, or otherwise become visible. Junkyard owners or operators violating the provisions of this section shall be subject to the penalties provided in Section 57-27-80; provided, however, that no junkyard owner or operator shall be charged under this section unless he has been notified in writing by the department of the alleged violation and allowed thirty days to comply with the requirements of this section.

HISTORY: 1962 Code Section 33-585; 1966 (54) 2130; 1978 Act No. 530 Section 5.

SECTION 57-27-55. Maintenance of screening.

After a junkyard has been screened by the department pursuant to Section 57-27-50, the owner or operator of such junkyard shall adequately maintain the screening erected by the department. Maintenance shall be deemed inadequate if the screen installed by the department:

(a) Deteriorates so as to no longer be of the quality or standard as when erected by the department;

(b) Becomes ineffective as a screen, resulting in the junkyard being visible from the main-traveled way of the highway;

(c) Falls into such disrepair as to endanger the health, safety or welfare of the community.

Any owner or operator of a junkyard violating the provisions of this section shall be subject to the penalties provided in Section 57-27-80.

HISTORY: 1978 Act No. 530 Section 6.

SECTION 57-27-57. Parking motor vehicles adjacent to junk yard.

It is unlawful for a junkyard owner to allow motor vehicles to be parked on a highway adjacent to its property.

HISTORY: 2009 Act No. 26, Section 11, eff June 2, 2009.

SECTION 57-27-60. Promulgation of regulations.

The department shall have authority to promulgate regulations governing:

(A) To determine unzoned industrial areas for the purposes of this chapter;

(B) The specific procedures for obtaining a permit for junkyards;

(C) The specific requirements governing the location, planting, construction, and maintenance of material used in screening and fencing.

HISTORY: 1962 Code Section 33-586; 1966 (54) 2130; 1978 Act No. 530 Section 8.

SECTION 57-27-70. Acquisition of lands for relocation, removal, disposal or screening of junkyards.

When the Department of Highways and Public Transportation determines that the topography of the land adjoining the highway does not permit adequate screening of a junkyard or the screening of the junkyard would not be economically feasible, the Department may acquire by gift, purchase, exchange, or condemnation, such interests in lands necessary to secure the relocation, removal, or disposal of the junkyards, and to pay for the costs of relocation, removal, or disposal. When the Department determines that it is in the best interest of the State it may acquire lands, or interests in lands, necessary to provide adequate screening of junkyards. The Department may exercise the power of eminent domain whenever it is necessary, in the judgment of the Department, to acquire lands, or interests therein, by condemnation.

HISTORY: 1962 Code Section 33-587; 1966 (54) 2130; 1987 Act No. 173 Section 44.

SECTION 57-27-80. Penalties.

Whoever establishes, operates or maintains a junkyard in violation of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction shall be fined not more than one hundred dollars or imprisoned for not more than thirty days for each offense. Each day that the junkyard remains in violation shall be considered a separate offense. In addition, the department may apply to the court of common pleas in the county in which the junkyard is located for an injunction to abate as a nuisance any junkyard which does not conform to the requirements of this chapter.

HISTORY: 1962 Code Section 33-588; 1966 (54) 2130; 1978 Act No. 530 Section 9.

SECTION 57-27-90. Agreements with United States Secretary of Commerce as to control of junkyards.

The Department of Transportation is hereby authorized to enter into agreements with the United States Secretary of Commerce as provided by Title 23 of the United States Code, relating to the control of junkyards in areas adjacent to the interstate and federal aid primary systems, and to take action in the name of the State to comply with the terms of such agreement.

HISTORY: 1962 Code Section 33-590; 1966 (54) 2130; 1993 Act No. 181, Section 1542.

SECTION 57-27-100. Rule of construction.

Nothing in this chapter shall be construed to abrogate or affect the provisions of any lawful ordinance, regulation, or resolution, which are more restrictive than the provisions of this chapter.

