

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Commission meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a “first-come” basis.

*Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County’s YouTube channel, which can be found via the County’s website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **828 4377 0168**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.*

PARTISAN POLITICAL ACTIVITY PROHIBITED

During this election season, please remain aware that engaging in partisan political activity during a County Commission meeting is prohibited. Oconee Code of Ordinances Section 2-61. “Partisan political activities” are those activities that are directed at the success or failure of a political party, candidate for political office, or political group.

Planning Commission agenda- 5:00PM Monday, July 6th, 2020

Council Chambers - Oconee County administrative complex

Corridor planning sub-committee – 4PM – Conference Room

1. Corridor planning

Planning Commission – 5PM- Council Chambers

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 06/15/2020
7. Recreational Vehicle park discussion
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Vote
8. “Good neighbor” ordinance discussion
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Vote
- . U.S. Census update
10. 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.

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Minutes

5:00 pm- Monday, June 15, 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

Caitlyn Herrington

1. Call to Order – Ms. McPhail called the meeting to order at 5:00pm.
2. Invocation
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items –
Ms. Abby Bower spoke in opposition about a future gun range in Salem.
Mr. Toby Childress also spoke in opposition to gun range in Salem.

Mr. Jerry Barnett reminded the commission members that they are appointed and not elected.

Mr. Matt Durham, owner of Sure Shot Firearms LLC, in Seneca, also owner of the property in Salem where the proposed gun range will be located 453 E. Stamp Creek Rd. Salem. Mr. Durham spoke a bit about his plans for the future gun range.

Mr. Perter Barnes, President of Keowee I, II, & III Homeowners Associations spoke about land values and highway buffers.

Mr. Tom Markovich spoke about RV's vs building codes.

5. Commission member comment

Mike Smith – Availability and quality of internet in Oconee County.

6. Approval of minutes from 06/01/2020

Ms. Lyles made a motion to accept the minutes with the grammatical changes, Mr. Gramling seconded and approved 7/0.

7. Discussion on “New and Old business” items on the agenda -David Root, Esq.

Mr. Pearson made a motion to remove new and old business from the agendas going forward, seconded by Mr. Gramling and approved 7/0.

8. Draft Recreational Vehicle park ordinance-

Mr. Smith made a motion to change the intent on the proposed RV park ordinance to “To provide a safe, clean, and sanitary environment for the occupants of recreational-vehicle parks in Oconee County.”, seconded by Mr. Vassey and approved 7/0.

9. Discussion on Commercial development standards in Oconee County

Mr. Will Hall spoke about more people and more businesses coming into the area there will be more development and the Planning Commission needs to be proactive.

10. ~~New business-~~

11. ~~Old business~~

12. Adjourn – The meeting was adjourned at 7:50 pm by a unanimous vote.

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Oconee Count Administrative Offices
415 S. Pine Street, Walhalla, SC 29691 / 864.638.4218 / www.oconeesc.com

Chapter 32, Article 9

Draft Recreational Vehicle Park standards

Intent

To provide a safe, clean, and sanitary environment for the occupants of recreational-vehicle parks in Oconee County

Definitions

'All weather road' means ~~all-weather road means~~ a hard-packed and graded and/or graveled road that may be passable by vehicles under both wet and dry weather conditions; and is at least 10 (ten) feet wide; and is suitable for emergency vehicles to utilize regardless of weather, as determined by County emergency services.

'Dealer' means any person, firm, corporation, or business entity licensed or required to be licensed under this chapter to sell new recreational vehicles to the retail public.

'Manufacturer' means any person, firm, corporation, or business entity that engages in the manufacturing of recreational vehicles.

'Minor RV Park': Four to 19 RV/RV spaces for rent on-site on any single piece of property to be utilized as temporary living quarters for recreational, camping, or travel use.

'Major RV Park': 20+ RV/RV spaces for rent on-site on any single piece of property utilized as temporary living quarters for recreational, camping, or travel use.

