

Public Comment
May 2, 2016

1. BARWETT

2. Mike Smith

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OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Date: May 2, 2016

To: County Council

From: Planning Commission

Re: Recommendations regarding Recycling

During their regular meeting on **May 2, 2016**, the Planning Commission voted, unanimously, to recommend that County Council:

1. Increase recycling education efforts/programming within school system
2. Improve recycling efforts within Oconee County Administrative Complex and other appropriate Facilities
3. Improve logistics at Convenience Centers
 - Possible traffic flow improvements
 - Increase number of recycle bins to ensure collection continues as items are transported from the centers
 - Review bin replacement procedures with the goal of ensuring centers are 'down' for the shortest amount of time possible
4. Evaluate the role of the municipalities and current relationships between the county and municipalities as they relate to recycling
5. Consider incentives such as a pay-as-you-throw program to help achieve overall recycling goals

Please let me know if you have any questions.

Respectfully,

Joshua A Stephens

	FY 10/11	FY 10/11	FY 10/11	FY 11/12	FY 11/12	FY 11/12	FY 12/13	FY 12/13	FY 12/13	FY 13/14	FY 13/14	FY 13/14	FY 14/15	FY 14/15	FY 14/15
	TONS	REVENUE/LOSS	AVG PRICE/TON	TONS	REVENUE/LOSS	AVG PRICE/TON	TONS	REVENUE/LOSS	AVG PRICE/TON	TONS	REVENUE/LOSS	AVG PRICE/TON	TONS	REVENUE/LOSS	AVG PRICE/TON
ALUMINUM CANS	15.48	\$26,625	\$1,720	13	\$22,952	\$1,766	16.7	\$50,001	\$2,994	16.4	\$26,753	\$1,631	23.8	\$33,316	\$1,400
BATTERIES - Lead Acid	16.16	\$8,226	\$509	9.74	\$5,844	\$600	12.64	\$7,314	\$579	6.92	\$4,152	\$600	6.95	\$4,170	\$600
BATTERIES - Rechargeable	0.61	\$0	\$0	0.64	\$0	\$0	0.7	\$0	\$0	0.92	\$0	\$0	0.78	\$0	\$0
CELL PHONES - # M/YR	N/A	\$385	N/A	N/A	\$275	N/A	0.1	\$296	N/A	0.05	\$148	N/A	N/A	\$153	N/A
CARDBOARD	493.65	\$72,419	\$147	663.59	\$98,736	\$149	556.9	\$64,712	\$116	578.21	\$74,980	\$130	566.83	\$54,111	\$95
CO-MINGLED PLASTIC	119	\$18,324	\$154	85.82	\$19,789	\$231	92.22	\$19,658	\$213	61.89	\$13,114	\$212	77.84	\$11,211	\$144
COOKING OIL	5.56	\$125	\$22	4.8	\$112	\$23	3.42	\$293	\$86	3.02	\$259	\$86	1.3	\$110	\$85
GLASS - BROWN	71.73	\$1,435	\$20	95.74	\$1,915	\$20	75.25	\$1,505	\$20	118.23	\$2,365	\$20	72.16	\$1,227	\$17
GLASS - CLEAR	119.19	\$2,384	\$20	94.97	\$1,899	\$20	142.59	\$2,852	\$20	120.48	\$2,410	\$20	127.39	\$2,238	\$18
GLASS - GREEN	95.27	\$476	\$5	170.71	\$852	\$5	121.08	\$605	\$5	169.57	\$1,230	\$7	124.27	\$249	\$2
PRINTER CARTRIDGES	N/A	\$854	N/A	N/A	\$580	N/A	1.01	\$682	N/A	1.1	\$336	N/A	N/A	\$0	N/A
MIXED PAPER	517.81	\$60,134	\$116	656.72	\$71,766	\$109	545.38	\$38,384	\$70	541.3	\$33,045	\$61	573.34	\$31,454	\$55
NEWSPAPER	123.09	\$13,697	\$111	233.72	\$27,648	\$118	178.54	\$14,391	\$81	185.89	\$13,012	\$70	154.33	\$9,772	\$63
USED OIL @ 7 lbs / gal	81.28	\$18,119	\$223	68.31	\$19,192	\$281	55.68	\$11,137	\$200	56.11	\$13,629	\$243	55	\$12,138	\$221
SCRAP METAL -(2,240 lbs GT)	722.72	\$164,587	\$228	489.57	\$131,944	\$270	423.08	\$86,699	\$205	777.24	\$147,606	\$190	339.44	\$51,808	\$153
TOTALS	2,381.55	\$387,790	\$163	2,587.33	\$403,504	\$156	2,225.29	\$298,528	\$134	2,636.41	\$333,038	\$126	2,122.71	\$211,957	\$100

TIRES / TON	314.23	-\$31,744	-\$101	289.44	-\$29,675	-\$103	244.97	-\$25,316	-\$103	258.61	-\$21,206	-\$82	317.01	-\$26,145	-\$82
TIRE REIMBURSEMENT AND FEES		\$32,502			\$30,341			\$28,731			\$30,875			\$32,160	
NET	NET	\$757		NET	\$666		NET	\$3,415		NET	\$9,668		NET	\$6,015	

DRAFT Ag District 5

Sec. 38-10.6. - Agriculture district 5 (AD-5).