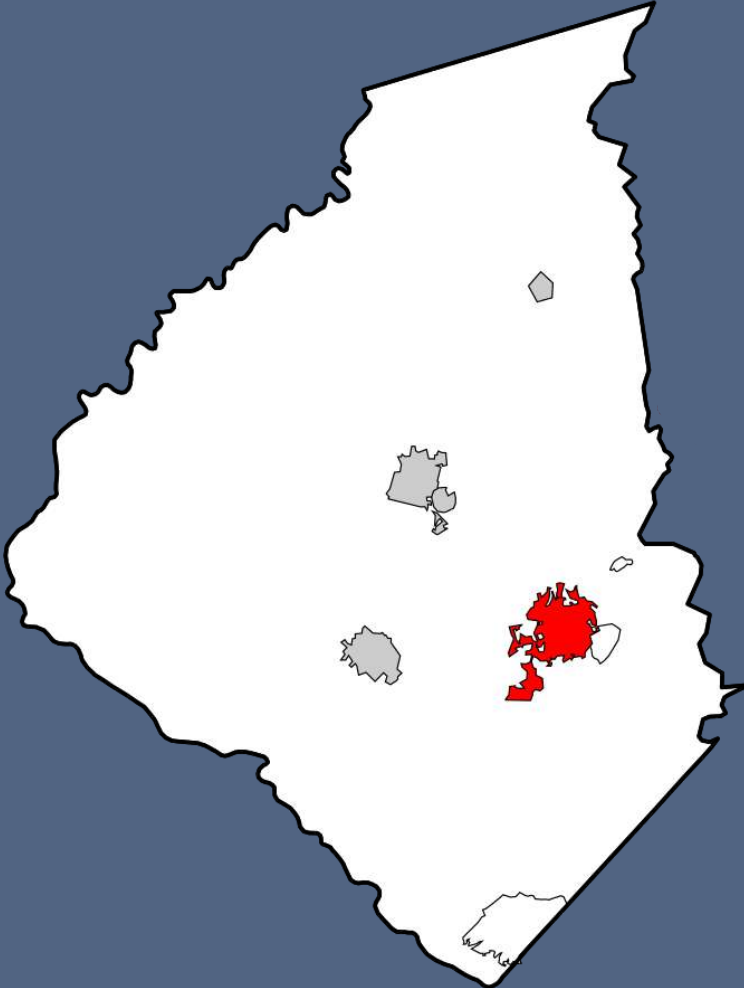
HISTORY: 1962 Code Section 33-589; 1966 (54) 2130.



