

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- 5:30PM, Monday October 19th

Council Chambers - Oconee County administrative complex

Call to Order

1. Invocation
2. Pledge of Allegiance
3. Public Comment for Non-Agenda Items (3-minutes per person)
4. Commission member comment
5. Approval of minutes from 10/09/2020
6. Housing in Oconee County
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Motion/Vote
7. Development Standards
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Motion/Vote
8. 2021 Goals, Objectives, and Strategies for Implementation
 - A. Citizen comment
 - B. Discussion
 - C. Motion/Vote
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.

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.

Minutes

5:30 pm- Monday, October 5, 2020

Council Chambers - Oconee County Administrative Complex

Members Present

Frankie Pearson
Mike Smith
Gwen McPhail
Alex Vassey
Mike Johnson
Stacy Lyles

Staff Present

Adam Chapman
Vivian Kompier

Media Present

None

1. Call to Order – Ms. McPhail called the meeting to order at 5:30pm.
2. Invocation
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3-minutes per person) - None
5. Commission member comment – Mr. Smith read the “Where to go for help in Oconee County” handout and explained that it gets updated quarterly. Mr. Smith also gave an update about the Habitat for Humanity road issue. Senator Alexander explained to Mr. Smith that the road is not connected to a state road, but he will continue to look into the matter.
6. Approval of minutes from 09/21/2020 – Mr. Pearson made a motion to accept the minutes, seconded by Mr. Johnson and approved 6/0.

7. Impact fees discussion
 - A. Citizen comment (3-minutes per person) – Mr. Markovich explained that he has been in the home building business for the past 42 or 43 years and is unquestionably against impact fees. Oconee County does have impact fees with sewer and tap fees. Housing prices are very high in Oconee County and are still going through the roof.
Mr. Corky Moss submitted a letter in opposition to impact fees which is attached.
 - B. Discussion – Mr. Chapman added that the County has a Capital Improvement Plan dated 2003 and needs to be updated before the impact fee discussion.
 - C. Motion/Vote – Mr. Smith made a motion that the Capital Improvement Plan be updated and returned to the Planning Commission for further impact fee discussion, seconded by Mr. Pearson and approved 6/0.

8. Junkyard/Scrapyard/Auto-salvage discussion
 - A. Discussion – Mr. Chapman met with some of the junkyard owners and discussed the difficulty with the disposal of tires, RV's, and boats being their biggest issues.

9. Housing discussion
 - A. Citizen comment - None
 - B. Discussion - Mr. Chapman presented a bar graph of new construction for the current year to date.
 - C. Motion/Vote – Mr. Smith made a motion that staff research methods to incentivize low income and work force housing such as, but not limited to, substituting fee in lieu of taxes and return with recommendations that apply to Oconee County to the Planning Commission, seconded by Mr. Pearson and approved 6/0.

10. Development standards
 - A. Citizen comment - None
 - B. Discussion – #3 Screening and buffering – Change “and” to “or” to say “+25% or up to the entire length”
 - C. Motion/Vote – Mr. Smith made a motion that the Development Standards be drafted in final format (with accepted revisions included) and returned to the PC for final review and vote, seconded by Mr. Vassey and approved 5/1 with Ms. Lyles opposing.

11. Comprehensive Plan items for “On-going” evaluation
 - A. Citizen comment (3-minutes per person) - None
 - B. Discussion - The Planning Commission would like a meeting with Economic Alliance to discuss some of the items.
 - C. Motion/Vote – None

12. Comprehensive Plan items for “2021” evaluation
 - A. Citizen comment (3-minutes per person) - None
 - B. Discussion – Mr. Chapman mentioned that it is never too early to look ahead.
 - C. Motion/Vote – None

13. Adjourn – The meeting was adjourned by unanimous vote at 6:47 pm.

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.

38-9.6 Development Standards: Lighting, Screening, and Buffering.

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

1. Applicability

The owner or their lawfully designated agent of new, non-residential, multifamily, and mixed use developments being developed adjacent to existing residential, multifamily, agricultural, or forestry uses shall be responsible for the installation and maintenance of the lighting, buffering, and screening standards set forth below.

