

# Agricultural Advisory Board Agenda

## September 13, 2021



1. Call to order
2. Approval of minutes
  - August 9, 2021
3. **Public Comment Session** *[3 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](mailto:planninginfo@oconeesc.com) or 864-638-4218, so that we may receive your comment and read it into the record.*
4. **Discussions** – [to include Vote and/or Action on matters brought up in discussion if required]
  - **Road Safety and Agriculture** – discuss progress with SCDOT/Oconee County Roads & Bridges and Post Office
  - **Farmland Conservation and Preservation AAB planning recommendations** – appoint working group
  - **Proposed Development Standards** – discuss Planning Commission’s proposed ordinance
5. Adjourn

## Oconee County Agricultural Advisory Board

### When & Where

5:00 PM

Monday, September 13, 2021

Council Chambers

415 South Pine Street

Walhalla, SC 29691

### Alternative participation

YouTube: “YourOconee”

### Staff contact

846-638-4218

[planninginfo@oconeesc.com](mailto:planninginfo@oconeesc.com)

### BOARD MEMBERS

Debbie Sewell, Chairman, At-Large

Tessa Moxley, Secretary, At-Large

Rex Blanton, District III

Charlie Whiten, District V

Kim Alexander, Vice-Chairman, District I

Larry Cantrell, District II

Ashley Townsend, District IV

Kerrie Roach, Ex-Officio

# AGRICULTURAL ADVISORY BOARD

415 South Pine Street - Walhalla, SC



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

## Minutes

4:00 PM, Monday August 9, 2021

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

### Members Present

Debbie Sewell  
Charlie Whiten  
Rex Blanton  
Larry Cantrell

### Staff Present

Laura Zimmerman

### Media Present

None

1. **Call to Order** – Ms. Sewell called the meeting to order at 4:05PM.
2. **Approval of minutes from July 12** – Mr. Whiten made a motion to approve the minutes, seconded by Mr. Cantrell. Ms. Sewell called for a vote. The motion was approved 4/0.
3. **Public Comment** - None
4. **Discussions**
  - a. **Road Safety and Agriculture**
    - i. Rural Roads Safety Brochure – Ms. Sewell made a motion that the Agricultural Advisory Board support a County-wide Agricultural Road Safety campaign and will approach Young Farmers and other agricultural groups for input to advise the County Council; seconded by Mr. Blanton. Discussion included, but was not limited to, possible groups to approach to work on the campaign. Ms. Sewell called for a vote; approved 4/0
    - ii. Mailbox placement
      1. Discussion and conclusions:

**Oconee County Administrative Offices**

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

- a. Issues with mailbox placement should be reported to Postmaster
  - b. Issues with roads (i.e. signs and/or low hanging limbs) should be reported to Oconee County Roads & Bridges for County road and South Carolina Department of Transportation (SCDOT) for State road.
2. Mr. Blanton made a motion that Agricultural Advisory Board draft a list of roads in need of maintenance, such as signs and limbs, to be sent to the SCDOT; seconded by Mr. Whiten. Discussion included, but was not limited to, responsibility for drafting the list, when the task would be completed, and whether the list be submitted as well as compiled. Mr. Blanton and Mr. Whiten agreed to work on list and submit it to the Board by the next meeting on September 13<sup>th</sup>. It was also clarified that if the road in question was a County road, the request for maintenance would go to Oconee County Roads & Bridges, not SCDOT. Ms. Sewell called for a vote on the motion as amended. The motion was approved 4/0.
- Mr. Whiten made a motion that he and Mr. Blanton draft a list of areas where farm equipment have trouble with mailboxes and submit to the appropriate postmaster by the next meeting; seconded by Mr. Blanton. Discussion included, but was not limited to, the fact that it will take some research to find the correct postmaster for each area identified. Ms. Sewell called for a vote. The motion was approved 4/0.

**b. Farmland Conservation and Preservation**

- i. Voluntary Agricultural District Brochure – discussion on how Forsyth County, North Carolina works to preserve and conserve their farmland. Ms. Sewell challenged all board members to develop a strategy by the October meeting that the Agricultural Advisory Board can take to the Oconee County Planning Commission for assistance in achieving the conservation and preservation of the County’s farm and forest lands.

**5. Meeting Schedule for September 2021 – January 2022** – Ms. Sewell made a motion that the AAB change the start time for remaining scheduled meetings from 6:30 to 5:00; seconded by Mr. Whiten. Ms. Sewell called for a vote. The motion was approved 4/0.

**6. Adjourn** – Mr. Blanton made a motion to adjourn the meeting at 4:55 PM; seconded by Mr. Cantrell. Ms. Sewell called for a vote. The motion was approved 4/0.

## Attachment A

### **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**

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.
- SC DHEC approved storm water retention/detention areas
- SC DHEC 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.

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