

Public Comment
December 8, 2014

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I. Purpose:

Establish the Oconee County Agricultural Advisory Committee (OCAAC) in order to increase the level of representation and participation from the Agricultural community in economic policy and land use policy development as it relates to agri-business, agri-tourism and agricultural activities in general.

II. Role and General Responsibilities:

- a. Identify ways to bolster agri-business, agri-tourism and agriculture in general
- b. Serve as an educational and public awareness forum for agriculture related topics
- c. Coordinate policy development with other jurisdictions and agencies to better promote the agriculture industry on the state level
- d. Make policy recommendations, through the Planning Commission, to County Council regarding agricultural land use policy

III. Membership:

- a. 7 voting – appointed by County Council based on recommendations from agriculture community
 - i. 5 - 7-At-Large
 1. Clemson Extension Office
 2. Traditional Agricultural activities
 3. Agri-business
 4. Silviculture
 5. Agriculture oriented non-profits
- b. Other possible members could include:
 - i. County Council Rep.
 - ii. Planning Commission Rep.
 - iii. School District Rep.
 - iv. Municipal Reps.
 - v. SC Dept. of Ag.
 - vi. CVB

IV. Meetings:

The OCAAC should meet quarterly in order to allow for sufficient time to fully develop policy recommendations.

V. Staff Support:

The OCAAC will be responsible for discussing and exploring a variety of issues that affect the agriculture community. As a result, staff from a variety of county departments could be relied upon depending on what topics are up for discussion. Primarily though, the Community Development Department will be responsible for providing a staff liaison to the OCAAC.

VI. Potential Projects to include but not limited to the following:

- a. Recommend amendments to local ordinances to preserve, protect and promote agriculture
- b. Host workshops on appropriate issues
- c. Recommend ways to improve permitting of agricultural projects
- d. Partner with the South Carolina Food Policy Council to promote food systems planning
- e. Develop a Transfer of Development Rights program



OCONEE SOIL AND WATER CONSERVATION DISTRICT
301 WEST SOUTH BROAD STREET
WALHALLA SC 29691

Rex Ramsay-Chair Lee Keese-Vice Chair
Bob Winchester Sec. Treas.
L.J. Jones Carol Hendrix
Eddie Martin-District Manager

December 4, 2014

Josh Stephens, Etal.
Oconee County Planning Commission

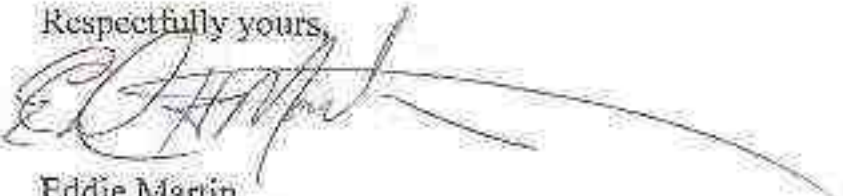
The Oconee Soil and Water Conservation District supports the idea of an Agricultural Committee to represent the needs, concerns and interests of the one of the largest economic contributors in Oconee County. We have questions and concerns that we think merit more discussion on an item that may have an inestimable impact on the agricultural community.

Listed below are our initial items of concern:

1. Who will make the decision as to who will populate this committee?
2. Will the sitting members of this committee represent county council districts or will they be representative of the different agricultural interests, i.e. The Cattleman's Association, The Poultry Growers Association, Bee Keepers, Forestry Association, Equine Community, Fruit and nut producers and the many other agricultural pursuits put forth in this county.
3. Who will they answer to and how will their purpose be accomplished?

We believe the above and other interested parties need to be included in the discourse on the set up of a committee such as this. Also we believe it may be judicious to seek input from other counties that already have an agricultural committee in place so as to glean from their experience. One such person we have had experience with and is held in high regard statewide is Andrea Pietras who coordinated the first agricultural committee in Charleston County and also developed Charleston's small farms markets for local producers.