Title: Agriculture district 5.

Definition: Those areas that have traditionally been and continue to be significantly intertwined with agricultural activity and production.

Intent: To facilitate the protection of farm land while allowing sufficient latitude for reasonable development opportunities that enhance the welfare of area residents without imposing negative impacts on agricultural activities.

Dimensional requirements:*

Agricultural and Residential Uses	Density and Lot Size			Minimum Yard Requirements			Maximum Non-Agricultural Building Area
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	10% of Total Lot Area
	5 acres (217,800 sf)	1 dwelling per 5 acres*	100	35	10	20	
Non-Agricultural and Non-residential Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Non-Agricultural and Non-Residential Building Area	
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	50% of Total Lot Area
	5 acres (217,800 sf)		100	35	10	20	

*Dwellings dedicated to housing farm employees shall be excluded in calculating maximum density.

All parcels of record duly recorded in the Oconee County Register of Deeds office on or before (enter date of adoption of this amendment) may be subdivided to create one non-conforming lot, provided resulting parcels conform with all minimum width and setback standards. The Planning Commission may for good cause approve additional subdivisions for bona fide family transfers.

DRAFT Agricultural District 50

Sec. 38-10.6. - Agriculture district (AD-50).

Title: Agriculture district 50.

Definition: Those areas in which agriculture has traditionally, and continues to, be a dominant factor in both the economic prosperity and lifestyle of residents.

Intent: To protect and promote the sustainability of agriculture in Oconee County by limiting the negative impacts resulting from non-agricultural activities on the remaining concentration of prime farm lands.

Dimensional requirements:*

Agricultural and Residential Uses	Density and Lot Size			Minimum Yard Requirements			Maximum Non-Agricultural Building Area
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	10% of Total Lot Area
	50 acres (2,178,000 sf)	1 dwelling per 25 acres*	100	100	250	250	
Non-Agricultural and Non-residential Uses	Minimum Lot Size		Minimum Yard Requirements				Maximum Non-Agricultural and Non-Residential Building Area
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	50% of Total Lot Area
	50 Acres (2,178,000 sf)		100	100	250	250	

*Dwellings dedicated to housing farm employees shall be excluded in calculating maximum density.

All parcels of record duly recorded in the Oconee County Register of Deeds office on or before (enter date of adoption of this amendment) may be subdivided to create one non-conforming lot, provided resulting parcels conform with all minimum width and setback standards. The Planning Commission may for good cause approve additional subdivisions for bona fide family transfers.

Zoning Use Matrix

Uses	AD	AD-5	AD-50	TRD	ARD	RRD	PRLD
Agricultural production, crops, livestock, and poultry	P	P	P	P	X	P	X
Agricultural production, crops, livestock, and poultry (excluding commercial chicken houses, commercial hog parlors, and commercial feed lots)	P	P	X	P	P	P	X
Agricultural support services-veterinarians, kennels, feed/seeds, supply stores, implements, etc.	P	C	C	P	P	P	X
Air strips	S	X	X	S	X	S	X
Auction houses	P	C	X	P	S	P	X
Auditorium/Indoor Public Assembly	S	X	X	P	X	X	X
Bed and Breakfast Inns	C	C	X	P	P	P	X
Building and Trade Contractors, including materials and supply uses	P	X	X	P	S	X	X
Cemeteries and accessory uses	P	P	X	P	P	P	X
Civic, fraternal, professional, and political organizations	PC	X	X	P	P	P	X
Commercial Fishing, Hunting and Trapping	P	C	X	P	S	S	S
Communications towers	S	S	S	S	S	S	S
Conservation subdivisions	C	X	X	C	C	C	X

DRAFT Zoning Use Matrix – Includes Suggested Agricultural Zoning Standards FOR DISCUSSION ONLY

Convenience stores (excluding motor vehicle services)	S	X	X	P	S	S	X
Correctional facilities and half-way houses	X	X	X	X	X	X	X
Day Care Facilities (all ages)	PX	X	X	P	S	S	X
Distribution and other Warehouses	PC	X	X	P	X	X	X
Educational buildings, and Research Facilities (all types)	S	S	S	S	X	S	P
Emergency services	P	P	P	P	P	P	X
Farm and roadside markets	P	P	P	P	P	P	P
Financial Services	SX	X	X	P	X	X	X
Forestry/Silviculture	P	P	P	P	P	P	P
Fuel supply services	P	X	X	X	X	X	X
Funeral homes and services	X	X	X	X	X	X	X
Golf courses, country clubs, driving ranges	X	S	X	S	S	X	X
Government buildings (excluding correctional facilities)	S	S	X	P	X	P	P
Group Homes	SX	X	X	S	S	S	S
Greenhouses, nurseries, and landscape commercial services	P	P	P	P	P	P	X
Gun and Archery clubs and shooting ranges	SP	S	P	S	X	S	X