The buffer and screening requirements may be waived or modified between adjacent property owners by agreement and pursuant to a special exemption granted by the Oconee County Board of Zoning Appeals.

Development means any manmade change to improved or unimproved real estate including, but not limited to: new homes, building structures, dredging, filling, grading, paving, or excavation operations.

2. Lighting

- a. Lighting devices for lighting of horizontal development such as roadways, sidewalks, entrances and parking areas, and all other outdoor fixtures installed for the permanent illumination of signs, landscaping, and buildings 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. Flashing lights are prohibited.

3. Screening and buffering

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

a. Screening requirements

The purpose of screening is to provide a visual screen between dissimilar uses. Visual screen shall mean a static barrier which shields the neighboring uses from view at normal ground levels. The visual screen shall extend from the ground to a height of at least six feet (6'). Not more than twenty-five percent (25%) of the vertical surface shall be open to allow the passage of air, and any such openings shall be designed to obscure visibility.

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

1. 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 six feet (6') above grade shall be used for the purposes of screening

2. If evergreen plant material is used, it must be at least four (4) feet in height at the time of planting and capable of forming a continuous opaque screen at least six (6) feet in height, with individual plantings spaced not more than five (5) feet apart.
3. Existing vegetation may be utilized provided it provides the screening required as determined by the Planning Director or their designee.
4. Fences or walls installed for the purposes of screening shall have a “finished” side toward the adjacent or neighboring properties.

b. Buffer requirements

A buffer is a physical separation by distance between the new development and the adjacent property lines. This is not in addition to any underlying zoning district setbacks.

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 |

c. Uses permitted in the buffer:

- Vegetation and landscaping
- Storm water drainage easements and any necessary drains, culverts, riprap, etc.
- SCDHEC approved storm water retention/detention areas
- SCDHEC approved septic systems
- Permitted signage
- Sidewalks
- Shared-use driveways/lanes between adjacent property
- Parking lot stub outs (not parking lots) for the purposes of connectivity

Exemptions

1. Agricultural and Forestry uses and activities as defined by S.C. Code § 46-45-10, et seq., sometimes referred to as the South Carolina Right to Farm Act, and S. C. Code § 48-23-205, et seq., sometimes referred to as the South Carolina Right to Practice Forestry Act.
2. The screening and buffering requirements are not required in the following circumstances:
 - Property lines within/adjacent to public or private rights of ways/easements.
 - Property lines within/adjacent to permanent waterbodies.
 - Multi-tenant malls/town centers or Planned Development Districts for internal property lines. Property lines adjacent to properties outside of the development are required to adhere to the standards of this ordinance.
 - Private recreation facilities within a residential subdivision and not adjacent to properties outside of the subdivision.

2021 Goals, objectives, & strategies for completion

Population

| | | |
|--|--|------|
| Strategy 2.2.2.2. Support and promote workforce development programs that address the skilled labor needs of current and potential employers in the County in trades, high tech, and high demand pathways. | <ul style="list-style-type: none">• Oconee County• Municipalities• Worklink WIA• SDOC• TCTC• Oconee Adult Education• Local Employers | 2021 |
|--|--|------|

Housing

| | | |
|---|---|------|
| Strategy 3.1.1.1. Encourage the development of a range of housing types and densities to include single-family, site-built homes; patio homes, multi-family developments, and manufactured homes. | <ul style="list-style-type: none">• Oconee County• Municipalities• Residential Developers | 2021 |
|---|---|------|

| | | |
|---|--|------|
| Strategy 3.1.1.3. Review and amend land use plans and regulations, relevant policies, and proposed residential developments, to ensure compatibility between new residential developments and existing agricultural uses. | <ul style="list-style-type: none">• Oconee County• Municipalities | 2021 |
|---|--|------|

| | | |
|--|--|------|
| Strategy 3.1.1.4. Review and amend land use plans and regulations to identify and remove possible barriers to the development of a variety of housing options and residential development types. | <ul style="list-style-type: none">• Oconee County• Municipalities | 2021 |
|--|--|------|

| | | |
|--|---|------|
| Strategy 3.2.1.4. Work with the State and other organizations to identify and secure funding for housing and neighborhood rehabilitation for declining and unsafe residential areas through the public, non-profit, and private sectors. | <ul style="list-style-type: none">• Oconee County• Municipalities• Residential Developers | 2021 |
|--|---|------|

