

Agricultural Advisory Board Agenda

December 13, 2021



1. Call to order
2. Approval of minutes
 - November 8, 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 or 864-638-4218, so that we may receive your comment and read it into the record.
4. **Introduction** – James Coley, Planning Director
5. **Discussions** – [to include Vote and/or Action on matters brought up in discussion if required]
 - **Proposed Development Standards**
 - i. Communication to County Council - letter
 - ii. Presentation to County Council
 - **Road Safety and Agriculture**
 - i. Communication to County Council – letter
 - ii. Presentation to County Council
6. **Adjourn**

Oconee County Agricultural Advisory Board

When & Where

5:00 PM

Monday, December 13, 2021

Council Chambers

415 South Pine Street

Walhalla, SC 29691

Alternative participation

YouTube: “YourOconee”

Staff contact

846-638-4218

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

5:00 PM, Monday November 8, 2021

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present

Ashley Townsend
Debbie Sewell
Tessa Moxley

Rex Blanton
Kim Alexander
Kerri Roach

Staff Present

Laura Zimmerman

Media Present

None

1. **Call to order** – Ms. Sewell called the meeting to order at 5:02pm
2. **Approval of Minutes** – October 11, 2021. Ms. Alexander made a motion to approve minutes, with corrections, seconded by Ms. Townsend. Ms. Sewell called for a vote. The motion passed 4/0. Mr. Blanton arrived after the vote.
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 or 864-638-4218, so that we may receive your comment and read it into the record.*
4. **Presenters** – [to include Vote and/or Action on matters brought up in discussion if required]
 - a. **Mandolin Bright**, Oconee County Food Council
 - i. Recap on the establishment and ongoing organization of the Oconee Food Summit, Food Alliance, and Oconee Food Council.
 - ii. Requesting support and partnership from the Ag Board.
 1. Ms. Sewell expressed support on behalf of the Ag Board.
5. **Discussions** – [to include Vote and/or Action on matters brought up in discussion if required]
 - a. **Road Safety and Agriculture** – discuss progress with SCDOT/Oconee County Roads & Bridges and Post Office

Oconee County Administrative Offices

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

- i. Mr. Whiten has written a letter that he would like to present to the County Council.
 - ii. Ms. Sewell stated plans to draw up a letter on behalf of the Ag Board.
 - b. **Proposed Development Standards** – Discuss Planning Commission’s proposed ordinance as it relates to Agricultural and Forestry lands. Make recommendations for improvements/clarifications for presentation to County Council.
 - i. Ms. Sewell submitted emails to the Planning Commission with edits that were discussed in the AAB meeting on October 11th.
 - ii. Mr. Smith read out some edits that were made to the original proposed development standards document. An original version and an updated Version B will be presented at the upcoming public hearing at 5:00pm on November 15th. Some of the edits are as follows:
 - 1. Added a definition section
 - 2. Screening and buffering stayed the same, except for plant spacing requirements (as long as the screen is continuous, there are no spacing requirements) and a six-month time window for planting.
 - iii. Rex Blanton volunteered to attend the public hearing in support of the Proposed Development Standards on behalf of the Ag Board.
6. **Adjourn-** Ms. Townsend made a motion to adjourn the meeting at 5:46pm, seconded by Mr. Blanton, and approved 5/0.

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Date: December 6, 2021

To: Oconee County Council Chairman John Elliott

From: James Coley

Re: Report to Council: Ordinance 2021-19

Results:

- The Planning Commission has considered the ordinance further, and based on public comments, and the Commission's deliberations, recommends that Council amend 2021-19 to substitute the accompanying "Revision 1, Development Standards" in order to add clarity and make the ordinance more user friendly. The Commission voted to approve the revised ordinance 4-3.

Background:

- The Planning Commission received back, by referral from County Council, 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" with the direction to hold a public hearing, and report back to Council.
- These comprehensive plan strategies support this ordinance: 11.1.1.1, 11.1.2.4, 11.1.2.9, 11.1.3.1
- The Planning Commission held the official public hearing on November 15, 2021, and received additional public comments during the October 4, 2021, October 18, 2021, November 1, 2021 meetings.
 - October 4, 2021, 3 people directed comments to the Commission, 2 for and 1 against the ordinance.
 - October 18, 2021, 1 person directed comments to the Commission, and 1 email was read into record to the Commission, 1 for and 1 against the ordinance.
 - November 1, 2021, 1 person directed comments to the Commission against the ordinance.
 - November 15, 2021, 4 people directed comments to the Commission, 2 for and 2 against the ordinance.

Synopsis of Public Comments:

- Against: Ordinance is governmental overreach and imposes too many restrictions on privately owned property/people.
- For: Some rules are needed as development continues to increase to protect the quality of life in the county. The Agricultural Advisory Board supports revision 1.

To the Maintenance Department, State and County,

Thank you for hearing our concerns. As you know, Oconee County has changed in the last 20-30 years. There has been rural development with more people moving into our area. Also, agriculture has changed. Farmers no longer only farm their own land. They rent and lease land from other people. They have to move large equipment from field to field and this creates problems. Due to the size of machines and the road conditions, it makes it nearly impossible when meeting another vehicle, to get around mailboxes that are right on the side of the road. There's no room to pass. With combines being 13-16 feet tall and 12-14 feet wide, we have problems with limbs and trees that are growing over our roadways. In our county, there are at least 12 large combines and 25-30 large tractors and hay balers. If you could help cut trees and maintain our roads, farmers could move their equipment safer and easier.

ROADS FOR MAINTENANCE- (MAILBOXES, TOO CLOSE, SIGNS AND LIMBS)

1. Snow Creek Rd.
2. Return Church Rd.
3. SC-59-State
4. Worley Rd.-County
5. Callaham Rd.-State
6. Pine Grove Rd.-State
7. Smith Dairy Rd.-State-S-37-52 & S-37-75
8. Cedar Lane-County
9. Mud Creek Rd-County
10. Williams Farm Rd.-County
11. Sam Brown Rd.-State S-37-39
12. Dave Nix Rd.- State Rd. S-37-51
13. State Rd. S-37-116
14. Grant Rd.- County
15. Earle's Grove Rd. -State- S-37-99
16. E. Spearman Rd.-State- 37-86
17. Marrett Rd. -County
18. SC 182-State
19. Greer Rd-State
20. Rock Hill Rd.-State
21. SC 243-State
22. Beaverdam Church Rd.-County
23. Durham Rd.-State S-37-100
24. Herring Rd.-County
25. State Rd. S 37-138