

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.

5:00PM, Monday November 16th, 2020

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 10/19/2020
6. Housing in Oconee County
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Motion/Vote
7. 32-5 Group Residential Developments
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Motion/Vote
8. 2021 Goals, Objectives, and Strategies for Implementation
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Motion/Vote
9. Planning Commission Chairman term-limits
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Motion/Vote
10. Planning Commission member attendance for the remaining 2020 meetings
11. Adjourn

Oconee County Administrative Offices

415 S. Pine Street, Walhalla, SC 29691 / 864.638.4218 / www.oconeesc.com

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

5:30 pm- Monday, October 19, 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) – Mr. Kurt Vong, President of Keowee Harbours Subdivision, spoke about Mr. Cason’s property on Stamp Creek Rd. and what he is building there does not meet the HOA Covenants and Restrictions. Mr. Vong would like the county to not issue any permits without their input. Mr. Vong also asked what our short term rental is defined as.
5. Commission member comment – None

6. Approval of minutes from 10/05/2020 – Mr. Pearson made a motion to accept the minutes, with Mr. Vassey seconding the motion. The motion was approved 6/0.
7. Housing in Oconee County
 - A. Citizen comment (3-minutes per person) – None
 - B. Discussion – Mr. Chapman gave a presentation explain housing and the definitions of affordable, attainable, and workforce housing. Mr. Chapman suggested that the Planning Commission formulate a statement of need, set up a meeting with Oconee Economic Alliance, Oconee Joint Regional Sewer Authority and the Home Builders Association, as well as research what other jurisdictions in South Carolina have done.
 - C. Motion/Vote – None
8. Development standards
 - A. Citizen comment – Mr. Peter Barnes, President of Keowee I, II, and III, would like to see Highway 130 as a scenic highway.
Mr. Tom Markovich does not understand why the Development Standards are being addressed in Chapter 38 since they are already addressed in Chapter 32. Mr. Markovich also says it conflicts with the zoning that is already in place and adding more regulations will only raise home building prices and add to the housing needs.
 - B. Discussion – There was discussion about moving the Development Standards to the Planning & Economic Development Committee.
 - C. Motion/Vote- Mr. Smith made a motion to forward the Development Standards be forwarded to the Planning & Economic Development Committee at their next meeting for their consideration. Mr. Vassey seconded and the vote passed 4/2 with Mr. Pearson and Ms Lyles opposing.
9. 2021 Goals, Objectives, and Strategies for Implementation
 - A. Citizen comment – None
 - B. Discussion – Mr. Smith mentioned that there is a list of priorities of the citizen’s needs and thinks that is where we should start. Mr. Chapman was asked to take some of these to the Agricultural Advisory Board for them to look at.
 - C. Motion/Vote - None

13. Adjourn – The meeting was adjourned by unanimous vote at 6:38 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.

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Approximately 25% of Oconee County's renters and 9% of its home-owners are paying 50% or more of household income on monthly housing costs. By federal definition these renters and home-owners are severely cost burdened.

The purpose of the OCPC looking at the rental/mortgage burden population issue is to determine what are the roadblocks developers face in order to build attainable or workforce housing and to determine what, if any, new or existing programs are available for these rental/mortgage burdened households.

Cost-burdened families may have difficulty affording necessities such as food, clothing, transportation, and medical care. Creating options for burdened and severely burdened households may create opportunities for portions of communities to get out of a cycle of poverty and to grow their communities.

ARTICLE V. - GROUP RESIDENTIAL DEVELOPMENTS⁵

Footnotes:

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Editor's note— Ord. No. 2016-06, § 1(Att. A), adopted Apr. 5, 2016, amended Art. V in its entirety to read as herein set out. Former Art. V, §§ 32-171—32-182, pertained to similar subject matter, and derived from Ord. No. 1999-14, §§ 5.1—5.12, adopted Apr. 4, 2000.

State Law reference— Government entities subject to zoning ordinances; exceptions, S.C. Code 1976, § 6-29-770.

Sec. 32-171. - Authority of article provisions.

The regulations of this article are enacted pursuant to S.C. Code 1976, § 6-29-310 et seq.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016)

Sec. 32-172. - Purpose of article.

The regulations of this article are intended to lessen the adverse impact of large-scale group residential development on neighboring residential areas and to ensure the health, safety and general welfare of residents and citizens of the county.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016)

Sec. 32-173. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Board means the board of zoning appeals (BZA), as defined in section 32-5.

Exempted residential facility means recreational summer camps, day facilities, and religious retreat facilities, any of which do not provide for long-term stays of 30 days or more. Hospitals, nursing homes, and accredited college/accredited university housing are exempted from the requirements of this article.

Group residential facility means a public, private, or not-for-profit facility which may provide licensed or unlicensed counseling services, schooling, and care, and which houses ten or more persons not related by blood or adoption in a residential or dormitory environment for a period of 30 days or more per year. Residential treatment centers (RTCs) are included in this definition.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016)

Sec. 32-174. - Group residential facilities permitted only by special exception.