Respectfully yours,


Eddie Martin
District Manager
Oconee Soil and Water Conservation District
edward.martin@sc.nacdnet.net 864 557 6168

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. DICKINSON DRIVE
CHICAGO, ILLINOIS 60637

RECEIVED
JAN 15 1964



PROF. J. H. GOLDSTEIN
DEPARTMENT OF CHEMISTRY
UNIVERSITY OF CHICAGO
5800 S. DICKINSON DRIVE
CHICAGO, ILLINOIS 60637

Dear Professor Goldstein:

I have received your letter of January 10, 1964, regarding the manuscript of your paper on the kinetics of the reaction of hydrogen peroxide with hydrogen sulfide. The manuscript is being processed through the normal channels of the Journal of Physical Chemistry.

I am sorry that I cannot give you a more definite answer at this time.

The delay is due to the fact that the manuscript is being reviewed by several referees. I am sure that the referees will find your paper to be of great interest and value to the field. I will be sure to let you know as soon as the final decision has been reached.

I am sure that you will understand the need for a thorough review of your work.

I am sure that your work will be published in the Journal of Physical Chemistry. I am sure that your work will be of great value to the field. I am sure that your work will be of great value to the field. I am sure that your work will be of great value to the field.

Very truly yours,
J. H. Goldstein

AGENDA ITEM 5

Sec. 32-214. - Lot improvements.

- (a) *Lot arrangements.* All lots shall be arranged such that there will be no apparent difficulties in securing driveway encroachment permits or building permits for reasons of topography or other conditions and must have driveway access from an approved road. The developer shall be liable for all lots within a proposed subdivision.
- (b) *Lot dimensions.* Except where circumstances such as topography, watercourses, road alignment or existing site boundary configurations dictate otherwise, the following requirements shall apply:
 - (1) Dimensions of corner lots shall be large enough to allow for the erection of buildings observing the minimum yard setbacks from both streets, without encroaching into side and rear yard setbacks, established in the building line section of this chapter.
 - (2) Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for off-street parking and loading facilities required for that type of development, without encroaching into yard setbacks.
- (c) *Lot size.* Minimum lot size shall be .57 acres (approximately 25,000 square feet) with traditional onsite septic tanks served by public water, unless DHEC requires greater area or dimensions. All required set backs shall be met regardless of lot size. No part of a septic system shall be located within any road right-of-way.
- ~~(d) *Building lines.* All building setback lines shall be: Front yard 25 feet from the closest edge of the right-of-way on lots abutting local roads and 40 feet from the right-of-way on lots abutting collector roads. Side yard setback of ten feet from each property line or right of way and rear yards setback of 25 feet from the rear property line or right-of-way except for those abutting collector roads, which shall have a setback of 40 feet.~~
- ~~(e) *Double frontage lots and access to lots.*
 - (1) Every lot shall have at least 25 feet of frontage on a public or private road.
 - (2) Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential traffic from traffic arterials or to overcome specific disadvantages of topography and orientation.
 - (3) Lots shall not in general derive access exclusively from arterial and collector roads. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on arterial and collector roads.~~
- (f) *Usable area.* All lots adjacent to floodplains, creeks, and wetlands should use these natural features as lot boundaries when possible. Lots containing areas unsuitable for usage shall not use these areas in calculating minimum lot area.
- (g) *Septic system setback.*
 - (1) Traditional septic systems shall be constructed so that they comply with all regulations of the South Carolina Department of Health and Environmental Control (DHEC).
 - (2) The applicant shall provide the planning director a copy of all South Carolina Department of Health and Environmental Control (DHEC) permit drawings and an approved DHEC permit application for the proposed septic systems utilized within the development.
 - (3) The developer must demonstrate to the planning director that the proposed development will not adversely affect the present water table and the existing water supplies; and also demonstrate that the proposed water supply system will not be adversely affected by existing septic systems.
- (h) *Lot drainage.* Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area.

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Drainage shall be designed so as to prevent concentration of stormwater from each lot to any adjacent property. Drainage systems used to control water on one property shall not increase the water flow on adjacent properties without legal easements.

