

Public Comment
June 6, 2016

1. BARWETT

2. MIKE SMITH

3. JOHN WENDORF

4. JIM CODNER

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

Update: Commission Goals 2016

June 6, 2019

Complete Review/Update of the Comprehensive Plan

- In progress
- Wrap up Elements
- Resolution
- Send to Council

Complete the review of Chapter 32 and Chapter 38

- In progress
- 32/4 cell towers
- 32/6 subdivision
- 32/8 signage
- 38 zoning

Work to facilitate increased Recycling

- DONE

Define Appalachian Rustic Elegance design concept

- In progress
- What should it address?
- Where should it apply?
- How should it apply?

**Develop and implement policies
recommended under Destination
Oconee**

- Not in progress
- Coordinate with OEA on work with citizen advisory committee
- Shared Planner is currently in the budget

Staff Request

- Staff request that the Commission prioritize the above goals.

Item 6: Residential Zoning

- Staff is continuing to gather input
- Input so far:
 - Consider not restricting square footage
 - 25' height limit is too restrictive
 - Must amend Ch. 26 Road Standards to allow type of project
 - Zoning or subdivision standard?
 - Application, review process?

Item 7: Rustic Elegance

- Staff is continuing to research the matter
- Exterior Façade – wall finish
 - Brick – unpainted, stained and painted; color should be consistent with existing context or be selected from provided color pallet
 - Stone and cast stone – dressed and undressed stone are appropriate
 - Stucco – should be sparingly as an accent
- Exterior Façade – visible attachments
 - Chimney – brick, stucco, stone and/or cast stone
 - Chimney caps – copper or vitrified clay
 - Flues – stainless steel, painted metal, copper or clay
 - Decks – wood and/or synthetic wood product with colors in keeping with general design
 - Signs – wood, painted metal, stainless steel or copper
 - Awnings – canvas membrane with painted light metal frame, painted metal, stainless steel or copper

Item 7: Rustic Elegance

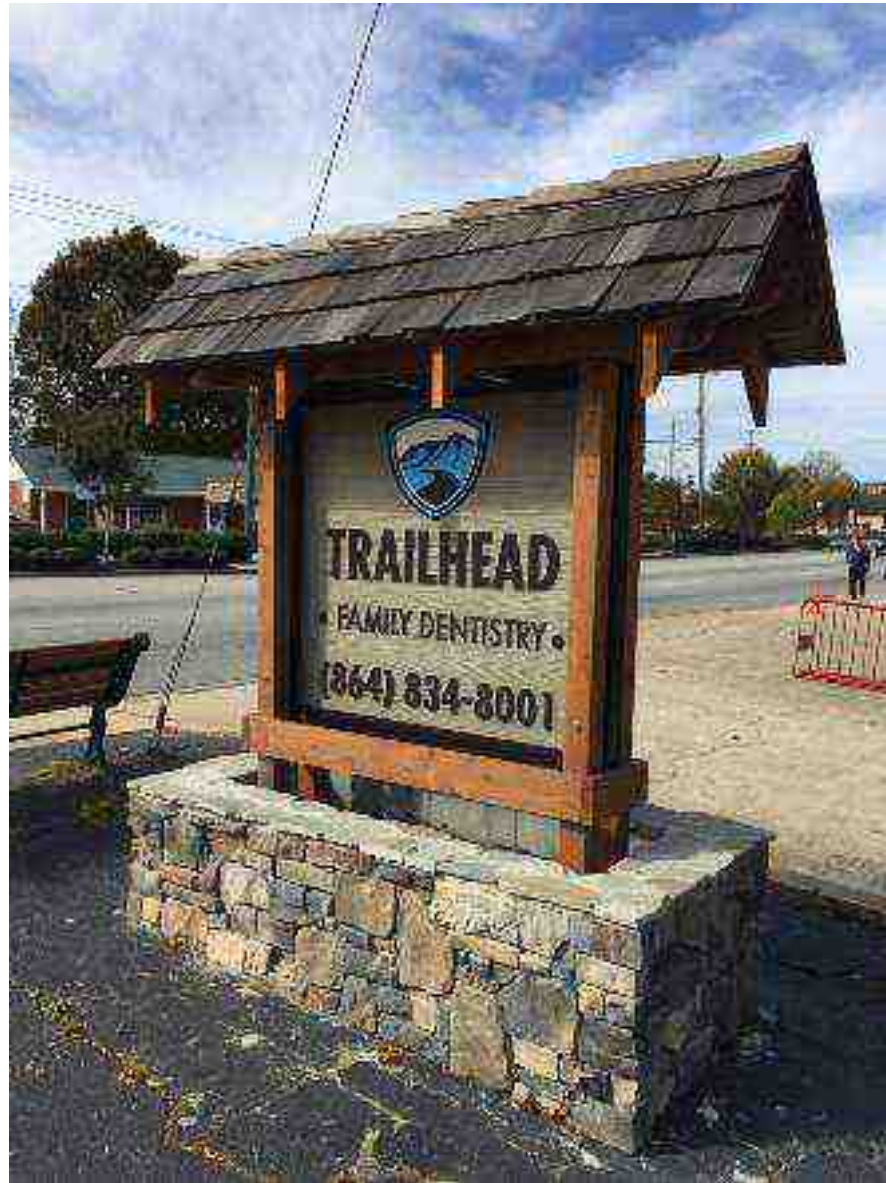
- Signage
 - Freestanding
 - No larger than 50 sqft
 - Max height of 10'
 - Shall monument and ground mounted
 - Contain no more than 2 colors not including black or white
 - Wall Signs
 - One per location
 - No larger than 50 sqft
 - Projection limit of 15 inches
 - Window Signs
 - Shall not exceed more than 20% of gross window area Exterior Façade – visible attachments
 - Portable Signs
 - One per location
 - No larger than 16 sqft
 - Shall be removed at the close of business daily

