



Meeting agenda
Monday October 04, 2021 5:00pm

1. Call to Order
 2. Invocation
 3. Pledge of Allegiance
 4. Approval of minutes September 20, 2021
 5. Public Comment for non-agenda items (4 minutes per person) *If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at planninginfo@oconeesc.com or 864-638-4218, so that we may receive your comment and read it into the record.*
 6. PUBLIC HEARING –
Ordinance 2021-19 “AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF DEVELOPMENT STANDARDS IN RELATION TO LIGHTING, SCREENING, AND BUFFERING; AND OTHER MATTERS RELATED THERETO.”
-
12. Adjourn

**Oconee County
Planning
Commission**

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

www.oconeesc.com

YouTube: “YourOconee”

Staff contact

846-638-4218
planninginfo@oconeesc.com

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

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

5:00 pm- Monday, September 20, 2021

Council Chambers - Oconee County Administrative Complex

Members Present

Alex Vassey
Mike Smith
Pat Williams
Gary Gaulin

Mike Johnson
Frankie Pearson
David Nix

Staff Present

Vivian Kompier

Media Present

Lauren Pierce – The Journal

1. Call to order – Mr. Smith called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Vassey.
4. Approval of minutes for August 16, 2021 - Mr. Pearson made a motion to approve the minutes for August 16th; seconded by Mr. Gaulin. Mr. Smith called for a vote; motion was approved unanimously 7/0.
5. Public comment (non-agenda items) – None
6. Commission member comments –
 - a. Mr. Smith – Commission’s work regarding curb cuts and auxiliary turn lanes continues. Public hearing on development standards will be held on October 4th. Planning Commission will address flag lots with respect to SCDOT requirements in the near future. Planning Commission will be asking GIS Manager for update on addresses issued in the County.
 - b. Mr. Williams – Constituents have asked Commission for update on the convenience center that was supposed to be constructed in the Tamassee-Picket Post area.
 - c. Mr. Gaulin – Citing safety concerns, a recommendation was made that Oconee County pay for a traffic study at Exit 4 on I-85. A Fair Play Master Plan meeting will be held on September 23rd at 6:30 PM at Beaver Dam Baptist Church.
7. Staff comments – Ms. Kompier updated Commission on subdivisions under review. The Code Enforcement Officer has been commissioned and has begun addressing complaints. Planned Stop-a-

Minit off Hwy 123 in Seneca has pulled their permit for construction. Independent/Assisted Living Facility at Bountyland and Sheep Farm Roads has also pulled their permit for construction.

8. Tiny Homes – Howard Frady, Oconee County Director of Building Codes. Mr. Frady stated that his department cannot issue a Certificate of Occupancy for any structure that does not meet 2018 IRC and 2018 IBC codes. This restriction commonly applies to campers, RVs, storage sheds and containers— unlike modular and mobile homes that are built in factories that are federally regulated and built to code. Planning commission will work to find a solution within their function and duties.
9. RV Park Ordinance Revision
 - a. Mr. Nix recused himself from the discussion.
 - b. Public comment – Mr. Perry Smith expressed his concerns over regulations.
 - c. Discussion on items that were an oversight and left out of original ordinance that was passed in 2020 – Mr. Smith made a motion to accept the following revisions to the current RV Park Standards Ordinance that are in the back-up material dated September 20, 2021 regarding site plan, permits and fees. Mr. Gaulin seconded the motion. After discussion, Mr. Smith called for a vote. Motion was approved 6/0.
 - d. Discussion on limiting the length of time for site rentals – items discussed included park model homes, original intent of the RV Ordinance, State and County regulations on duration of site rentals for RVs, exemption of private RV Parks, and tax and insurance avoidance. Mr. Pearson made a motion to omit language on site rental from ordinance revision; Mr. Johnson seconded the motion. Discussion focused on the intent of the original ordinance. Mr. Gaulin made a motion to table the discussion; seconded by Mr. Smith. Mr. Smith called for a vote. The motion to table failed 2/4, with Mr. Vassey, Mr. Johnson, Mr. Pearson, and Mr. Williams opposing. Mr. Smith called for a vote on motion to omit language on site rental. Motion failed 1/5, with Mr. Vassey, Mr. Johnson, Mr. Smith, Mr. Williams, and Mr. Gaulin opposing. Mr. Smith made a motion to accept the revision to the current RV Park Standards Ordinance site rentals as contained in the backup material dated September 20, 2021. Mr. Vassey seconded the motion. Mr. Smith called for a vote; the motion passed 5/1, with Mr. Pearson opposing.
10. Scrapyard/Junkyard ordinance consideration
 - a. Public comment – Mr. Travis Nix with Towe Towing
 - b. Public comment – Mr. Lee Richardson owner of Death Valley Towing
 - c. Public comment – Mr. Jake Marcengill with Spring Valley Recycling
 - d. Commissioners were in agreement that this is an issue that will require input from those in the junkyard business. Mr. Johnson made a motion that consideration for a junkyard ordinance be addressed only after a Planning Director has been named. Mr. Nix seconded the motion. Mr. Smith called for a vote. Motion passed unanimously 7/0.
 - e. Public comment – Mr. Mark McCall with Henry’s Auto Salvage
11. Annual Comp Plan strategies to review – strategies that were left off previous review were reviewed.
 - a. 7.1.1.1 – County Council authorized monies for expansion of water lines and waste water improvements. Strategy was marked review complete.
 - b. 7.1.1.2 – Municipalities to apply for funding or request county assistance. Refer to 7.1.1.1. Strategy was marked review complete.
 - c. Mr. Smith made a motion that the Comprehensive Plan strategies that require an annual review was completed on September 20, 2021. Mr. Vassey seconded the motion. Mr. Smith called for a vote. The motion passed unanimously 7/0.

12. Adjourn – Mr. Pearson made a motion to adjourn; seconded by Mr. Johnson. Mr. Smith called for a vote. Motion passed unanimously 7/0 at 7:20 PM.

DRAFT



OCONEE COUNTY
PLANNING COMMISSION
RECUSAL FORM

Member Name: David Nix
Please print

Member Signature: David Nix

Meeting Date: 9-20-21

Item for Discussion / Vote:

RV park Ordinance Revision

Reason for Recusal: I was not present for the original meeting/discussion.

I have a personal/familiar interest in the issue.

Other:

Vivian Kompier
Vivian Kompier
Secretary/Staff

[This form to be filed as part of the permanent record of this meeting]

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 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

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.