
Meeting agenda
Monday July 19, 2021 5:00pm

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Minutes 06/21/2021 (Not available at this time)
5. Public Comment for non-agenda items (4-
minutes per person)
6. Commission Member Comment
8. Staff Comment
9. Kyle Reid – Assistant Director of Public Works
10. Development Standards: Lighting, Screening,
and Buffering.
11. Adjourn



**Oconee County
Planning
Commission**

Council Chambers
415 South Pine Street
Walhalla, S.C. 29691

Staff contact

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BOARD MEMBERS

Mike Smith, Chairman, District I
David Nix, District II
Pat Williams, At-Large

Frankie Pearson, Vice-Chairman, District IV
Alex Vassey, District III
Gary Gaulin, District V
Mike Johnson, At-Large

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 exception 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

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 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, or lighting.

a. Screening requirements

The purpose of screening is providing 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

4. Exemptions

- a. Agricultural and Forestry uses 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.
- b. 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/ developments 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.

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 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 to the Planning & Economic Development Committee at their next meeting for 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.



MINUTES
PLANNING & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
November 17, 2020

COMMITTEE MEMBERS

Mr. Paul Cain, Chairman, District III
Mr. Julian Davis, District IV
Mr. John Elliott, District I

The Planning & Economic Development Committee met at 5:00 PM in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, as well as County Administrator Amanda F. Brock, County Attorney David Root, & Clerk to Council, Katie D. Smith, present.

STAFF PRESENT: Mr. Adam Chapman, Planning Director
Ms. Annie Caggiano, Economic Alliance Director

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeesc.com/council]. In addition, it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Riley Morningstar / Daily Journal

Call to Order:

Mr. Cain called the meeting to order at 5:00 p.m.

Approval of Minutes:

Mr. Davis made a motion, seconded by Mr. Elliott, approved 3 – 0, to approve the minutes from the July 21, 2020 meeting as presented.

Discussion Items

Lengthy discussion followed regarding the topics indicated below, with various opinions expressed, to include but not limited to:

Discussion regarding land use planning in relation to gun ranges and ancillary uses

Mr. Elliott led this discussion noting a recent shooting range was developed near Salem's residential agricultural area in a control-free district. At a previous Planning Commission and County Council meeting, several citizens came forward to ask what could be done to address this. The current zoning matrix in Chapter 38 either prohibits in some districts or requires a special exception hearing before the Board of Zoning Appeals [BZA]. There is no restriction on such facilities in control-free districts.

Mr. Elliot made a motion, seconded by Mr. Davis, to direct staff to prepare recommended language to extend the special exception requirement for gun archery clubs and shooting ranges to the control-free district and return to the next Planning & Economic Development Committee meeting.

A video recording of this meeting is available at www.oconeesc.com. Meetings have been live-streamed beginning January 17, 2017. Brought to you by Your Oconee.

Discussion continued to include:

- Shooting range will be located near agricultural and residential property
- Could potentially be noisy and unsafe
- Other areas in the County that are remote that a shooting range would be appropriate
- Suggested to meet with the landowners regarding concerns of the community

Regarding the previous motion made by Mr. Elliott, seconded by Mr. Davis, it was approved 3 – 0, to table the motion to direct staff to prepare recommended language to extend the special exception requirement for gun archery clubs and shooting ranges to the control-free district and return to the next Planning & Economic Development Committee meeting.

Discussion regarding Corridors along Hwys. 130, 183, & 188 - Signs

Mr. Elliott noted the comprehensive plan strategy number 11.1.4.2 refers to the byway signage and requested to rename to the Lake Corridor. He defined the Lake Corridors as the following: Hwy. 130 from Seneca City limits to Salem City limits, Hwy. 183 from Pickens County line to Intersection of Hwy. 183 & 188, and Intersection of Hwy. 183 & 188 to Hwy. 28. He noted the recently adopted sign ordinance is appropriate for the County as a whole and the Lake Corridor, such as these highways around the lake, is a desire to further restrict the number of signs allowed. The goal is to improve traffic and safety as well as aesthetics of these roads. The Destination Oconee byway draft sign ordinance [copy filed with backup materials] is intended for this use.

Mr. Elliott made a motion, seconded by Mr. Davis, approved 3 – 0, for the Destination Oconee byway draft sign ordinance be referred to staff for develop of a suitable, finished ordinance and return to the Planning & Economic Development Committee for review and possible referral to full Council.

Discussion regarding Development Standards – Mr. Adam Chapman

Mr. Chapman addressed the Committee and noted the Planning Commission has worked for several meetings regarding development standards and gave a brief overview.

Mr. Elliott made a motion, seconded by Mr. Davis, approved 3 – 0, to refer the development standards to full Council for consideration.

2020 Economic Development Activity Update

Ms. Annie Caggiano, Economic Alliance Director, addressed the Committee utilizing a PowerPoint presentation entitled “Planning & Economic Development Committee Meeting OEA Year End Update” [copy filed with backup materials] and gave a brief presentation.

The Committee took no action on this matter at this time.

Per Mr. Davis, Ms. Brock noted she has a meeting with Mr. Chris Eleazer, Oconee Joint Regional Sewer Authority Director, within the next week and will provide an update at a later date.

The Committee requested to hold an additional Planning & Economic Development Committee on December 15, 2020 at 5:00 p.m. for Mr. Chapman to discuss design standards.

A video recording of this meeting is available at www.oconeesc.com. Meetings have been live-streamed beginning January 17, 2017. Brought to you by Your Oconee.

Adjourn:

Mr. Davis made a motion, approved unanimously, to adjourn the meeting at 5:39 p.m.

Respectfully Submitted:

Katie D. Smith
Clerk to Council