~~Park model: A park model RV (PMRV) is a towable RV designed to provide temporary living quarters for recreational, seasonal, camping or travel use. PMRVs (previously referred to as recreational park trailers) are built on a single trailer chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set-up mode.~~

'Ready to travel': A recreational vehicle is ready for highway use if it:

1. Is on wheels or a jacking system; and,
2. Is attached to the site only by quick-disconnect type utilities and security devices; and,
3. Has no permanently attached additions.

'Recreational vehicle' (R.V.) means a motorhome, travel trailer, fifth-wheel trailer, or folding camping trailer designed to provide temporary living quarters for recreational, camping, or travel use, as defined herein.

'Motorhome' means a self-propelled vehicle designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations. The unit must contain at least four of the following permanently installed independent life support systems which meet the NFPA 1192 Standard for Recreational Vehicles:

- (a) a cooking facility with an on-board fuel source;

- (b) a potable water supply system that includes at least a sink, a faucet, and a water tank with an exterior service supply connection;
- (c) a toilet with exterior evacuation;
- (d) a gas or electric refrigerator;
- (e) a heating or air conditioning system with an on-board power or fuel source separate from the vehicle engine; or
- (f) an electric power system.

'Travel trailer' means a vehicle mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle.

'Fifth-wheel trailer' means a vehicle mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle equipped with a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

'Folding camping trailer' means a vehicle mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is constructed with collapsible partial side walls that fold for towing by another vehicle.

Recyclable materials mean those materials which are capable of being recycled which would otherwise be processed or disposed of as solid waste.

Solid waste means any garbage, refuse, sludge, and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, residential, mining, and agricultural operations and from community activities.

Authority

Personnel employed by the county administrator as zoning administrator or their designee shall be vested with the authority to enforce and administer RV Park standards within the county.

Jurisdiction

The regulations set forth in this article shall be applicable within the unincorporated areas of the county.

Exemptions

Dealers and manufacturers of RV are exempt from the standards in this chapter unless a portion of the dealer or manufacturing business meets the definition of RV park from this chapter.

Park model RV parks are reviewed utilizing Chapter 32, Article 5 – Land use and subdivision

Existing RV parks

RV parks existing prior to the enactment of this ordinance are exempt from any of the following County regulations. **Creation of new RV sites in an existing RV park will require adhering to this ordinance.**

Garbage & Recycling facilities

All RV parks owner/operators shall provide onsite solid waste and recycling waste disposal facilities/containers which the RV park owner/operator will be responsible for bringing to SCDHEC approved disposal site on a regular basis so as the solid waste/recycling are will not become a nuisance in site or attractive to rodents/insects.

Wastewater

All RV park owner/operators are responsible for ensuring all RV /RV sites that are for rent follow all applicable SCDHEC standards. SCDHEC approved wastewater facilities shall be included in the submission of plans for any RV park if proposed or present.

Utilities

Utility connections shall adhere to all local, state, and federal laws including any applicable building code standards.

Setbacks / Height

The underlying zoning district shall determine any setbacks and height regulations.

Ready to travel

RV in RV parks will be ready for travel, as defined in this chapter. RV not ready for travel will be reviewed utilizing Chapter 32 article 6 - **Land development and subdivision regulations including the review process, private road standards, traffic-impact studies, density, and all other regulations as applicable.**

Parking/Maneuverability

All weather roads and parking areas capable of accommodating RV and associated vehicles will be provided by the park and reviewed by Oconee County Emergency

Services prior to approval and construction. No RV shall be parked or setup in any private or public right-of-way.