2021 Goals, objectives, & strategies for completion

Economic

Strategy 4.1.1.1. Maintain economic incentives for new and expanding industry.

- Oconee County
- Upstate SC Alliance
- SC Dept. of Commerce

2021

Strategy 4.2.2.2. Prepare Oconee County graduates and residents for high demand, higher wage careers and occupations, equipping them with the training and education to apply their skills in a broad and diverse economy.

- Oconee County
- SDOC
- TCTC

2021

Strategy 4.2.2.3. Increase access to local employment opportunities that can reduce overall commuting distance and costs for residents.

- Oconee County
- Upstate SC Alliance
- SC Dept. of Commerce

2021

Strategy 4.3.2.5. Identify projects and promote Opportunity Zone incentive areas.

- Oconee County

2021

Cultural Resources

Strategy 5.1.1.2. Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other measures as appropriate.

- Oconee County
- Municipalities

2021

2021 Goals, objectives, & strategies for completion

| | | |
|---|--|------|
| Strategy 5.1.2.1. Promote the on-going improvement and maintenance of property condition and appearance of historic structures and districts. | <ul style="list-style-type: none"> • Oconee County • Municipalities • Nonprofits • Property Owners/ Businesses • Neighborhood Associations | 2021 |
| Strategy 5.1.2.4. Explore the purchase and adaptive reuse of the Utica Mill site. | <ul style="list-style-type: none"> • Oconee County • City of Seneca • Private Businesses/ Nonprofits | 2021 |
| Strategy 5.3.1.1. Maintain and communicate a shared vision and guiding principles for tourism and recreation development in Oconee County among the public and private sectors. | <ul style="list-style-type: none"> • Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Oconee Chamber of Commerce | 2021 |
| Strategy 5.3.2.3. Collaborate with the private sector to expand local shopping, dining, and lodging amenities as an important means of capturing tourist dollars. | <ul style="list-style-type: none"> • Oconee Chamber of Commerce • Oconee County • Municipalities • Business Owners | 2021 |
| Natural Resources | | |
| Strategy 6.2.1.2. Provide appropriate assistance from County departments and agencies in efforts to identify and preserve significant lands, and scenic areas. | <ul style="list-style-type: none"> • Oconee County | 2021 |
| Strategy 6.2.3.2. Work with public conservation partners to identify additional significant natural resources including viewsheds and | <ul style="list-style-type: none"> • Oconee County • Conservation Organizations • SCDNR • SCPRT • USFS | 2021 |

2021 Goals, objectives, & strategies for completion

habitats that warrant protection.

| | | |
|--|--|------|
| Strategy 6.3.2.3. Support and coordinate with SCDHEC to mitigate identified water quality impairments. | <ul style="list-style-type: none">• Oconee County• Municipalities• Utility Providers• NPDES Permitted Dischargers• SCDHEC• Oconee County Soil & Water Conservation District | 2021 |
| Strategy 6.3.4.2. Explore partnerships to develop a master plan for preserving the watershed areas surrounding our lakes including Keowee, Jocassee, and Hartwell. | <ul style="list-style-type: none">• Oconee County• U.S. Army Corps of Engineers• SCDHEC | 2021 |
| Strategy 6.3.4.4. Explore and promote best practices to protect waterways in agricultural and developing areas. | <ul style="list-style-type: none">• Oconee County• Municipalities• Oconee County Soil & Water Conservation District | 2021 |