Persons desiring to build or expand a group residential facility as defined by this article shall make an application through the planning director, or designee, to the board providing information required by this article. Development or expansion of a group residential facility may commence only with the approval of the board as a special exception after a public hearing in accordance with section 32-5.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016; Ord. No. 2019-11, § 1, 6-4-2019)

Sec. 32-175. - Review of application by planning director, or designee.

All applications for development or expansion of residential group facilities must be submitted to the county planning director, or designee for review. Applications must be complete and shall include all of the materials and information required by this article (application requirements and sketch plan and preliminary development plans) and must meet all applicable requirements and/or conditions in this article before an application will be processed. Incomplete applications will be returned to the applicant. The planning director, or designee shall refer completed applications to the board for final review and approval as a special exception. The planning director, or designee shall act upon applications within 30 days of receipt, returning them for cause, or forwarding them to the board for further action.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016; Ord. No. 2019-11, § 1, 6-4-2019)

Sec. 32-176. - Public hearing and approval by the board.

The board shall conduct a public hearing and shall review applications for compliance with the provisions of this article, in particular with section 32-180, board criteria for granting a special exception and general criteria for special exceptions in article I of this chapter. Development or expansion may proceed only as approved by the board. Any changes in development or expansion plans as approved by the board shall require a new application.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016)

Sec. 32-177. - Appeals.

Whenever there is an alleged error by the planning director, or designee in an order, requirement, decision, or determination, an applicant may request a hearing before the board in accordance with the provisions of section 32-5. Appeals of the decisions of the board may be made to the county circuit court in accordance with the provisions of section 32-5. Appeal hearings shall be advertised and reasonable fees may be charged in accordance with article I of this chapter.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016; Ord. No. 2019-11, § 1, 6-4-2019)

Sec. 32-178. - Application requirements.

Applications for development or expansion of group residential facilities must include the following:

- (1) A complete description of the name and purpose of the proposed facility;
- (2) A complete list of the names, addresses, and phone numbers of board members, owners and investors, as applicable;
- (3) A copy of a license or application for a license to the state department of social services to operate a group facility;
- (4) State tax identification number or tax exemption certification; and
- (5) Two copies of a preliminary development plans and a sketch plan displaying the physical and relative layout of the facility as outlined by section 32-179.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016)

Sec. 32-179. - Sketch plan and preliminary development plans.

A sketch and development plan will be required for all proposed group residential developments. The sketch plan shall be drawn at an approximate scale of not less than a scale of 200 feet to one inch and shall include a vicinity map at a scale of not less than two miles to one inch showing the relationship of the proposed development to the surrounding areas. The planning director, or designee may waive some of the following sketch plan elements on applications for minor modifications and additions to existing facilities; otherwise, all sketch plan submittals shall include the following in sketch and narrative form:

- (1) An accounting of total acreage in the tract and any proposed subdivision of parcels;
- (2) Arrangement, shape, dimensions, and area of proposed development;
- (3) Location of existing property lines, easements, road rights-of-way, buildings, or other public ways adjoining the tract to be developed;
- (4) Alignment, right-of-way width, and clarification of proposed roads;
- (5) Topography by contour at intervals of not more than ten feet (as from USGS quad sheets);
- (6) Map scale, north arrow, and date;
- (7) Name/address/telephone number of legal owner or agent and the professional (surveyor or engineer) who will undertake detailed layout and improvements design;
- (8) Location of watercourses and land subject to flooding based on a 100-year frequency flood;
- (9) The existing and proposed uses of land throughout the development;
- (10) Proposed method of water supply and wastewater treatment and other utility services;
- (11) The proposed name of the development;
- (12) The owner/developer shall submit a sketch plan of this entire tract even though the subdivider's present plans call for the actual development of only a part of the property.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016; Ord. No. 2019-11, § 1, 6-4-2019)

Sec. 32-180. - Board criteria for granting a special exception.

The board criteria for granting a special exception shall be as follows:

- (1) Traffic flow from the facility shall not present a danger to local residents, motorists and pedestrians.
- (2) Noise, lighting, and activities carried out on the premises of the facility shall not present a nuisance to local residents.
- (3) The residents of the facility shall not present any potential danger to local residents.
- (4) The residents of the facility shall reside in a safe and healthy environment.
- (5) The proposed development is in compliance with the other provisions of this chapter.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016)

~~Sec. 32-181. - Distance requirements.~~

~~A group residential facility shall not be located within 1,000 feet of the nearest residence.~~

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016)

Sec. 32-182. - Building permits and certificate of occupancy.

Building permits and certificate of occupancy shall not be issued until or unless authorized by the planning director, or designee and the proposed development is in compliance with the requirements of this article and the standard building codes as adopted by the county.