Access

Permitted access to the RV park from a state, county, or private road is as follows and must be included in the submission of plans for an RV park;

State road: Permit from SCDOT

County Road:

Minor RV Parks: Permit from County Roads & Bridges

Major RV Parks: A traffic-impact study and the recommended improvements therein. Permit from County Roads & Bridges

Private Road intersecting a County Road:

Major and Minor RV Park: Written permission from private road owners

Major RV Park: A traffic-impact study and the recommended improvements therein. Permit from County Roads & Bridges

Application, review, and permitting process

The following application is required for minor and major RV Parks;

- a. An accounting of total acreage in the tract to be utilized and the number of proposed RV parking spaces and any existing and proposed accessory buildings and setbacks.
- b. Location of existing property lines, easements, road right-of-ways, buildings, or other public ways adjoining the tract
- d. Alignment, right-of-way width, and clarification of proposed roads.
- e. Map scale, north arrow, and date;
- f. Name/address/telephone number of legal owner or agent
- g. Location of watercourses and land subject to flooding based on a 100-year frequency flood. Owner's surveyor shall indicate if property is or is not in a floodplain;
- h. The existing and proposed uses of land throughout the RV park
- i. Permits and method of water supply and wastewater treatment and other utility service;
- j. SCDHEC land-disturbance permits and storm-water permits if applicable.
- k. The proposed names of the subdivision and internal road system.
- l. Zoning and Overlays.
- J. Any other information the zoning administrator or their designee requests.

Penalties

Any person or entity violating the regulations set forth in this article is guilty of a misdemeanor and may be fined up to \$500.00 or imprisoned for 30 days or both.

DRAFT

38-9.#

Good neighbor ordinance

Oconee County is growing. In order to encourage and maintain a harmonious living and business environment the following standards shall be applicable to all developments indicated herein.

1. Lighting

- a. Lighting Standards for lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA "full-cutoff" (no light output above 90 degrees at any lateral angle around the fixture).
- b. Fixtures shall not be mounted in excess of 20 feet above finished grade.
- c. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway.
- d. Flashing lights are prohibited.

2. Screening and buffering

- a. Screening and a physical separation (buffer) must be provided at least the entire length of the proposed developed area +25% and up to the entire length of the shared property lines as determined by the planning director for the purpose of screening and buffering adjacent activities from view of proposed projects including but not limited to: buildings, solid-waste, parking & drive lanes, outdoor storage, signage, lighting.

Where screening & buffering is required:

Proposed use :Party responsible for installation and maintenance of screening and buffer		Adjacent existing use or zoning district
Non-residential Multi-family Mixed-use		Agricultural Residential
Proposed use :Party responsible for installation and maintenance of screening and buffer		Adjacent existing use or zoning district
Residential subdivision Multi-family Mixed-use		Agricultural Non-residential

b. Screening requirements:

Unless otherwise required, the following minimum landscaping and screening provisions will apply.

- a. A minimum 6-foot-tall wall, fence, berm, evergreen screening plant material, existing vegetation or a combination of wall, fence, berm or evergreen screening plant material, existing vegetation, with a combined minimum height of 6 feet above grade shall be used for the purposes of screening.
- b. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart.
- c. Berms, if utilized shall have a side slope no greater than a ratio of 3:1.
- d. Existing vegetation may be utilized provided it provides the screening required as determined by the Planning Director or their designee.
- e. Fences or walls installed for the purposes of screening shall have a “finished” side toward the adjacent or neighboring properties.

c. Buffer requirements:

A buffer is a physical separation by distance between development and the adjacent property lines. The size of the buffer, measured running parallel with the shared property lines the length of the developed areas in view of adjacent existing uses.

Buffer width

Acreage of proposed use	Minimum size of buffer
Less than 0.5 acres	5 feet
0.5-2 acres	15 feet
More than 2 acres	25 feet

Uses permitted in the buffer:

- Additional landscaping
- Agricultural plantings
- Storm water drainage easements and any necessary drains, culverts, riprap, etc.
- DHEC approved storm water retention/detention areas
- DHEC approved septic systems
- Permitted signage
- Sidewalks
- Shared-use driveways
- parking lot stub outs (not parking lots) for the purposes of connectivity

Exemptions

The buffer and screening requirements may be waived or modified between two or more non-residential, mixed-use, residential, and/or multi-family developments and the planning director if all adjacent property owners provide a notarized, recorded statement that permits the new development not to follow the standards herein.

Agricultural and Forestry uses as defined by the South Carolina Right-to Farm act and the South Carolina Right-to-Forestry act.