DRAFT Zoning Use Matrix – Includes Suggested Agricultural Zoning Standards FOR DISCUSSION ONLY

Health care services, service retail, and emergency short term shelters	P S	S	S	P	S	P	X
Home occupations and businesses	C P	P	P	C	C	C	X
Hotels, Motels, and Inns	S X	X	X	S	X	X	X
Laundry Mats	P C	X	X	P	P	X	X
Laundry and dry cleaning services	X	X	X	P	X	X	X
Light Manufacturing	S C	C	X	P	X	X	X
Liquor stores and bars	X	X	X	X	X	X	X
Lumber and saw mills (permanent)	P	X	S	P	X	X	X
Lumber and saw mills (portable)	P	C	C	P	P	P	P
Manufactured Home Dealer	X	X	X	X	X	X	X
Heavy Manufacturing	X	X	X	X	X	X	X
Marinas	S	X	X	S	S	S	S
Mini storage or mini warehouses	X	X	X	X	X	X	X
Mining	S	X	X	S	X	X	X
Mixed Use Buildings and parcels	P C	C	X	P	X	P	X
Motor vehicle parking and garages (as a principal business use)	X	X	X	X	X	X	X
Motor vehicle sales and rental	X	X	X	S	X	X	X
Motor vehicle services and repair	P	X	X	P	P	X	X

DRAFT Zoning Use Matrix – Includes Suggested Agricultural Zoning Standards FOR DISCUSSION ONLY

Motor vehicle services and gas stations (excluding truck stops)	P C	X	X	P	X	P	X
Movie theater	X	X	X	P	X	X	X
Multi-family residential development (structures containing 5 or more residential units)	X	X	X	P	S	X	X
Multi-family residential development (structures containing no more than 4 residential units)	X	X	X	P	S	X	X
Museums, cultural centers, historical sites, sightseeing, and similar institutions	P	C	C	P	P	P	P
Office uses, general	X	X	X	P	X	X	X
Outdoor Retail	P	P	X	P	P	P	X
Places of worship	P	P	P	P	P	P	P
Public, Private, and Commercial parks and recreation, camping or social facilities	P	C	X	P	P	P	P
Public and private utilities	P	P	P	P	P	P	P
Railroad stations	X	X	X	P	X	X	X
Residential care facilities	X	X	X	S	X	S	X
Restaurants (up to 2,500 square feet)	P	C	C	C	S	C	X
Restaurants (greater than 2,500 square feet)	S	S	X	S	X	S	X

DRAFT Zoning Use Matrix – Includes Suggested Agricultural Zoning Standards FOR DISCUSSION ONLY

Retail uses (up to 5,000 square feet)	S	S	X	P	S	P	X
Retail uses (5,000—50,000 square feet)	X	X	X	S	X	S	X
Retail uses (greater than 50,000 square feet)	X	X	X	X	X	X	X
Roadside Stands	P	P	P	P	P	P	X
Salvage yard, Junkyard, and Recycling Operations	S	S	X	S	X	X	X
Single-family detached residential	P	P	P	P	P	P	X
Single-family subdivisions (10 units or less)	S	X	X	P	P	P	X
Single-family subdivisions (more than 10 units)	X	X	X	S	X	X	X
Solid waste landfill and Waste Management Services; (excluding hazardous waste)	S X	X	X	S	X	X	X
Taxidermy, slaughter houses and wild game processing	P	C	C	P	S	P	X
Waste management services (excluding hazardous waste)	S X	X	X	S	X	X	X

X—Not permitted

P—Permitted

C—Conditional use - permitted if conditions are met

S—Special exception - approved by Board of Zoning Appeals

The front facades and other portions of commercial buildings situated so as to be visible from public areas shall include no less than twenty percent (20%), in the aggregate at any time, excluding those glazed areas, of a combination of two or more of the following materials:

- a. Stone (to include stacked stone, cultured and field stone);
- b. Painted pre-cast/tilt wall or other concrete systems that give the appearance and texture of stone, wood, or other natural materials approved by this section;
- c. Masonry, including brick, block and split-face block;
- d. *Hardie Panels* or other materials giving the appearance of wood;
- e. Metal panels, including standing seam roofs or awnings (corrugated metal panels may not be utilized as the primary wall material); and,
- f. Exposed wood beams or material giving appearance of wood beams.

Although no specific design guidelines shall be imposed, the selected materials shall be configured by appropriate licensed design professionals to be consistent with the elements of ‘Appalachian Rustic Elegance’ theme officially endorsed by Oconee County (reference *Destination Oconee: Realizing the Future of Oconee County*).

No non-residential or non-agricultural building visible from the public traffic lanes shall be constructed of unadorned concrete masonry units (concrete blocks), corrugated metal, and/or sheet metal.