(Ord. No. 2016-06, § 1(Att. A), 4-5-2016; Ord. No. 2019-11, § 1, 6-4-2019)

Secs. 32-183—32-210. - Reserved.

| Ranking as related to # of citizen comments | 2021 Strategy # | Summary of 2021 Strategy | Accountable County Department |
|---------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 1 | 5.3.1.1 | Maintain a shared vision for tourism and recreation development among public and private sectors | Economic Development Parks, Recreation, & Tourism |
| 3 | 5.3.2.3 | Expand local shopping, dining and lodging amenities to capture tourist \$\$\$ | Economic Development Parks, Recreation, & Tourism |
| 4 | 9.2.1.2 | Develop an ongoing systemic road maintenance and upgrade system, etc. | Roads & Bridges |
| 4 | 9.2.1.7 | Enhance communication with local and state departments of transportation on current and proposed projects | Roads & Bridges |
| 5 | 9.3.2.2 | Develop standards that encourage developers to incorporate sidewalks and bicycle trails and lanes into residential developments | Planning & Zoning Economic Development Parks, Recreation & Tourism |
| 8 | 6.2.1.2 | Provide assistance in efforts to identify and preserve significant lands and scenic areas. | Planning & Zoning Parks, Recreation, & Tourism |
| 8 | 6.2.3.2 | Work with public partners to identify additional natural resources including view sheds and habitats that warrant protection. | Planning & Zoning Parks, Recreation, & Tourism |
| 8 | 6.3.4.4 | Explore and promote best practices to protect waterways in ag and developing areas | Planning & Zoning |
| 9 | 6.3.2.3 | Work with SCDHEC to mitigate water quality impairments | Planning & Zoning |
| 9 | 8.2.1.3 | Support efforts to permanently preserve important forestland | Planning & Zoning Parks, Recreation, & Tourism |

| | | | |
|----|---------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 10 | 3.2.1.4 | Work to secure funding four housing and neighborhood rehabilitation for declining and unsafe residential areas | Planning & Zoning Economic Development |
| 10 | 4.3.2.5 | Identify projects and promote Opportunity Zone Incentive areas | Planning & Zoning Economic Development |
| 10 | 5.1.2.4 | Explore the purchase and adaptive reuse of the Utica Mill site | Planning & Zoning Economic Development Parks, Recreation & Tourism |
| 11 | 4.1.1.1 | Maintain economic incentives for new and expanding industry | Economic Development |
| 13 | 7.2.3.2 | Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade facilities | Sheriff's Office |
| 14 | 3.1.1.1 | Encourage the development of a range of housing types and densities | Planning & Zoning Economic Development |
| 14 | 3.1.1.4 | Remove barriers to the development of housing options and residential development types | Planning & Zoning |
| 15 | 7.1.2.1 | Expand sewer service to areas of potential areas of development, etc. | OJRSA Economic Development |
| 16 | 5.1.2.1 | Promote improvement and maintenance of property condition of historic structures and districts | Planning & Zoning Economic Development Parks, Recreation & Tourism |
| 17 | 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. | Planning & Zoning Parks, Recreation, & Tourism |
| 19 | 9.2.1.4 | Adopt traffic management tools through land use regulation that limit number of curb cuts in high traffic areas. | Planning & Zoning Roads & Bridges |

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|-----|---------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| 20 | 2.2.2.2 | Support workforce development of skilled labor needs of current and potential employers | SDOC OEC |
| 20 | 4.2.2.2 | Prepare residents for high demand, higher wage careers and occupations | SDOC OEC |
| 21 | 3.1.1.3 | Amend land use plans, etc. to ensure compatibility between new residential and existing agricultural uses | Planning & Zoning |
| 43 | 6.3.4.2 | Develop a master plan for preserving the watershed areas around Keowee, etc. | Planning & Zoning Parks, Recreation, & Tourism |
| 64 | 8.1.1.3 | Work with regional agencies to ensure projects for infrastructure and expansion will not be detrimental to ag. | Planning & Zoning |
| 64 | 8.1.1.4 | limit non-ag development in prime ag areas. | Planning & Zoning |
| 110 | 8.1.2.3 | Ensure the ability of a farm to have a farm-related business on-site | Planning & Zoning Economic Development |
| 136 | 8.1.2.1 | Work with agencies to attract ag related grants and revenue sources to establish pilot programs for new ag technologies and products. | Planning & Zoning Economic Development |
| 136 | 8.1.2.2 | Provide appropriate assistance to expand non-tradition and specialty agribusiness opportunities | Planning & Zoning Economic Development |
| 136 | 8.1.2.6 | Support SC right-to-farm laws and consider adopting a county right-to-farm policy | Planning & Zoning |
| | 4.2.2.3 | Increase access to local employment that can reduce overall commuting distance and costs | Economic Development |
| | 5.1.1.2 | Enhance the visual character of the county using codes enforcement. Architectural review boards, etc. | Planning & Zoning |

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|--|----------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| | 8.1.1.7 | Ensure that the impacts to adjacent farms and forest land is part of deliberation and decision making for proposed public projects | Planning & Zoning |
| | 11.1.2.7 | Identify the location and density of RV parks in county to determine if ordinance needed to manage traffic, health and safety, etc. | Planning & Zoning |
| | 11.1.3.1 | Map prime and functioning ag properties to determine areas that may request protection from incompatible uses | Planning & Zoning Economic Development |
| | 11.1.4.2 | Develop overlay districts along corridors to meet needs of each district such as signage, appearance, etc. | Planning & Zoning Economic Development |
| | 11.1.4.3 | Promote development that is consistent with the scenic character of SC Hwy 11, etc. | Planning & Zoning Economic Development |