Corridor Planning

Corridors

- 11
- 28
- 76
- 123
- 130



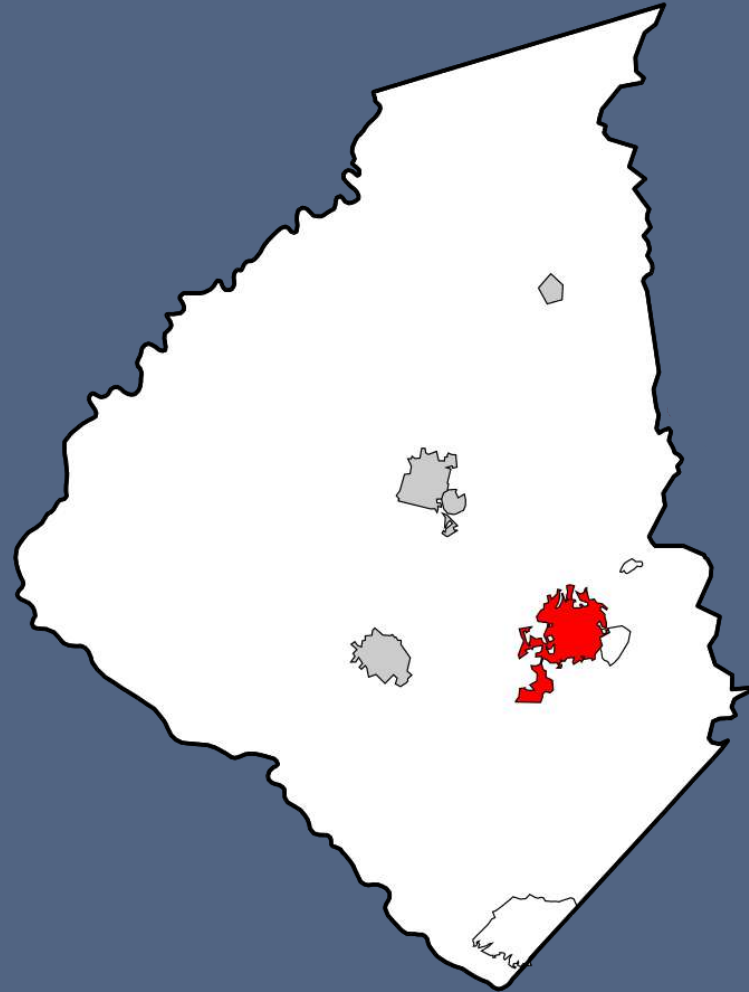
Parameters

Traffic & Safety

On-site signage

Building design

Frontage landscaping



Applicable to all the following:

- All recommendations are “proposed”
- Within “Oconee County” means within the jurisdiction of Oconee County and not the municipalities or Federally owned lands which may have their own governance.



destination
oconee:
REALIZING THE
FUTURE OF
OCONEE COUNTY

In General

Require

Traffic & Safety
Signage

Incentivize

Building design
Landscaping

Applicable to

Non-residential
Mixed-use
Multi-family

11

2

76

123

130

**Exempt
Farms**



“The Department of Transportation is responsible for ensuring that off-premise outdoor advertising signs and junk yards are not permitted on state scenic byways. Any other legal protections against scenic impediments are the responsibility of local government.”

SCDOT Scenic Highway Commission

https://www.scdot.org/getting/scenic_byways/committee.aspx

Signage scope

Entire Route in Oconee County

Requirements

Destination Oconee Scenic Byway ordinance

Traffic & Safety scope

Entire Route in Oconee County

Requirements

- Traffic-impact study
- Connected parking lots
- New traffic lights be “mast & boom”.
- Sidewalk connectivity

Design & Landscaping scope

South – Terminal End to Rock Creek Road

North- Terminal end to Jocassee Lake Road



Signage scope

Entire Route in Oconee
County

Requirements

Destination Oconee Sign
Ordinance

Traffic & Safety scope

Entire Route in Oconee
County

Requirements

- Traffic-impact study
- Connected parking lots
- New traffic lights be “mast
& boom”.
- Sidewalk connectivity

Design & Landscaping scope

Entire route in Oconee
County



Signage scope

State line to Damascus
Church Road

Requirements

Destination Oconee Sign
Ordinance

Traffic & Safety scope

State line to Damascus
Church Road

Requirements

- Traffic-impact study
- Connected parking lots
- New traffic lights be “mast & boom”.
- Sidewalk connectivity

Design & Landscaping scope

State line to Damascus
Church Road



Signage scope

Entire route in Oconee
County

Requirements

Destination Oconee Sign
Ordinance

Traffic & Safety scope

Entire route in Oconee
County

Requirements

- Traffic-impact study
- Connected parking lots
- New traffic lights be “mast
& boom”.
- Sidewalk connectivity

Design & Landscaping scope

Entire route in Oconee
County



Signage scope

Highway 11 intersection to the 123 intersection

Requirements

Destination Oconee Sign Ordinance

Traffic & Safety scope

Highway 11 intersection to the 123 intersection

Requirements

- Traffic-impact study
- Connected parking lots
- New traffic lights be “mast & boom”.
- Sidewalk connectivity

Design & Landscaping scope

Highway 11 intersection to the 123 intersection



A word on *Design*



Another word on *Design*
“Franchise Architecture”





Questions?