Oconee County Planning Department

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MINUTES
PLANNING COMMISSION MEETING
September 10, 2007

The Oconee County Planning Commission held their regularly scheduled monthly meeting at 7:00 p.m. on September 10, 2007 in the Council Chambers of the Oconee County Administrative Complex at 415 S. Pine St., Walhalla, SC 29691.

Members Present: Tommy Abbott, (Chairman)
                            Randy Abbott
                            Ryan Honea
                            Howard Moore
                            Rex Ramsay

                            Art Holbrooks (Planning Director)
                            Aaron Gadsby (County Planner)

Item 1: Call to Order- Chairman Abbott called the meeting to order.

Item 2: Approval of Minutes - The minutes from the August 13th were not available for the meeting and will be presented to the Commission at the next regularly scheduled Planning Commission meeting.

Item 3: Presentation on Land Use Maps- Mr. Holbrooks gave a presentation on what the process of creating a Current Land Use Map and a Future Land Use Map would require (a copy is attached). Mr. Holbrooks also informed the Commission that creation of these maps would be the primary objective of the community meetings, prior to creating zoning program. Mr. Gadsby showed the Commission examples of the parcel data. Mr. Honea asked for clarification on what was needed regardless of whether or not the Council implemented zoning. Mr. Holbrooks informed the Commission that the Current Land Use Map and the Future Land Use Map will need to be completed regardless of the outcome of zoning in the County. The Commission discussed the zoning process to date; stating that we need to make sure that the public stays well informed.

Item 4: New Business- Mr. Holbrooks informed the Commission that, as the Subdivision Regulations review was complete, the staff would begin the process of reviewing the other chapters of the Unified Performance Standards Ordinance; some draft language would be presented to the Commission within a month or two. Also, a public hearing would be necessary to deal with two road naming issues; supporting documents would be mailed to the Commission in the coming weeks. Finally, Mr. Holbrooks informed the Commission that a county councilman had requested he tell the Commission that the issue of a moratorium on high-rise building on Lake Keowee would be re-introduced at the next Council meeting.

Item 5: Old Business- There was no old business.

Item 6: Public Comment-

Mr. B.J. Littleton spoke out against the county adopting any type of land use maps.

Item 7: Adjourn

Planning Commission Presentation

Land Use Maps

Land Use Maps

► Current Land Use Map
► Future Land Use Map

Current Land Use Map

► A graphic representation of existing land use throughout the county
► Parcel based
► It is not regulatory
► Currently awaiting delivery of land use information from a consultant

Future Land Use Map

► A map showing what the citizens want the county to look like in the future; it does not regulate land use
► Should bring together the goals expressed in all of the elements of the comprehensive plan
► It is not a zoning map, but is critical for zoning and any other future county activity

The creation of a Future Land Use Map is a major focus of the community meetings called for in the Commission's plan to create a zoning program

Importance of Future Land Use Map in Zoning Programs

Regardless of how the implementation of zoning is initiated (referendum, petition, or direct Council action), any zoning regulation on a piece of property **must** reflect the future land use map
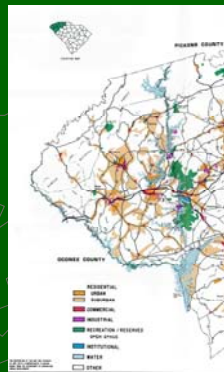
How the Future Land Use Map (FLUM) Guides Zoning

► Example: An agricultural area on a FLUM does not mean that all parcels must be designated as agricultural usage- there may be Residential, Commercial, Mixed Use, and any number of other uses
► Uses must be appropriate for agricultural areas
► Lot sizes tend to be larger- helps preserve agricultural tracts
► Allowable uses are established in the Zoning Enabling Ordinance

Examples of Past Maps

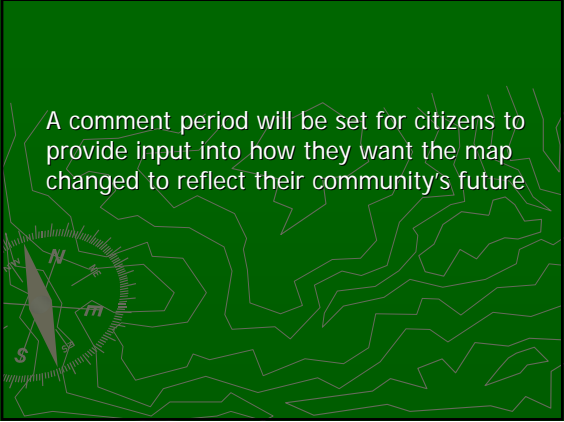**1977 Future Land Use Map- Appalachian Council of Governments**

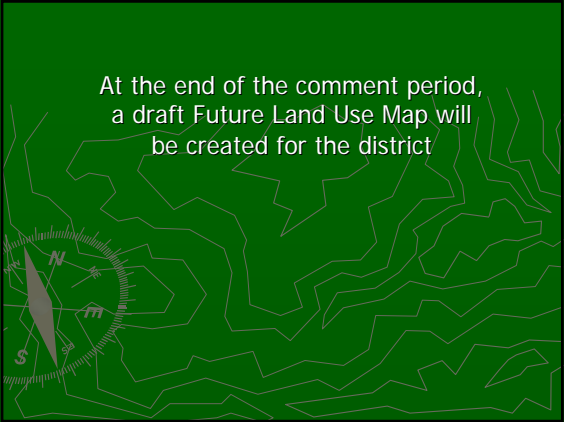**1994 Future Land Use Map- contained in original Oconee County Comprehensive Plan**

How We Plan to Create the New Future Land Use Map

Upon receipt of current land use information, staff will assemble a map based on what we predict will happen- this will merely be a starting point for the community meetings, and will not be considered a suggestion
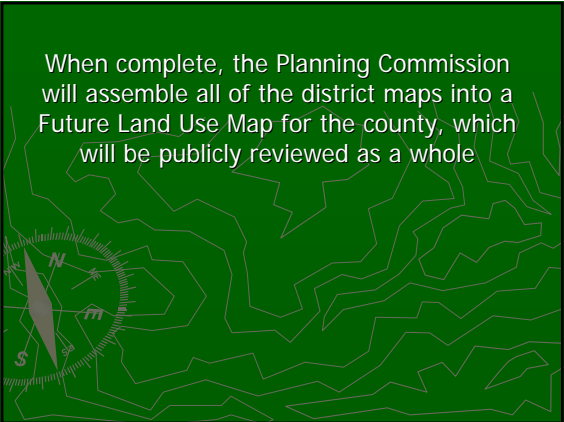

The map will be assembled district by district, with community meetings held in each

A comment period will be set for citizens to provide input into how they want the map changed to reflect their community's future

At the end of the comment period, a draft Future Land Use Map will be created for the district

When complete, the Planning Commission will assemble all of the district maps into a Future Land Use Map for the county, which will be publicly reviewed as a whole

Following the review, it will be
recommended to County Council
for amendment into the
Comprehensive Plan

Map Examples

NOTE: The following example maps are
were created using parcels from a pilot area
of the parcel project, and staff assigned all
land uses shown **for illustration only-**
they are in no way meant to represent
accurate boundaries or actual conditions