- (i) *Lakes and streams.* If a tract being subdivided contains a water body, or portion thereof, the ownership of and the responsibility for safe and environmentally compliant maintenance of the water body is to be placed so that it will not become a local government responsibility. The minimum area of a lot required under this article may not be satisfied by land that is under water. Where a watercourse other than storm drainage separates the lot's buildable area from the road providing access, an engineer's certified structure shall be provided linking the buildable area to the road. All watercourses shall remain free of obstructions and degradations.
- (j) *Easements.* Easements having a minimum width of ten feet and located along the side or rear lot lines shall be provided as required for utilities and drainage.
- (k) *Entrances.* One entrance is required for every 100 lots in a proposed subdivision, or a maximum of 100 lots on a dead end road with a cul-de-sac. This requirement may be waived by the planning director due to topography and feasibility. Every effort shall be made to not have an entrance directly onto an arterial road.
- (l) *Vegetative buffers.* The approval of subdivisions, site plans and/or building permits for construction of new residential units or commercial projects to be located within 1,000 feet of Lakes Keowee, Hartwell, and Jocassee shall be contingent upon the establishment of a natural vegetative buffer of a width of less than 25 feet, with a view land width of no more than 15 percent of the total length of a natural vegetative buffer. The buffer shall meet the following standards:
 - (1) To reduce nonpoint source pollution, a natural buffer of 25 feet shall be maintained with no grasses or ornamental vegetation established within that buffer. To reduce nonpoint pollution a vegetative buffer of 25 feet measured horizontally from the full pond elevation shall be maintained with no manicured laws or other managed grasses established within that buffer. A diverse mix of native plants and unmanaged (uncut below 12 inches and untreated) native grasses are preferred vegetation where available and suited to the site. Additionally, no clear cutting or mowing, cultivation activities, fertilization, use of herbicides, fungicides, or pesticides shall occur within the 25-foot buffer area. Right-of-way maintenance activities by utilities shall be exempt.
 - (2) No trees larger than six-inch caliper at four feet from the ground shall be removed unless certified to be a hazard by a registered forester or arborist.
 - (3) Trees may be limbed up to 50 percent of their height.

This regulation shall exempt projects that are located on parcels lying no closer than 25 feet from a lake shoreline or are located on parcels that are not traversed, either in full or in part, by a perennial stream, designed wetland, or other watercourse within 1,000 feet of Lakes Keowee, Hartwell, and Jocassee. The buffer shall begin at the lake's full pond level.

(Ord. No. 2008-20, Art. 4(4.1—4.12), 12-16-2008)

AGENDA ITEM 5

Sec. 38-10.2. - Control free district (CFD).

~~The usage of parcels within areas designated as "control free" shall not be regulated by this chapter; however, said usage shall comply with all adopted performance standards, overlay districts, or any other applicable ordinance of Oconee County or chapter of the Oconee County Code of Ordinances.~~ The control free district is intended to be the initial zoning district for all parcels within the jurisdiction at the time of initial adoption of zoning in Oconee County, only; any parcel subsequently rezoned to any other district shall not be a part of the control free district at any future date.

*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.)
	N/A	N/A	N/A	25	5	10	65
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.)	
	N/A	N/A	25	5	10	65	

(Ord. No. 2012-14, § 1, 5-15-2012)

Proposed Definition and Intent of Agricultural Residential zoning districts.

Definition: For those areas that have maintained their rural uses, including engaging in agricultural and forestry practices, while the neighboring areas have experienced a growth in residential development not typical to rural areas.

Intent: The Agricultural Residential districts are intended to allow for most agricultural, forestry, and other related uses that are typically found in rural communities. However, in consideration for the residential areas nearby, certain high-impact uses, including a limited type of high-impact agricultural uses, are prohibited in this zoning district.

DRAFT

This document was presented to the Planning Commission, by Mr. Richards who is the representative for District 2, during the Planning Commission held on 12/8/2014.