

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## COMMISSION MEMBERS

Teresa Spicer, District I  
Brit Adams, District III  
Gary Gaulin, District V  
Mickey Haney, At-Large

David Nix, District II  
Frankie Pearson, Chairman, District IV  
Mike Johnson, Vice Chair, At-Large

## AGENDA

6:00 pm, Monday August 21, 2023

Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from August 7, 2023
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion of Comprehensive Plan Goals for 2023, chapters 6
  - a. Public Comment
  - b. Discussion/ vote
9. Discussion regarding Agricultural II zoning district
  - a. Public Comment
  - b. Discussion/ vote
10. Adjourn

*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](mailto:planninginfo@oconeesc.com) or 864-638-4218, so that we may receive your comment and read it into the record. Meetings available on YouTube: "YourOconee"*

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

6:00 pm- Monday, August 7, 2023

Council Chambers - Oconee County Administrative Complex

### Members

Teresa Spicer – Via Phone

Brit Adams

Gary Gaulin

Mike Johnson

David Nix

Frankie Pearson

Mickey Haney

### Staff Present

James Coley, Planning Director

Elise Dunaway, Assistant to Planning & Codes

1. Call to order – Mr. Pearson called meeting to order at 6:00 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from July 17, 2023 – Mr. Nix made a motion to approve the minutes; seconded by Mr. Johnson. Approved unanimously 7/0
5. Public comment (non-agenda items): None
6. Commission member comments: None
7. Staff comments: None
8. Discussion regarding Agricultural II zoning district with the Agricultural Advisory Board.
  - a. Public Comment: None
  - b. Discussion / Vote:

Mrs. Kim Alexander and Mr. Joshua Owens spoke with the Commission to clarify why the Agricultural Advisory Board does not want the Agricultural II zoning district. Discussion followed.

Mr. Haney made a motion to amend the restrictions of the Agricultural II zoning district to an agricultural control free district.

Mr. Haney withdrew his motion.

Mr. Nix made a motion to eliminate Agricultural II zoning district proposal. Seconded by Mr. Gaulin. Approved 7/0.

9. Discussion regarding a commercial junkyard ordinance

a. Public Comment: None

b. Discussion / Vote:

The members discuss the commercial junkyard ordinance re-sent to the Planning Commission by County Law Enforcement, Public Safety, Health, & Welfare Committee.

Mr. Pearson made a motion to completely eliminate the commercial junkyard ordinance as a whole. Seconded by Mr. Gaulin. Approved 6/1.

10. Adjourn – The meeting was unanimously adjourned at 6:58 PM.

DRAFT

## 6. NATURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Objective 6.2.3. Manage natural assets to ensure natural resources enhance the quality of life for residents and visitors and increase economic opportunities.</b>			
<u>Strategy 6.2.3.1.</u> Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>SCDNR</li> <li>SCPRT</li> <li>USFS</li> </ul>	Annually	
<u>Strategy 6.2.3.3.</u> Promote parks and recreation facilities, both public and private, as part of a comprehensive countywide recreation system.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>SCDNR</li> <li>SCPRT</li> <li>USFS</li> </ul>	2023	
<u>Strategy 6.2.3.4.</u> Expand and maintain public parks and recreation spaces to a uniform standard of excellence.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>SCDNR</li> <li>SCPRT</li> <li>USFS</li> </ul>	Annually	
<b>Goals/Objectives/Strategies</b>	<b>Accountable Agencies</b>	<b>Time Frame for Evaluation</b>	<b>Date Completed</b>
<u>Strategy 6.2.4.3.</u> Encourage and support efforts by public and private organizations to provide public access when conserving open space, natural areas and scenic vistas in Oconee County.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Property Owners</li> <li>Conservation Organizations</li> </ul>	On-Going	
<u>Strategy 6.2.4.4.</u> Work with community partners to promote programs for residents of all ages to discourage littering and encourage participation in litter pickup programs and initiatives.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Keep Oconee Beautiful Assn.</li> <li>SDOC</li> <li>Local Civic Groups</li> </ul>	2023	
<b>Goal 6.3. Preserve, protect, and enhance the quality and quantity of the water resources of Oconee County.</b>			
<b>Objective 6.3.1. Expand sewer service to additional areas as feasible.</b>			
<u>Strategy 6.3.1.2.</u> Support wastewater treatment providers in the upgrade and expansion of existing treatment facilities to accommodate the expansion of sewer service.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>OJRSA</li> <li>Municipal Providers</li> <li>Other Public and Private Providers</li> </ul>	2023	
<b>Objective 6.3.2. Monitor, maintain and improve water quality and quantity to meet the needs of County residents, employers, and institutions.</b>			
<u>Strategy 6.3.2.2.</u> Explore local and regional strategies to minimize non-point source pollution and institute Best Management Practices for the protection of water resources.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>Utility Providers</li> <li>SCDHEC</li> <li>Oconee County Soil &amp; Water Conservation District</li> </ul>	Annually	
<b>Objective 6.3.4. Manage water quantity and quality to ensure efficient utilization and appropriate conservation of the County's water resources.</b>			
<u>Strategy 6.3.4.1.</u> Participate in and support regional efforts to protect watersheds.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>SCDHEC</li> <li>Public and Non-profit Organizations</li> <li>Oconee County Soil &amp; Water Conservation District</li> </ul>	On-Going	
		<b>Time Frame</b>	<b>Date</b>

Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
<u>Strategy 6.3.4.7.</u> Explore options for establishing and protecting riparian buffers and identify waterbodies in need of such protection.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Oconee County Soil &amp; Water Conservation District</li> </ul>	2023	
<b>Objective 6.3.5. Minimize flooding risk to County residents and business owners through the protection of floodplains and floodways.</b>			
<u>Strategy 6.3.5.1.</u> Periodically review floodplain regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	Annually	
<del>that may require more stringent standards</del> <u>Strategy 6.3.5.2.</u> Review and update the Oconee County Flood Damage Prevention Ordinance as needed.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	Annually	

**Sec. 38-10.6. Agriculture district II (AD II).**

*Title:* Agriculture district II.

*Definition:* Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

*Intent:* Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	5 acres	1 dwelling per 5 acres	400	35	20	50	
Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height	
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)	
	5 acres	600	35	20	50		

\*See Article 9 for general provisions and exceptions to dimensional requirements.

	AD	ADII
Agricultural production, crops, livestock, and poultry	P	P
Agricultural production, crops, livestock, and poultry (excluding commercial chicken houses, commercial hog parlors, and commercial feed lots)	P	P
Agricultural support services-veterinarians, kennels, feed/seeds, supply stores, implements, etc.	P	P
Air strips	S	S
Auction houses	P	P
Auditorium/Indoor Public Assembly	S	S
Bed and Breakfast Inns	C	C
Building and Trade Contractors, including materials and supply uses	P	P
Cemeteries and accessory uses	P	P
Civic, fraternal, professional, and political organizations	P	P
Commercial Fishing, Hunting and Trapping	P	P
Communications towers	S	S
Conservation subdivisions	C	C
Convenience stores (excluding motor vehicle services)	S	S
Correctional facilities and half-way houses	X	X
Day Care Facilities (all ages)	P	P
Distribution and other Warehouses	P	P
Educational buildings, and Research Facilities (all types)	S	S

Emergency services	P	P
Farm and roadside markets	P	P
Financial Services	S	S
Forestry/Silviculture	P	P
Fuel supply services	P	P
Funeral homes and services	X	X
Golf courses, country clubs, driving ranges	X	X
Government buildings (excluding correctional facilities)	S	S
Group Homes	S	S
Greenhouses, nurseries, and landscape commercial services	P	P
Gun and Archery clubs and shooting ranges	S	S
Health care services, service retail, and emergency short term shelters	P	P
Home occupations and businesses	C	C
Hotels, Motels, and Inns	S	S
Laundry Mats	P	P
Laundry and dry cleaning services	X	X
Light Manufacturing	S	S
Liquor stores and bars	X	X
Lumber and saw mills (permanent)	P	P
Lumber and saw mills (portable)	P	P
Manufactured Home Dealer	X	X
Heavy Manufacturing	X	X
Marinas	S	S
Mini storage or mini warehouses	X	X



Mining	S	S
Mixed Use Buildings and parcels	P	P
Motor vehicle parking and garages (as a principal business use)	X	X
Motor vehicle sales and rental	X	X
Motor vehicle services and repair	P	P
Motor vehicle services and gas stations (excluding truck stops)	P	P
Movie theater	X	X
Multi-family residential development (structures containing 5 or more residential units)	X	X
Multi-family residential development (structures containing no more than 4 residential units)	X	X
Museums, cultural centers, historical sites, sightseeing, and similar institutions	P	P
Office uses, general	X	X
Outdoor Retail	P	P
Places of worship	P	P
Public, Private, and Commercial parks and recreation, camping or social facilities	P	P
Public and private utilities	P	P
Railroad stations	X	X
Residential care facilities	X	X
Restaurants (up to 2,500 square feet)	P	P
Restaurants (greater than 2,500 square feet)	S	S
Retail uses (up to 5,000 square feet)	S	S
Retail uses (5,000—50,000 square feet)	X	X
Retail uses (greater than 50,000 square feet)	X	X

Roadside Stands	P	P
Salvage yard, Junkyard, and Recycling Operations	S	S
Single-family detached residential	P	P
Single-family subdivisions (10 units or less)	S	S
Single-family subdivisions (more than 10 units)	X	X
Solid waste landfill and Waste Management Services; (excluding hazardous waste)	S	S
Taxidermy, slaughter houses and wild game processing	P	P
Waste management services (excluding hazardous waste)	S	S