Community Facilities

| | | |
|---|---|------|
| Strategy 7.1.2.1. Expand sewer service throughout areas identified by the Land Use Element as potential areas of development, while implementing appropriate measures to avoid negative impacts on sensitive areas. | <ul style="list-style-type: none">• Oconee County• OJRSA• Other Sewer Providers | 2021 |
|---|---|------|

Agricultural

| | | |
|---|--|------|
| Strategy 8.1.1.3. Work with SCDOT and other state and regional agencies to ensure projects for infrastructure facility maintenance and expansion will not be detrimental to the | <ul style="list-style-type: none">• Oconee County• SCDOT• Oconee County Chamber of Commerce• Municipalities | 2021 |
|---|--|------|

2021 Goals, objectives, & strategies for completion

continuation of agriculture and silviculture.

| | | |
|--|---|------|
| Strategy 8.1.1.4. Limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture. | <ul style="list-style-type: none">• Oconee County | 2021 |
| Strategy 8.1.1.7. Ensure that the impacts to adjacent farms and forest land is part of the deliberation and decision making for proposed public projects. | <ul style="list-style-type: none">• Oconee County• Oconee County Cooperative Extension Service• Oconee County Chamber of Commerce | 2021 |
| Strategy 8.1.2.1. Work with state and federal agencies to attract agribusiness-related grants and revenue sources and support efforts to establish pilot programs related to new agricultural technologies and products. | <ul style="list-style-type: none">• Oconee County | 2021 |
| Strategy 8.1.2.2. Provide appropriate assistance to expand non-traditional and specialty agribusiness opportunities. | <ul style="list-style-type: none">• Oconee County | 2021 |
| Strategy 8.1.2.3. Ensure the ability of a farm to have a farm-related business onsite. | <ul style="list-style-type: none">• Oconee County | 2021 |

2021 Goals, objectives, & strategies for completion

Strategy 8.1.2.6. Support South Carolina right-to-farm laws and consider adopting a county right-to-farm policy.

- Oconee County
- Oconee County Cooperative Extension Service
- Oconee County Chamber of Commerce

2021

Strategy 8.2.1.3. Support efforts to permanently preserve important forestland.

- Oconee County
- SC Forest Commission
- US Forest Service
- Conservation groups

2021

Transportation

Strategy 9.2.1.2. Develop an ongoing systematic road maintenance and upgrade program based on steady revenue sources.

- Oconee County

2021

Strategy 9.2.1.4. Explore and adopt appropriate traffic management tools and techniques available through land use regulation that utilize concepts such as limiting the number of curb cuts in high traffic areas.

- Oconee County
- Municipalities

2021

Strategy 9.2.1.7. Enhance communication with local and State departments of transportation on current and proposed projects.

- Oconee County
- ACOG

2021

Strategy 9.3.2.2. Develop standards that encourage developers to incorporate sidewalks and bicycle trails and lanes into residential developments.

- Oconee County

2021

2021 Goals, objectives, & strategies for completion

Strategy 9.3.2.4. Find and repair any conflicts that exist within the current code of ordinances to provide and maintain adequate, safe, and accessible trails.

- Oconee County

2021

Land Use

Strategy 11.1.2.7. Identify the location and density of RV parks within the County to determine if additional regulation is needed to manage traffic, ensure health and safety, and address environmental impacts, with particular emphasis on waterbodies.

- Oconee County

2021

Strategy 11.1.3.1. Map prime and functioning agricultural properties to determine areas that may request protection from incompatible uses.

- Oconee County

2021

Strategy 11.1.4.2. Develop overlay districts, primarily along principle community entrances (highway corridors) to meet the individual needs of each district in areas such as signage, appearance, transportation needs, etc.

- Oconee County

2021

Strategy 11.1.4.3. Promote development that is consistent with the scenic character of S.C. Hwy. 11 through the incorporation of a corridor overlay, conditional use provisions, or other mechanisms; and explore ways to preserve and maintain tree lines and

- Oconee County

2021

2021 Goals, objectives, & strategies for completion

scenic vistas along S.C. Hwy.
11.