Item 7: Rustic Elegance

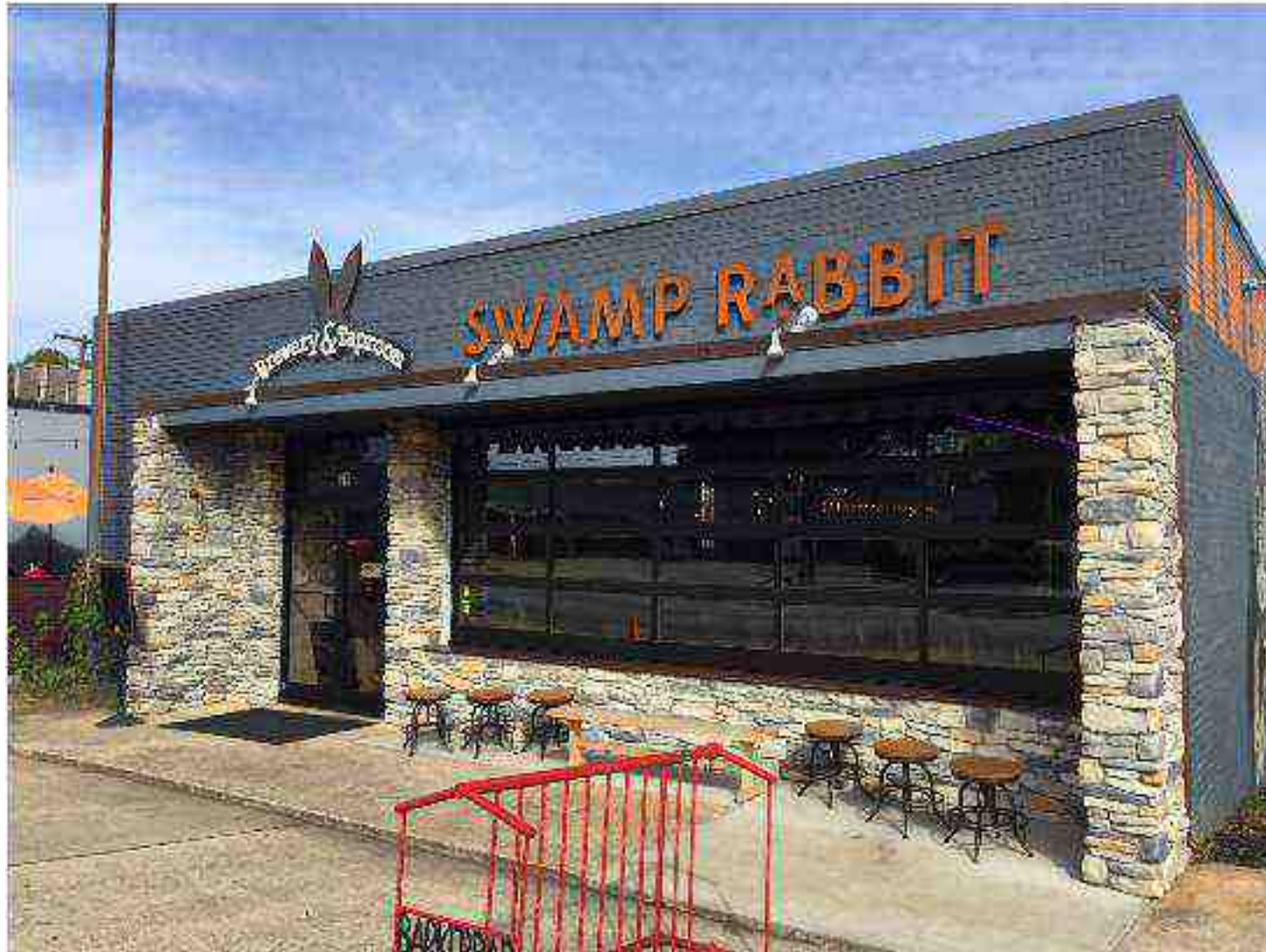
- Signage
 - Open Signs
 - One per location
 - No larger than 3 sqft
 - No more than 2 colors
 - Neon lighting may be utilized
 - Shall not blink, flash, rotate, scroll or animate
 - General
 - Shall not blink, flash, rotate, scroll or animate
 - Shall not utilize colored lighting for internal or external illumination
 - Shall not use neon lighting













OCONEE COUNTY CORRIDOR PLAN

COMMUNITY DEVELOPMENT DEPARTMENT

WHAT IS A CORRIDOR PLAN?

- **Analysis** of the impact resulting from the interplay between land uses, transportation systems and growth along a route
- Analysis is used to **define a vision for future growth** and development along corridor
- Used to **develop and implement policies** that establish a framework **that align** investment, and development patterns with the established vision

PLAN COMPONENTS

- Inventory and analysis of existing conditions
- Define a vision for the future
- Policy recommendations
- Implementation strategies

MAJOR CORRIDORS IN OCONEE COUNTY

- Based on the direction of County Council, staff has identified three primary transportation routes to be considered for the adoption of corridor plans:
 - US Highway 123/Clemson Blvd.
 - SC Highway 11
 - SC Highway 59, Fair Play, I-85 Exits 2, 4
- Secondary corridors to consider in the process
 - US Highway 123 into Westminster
 - SC Highway 28
 - SC Highway 176
 - SC Highway 130
 - A number of nodes (intersections)

US HWY 123/CLEMSON BLVD

US HIGHWAY 123: INVENTORY OF CONDITIONS

- Initial study area - between Clemson and Seneca
- Major regional corridor and route of transportation in Oconee County



US-123: EXISTING CONDITIONS





















US 123: ITEMS OF CONSIDERATION

Assets (+)

- Clemson University
- Transportation
- Commercial development
- Connectivity
- Seasonal visitors for Clemson sporting events
- Development potential
- Tourism Destination

Liabilities (-)

- Lack of zoning and overlay districts
- Clemson-owned property
- Existing rail right-of-way
- Billboards and other signage
- Lack of bus transit stops

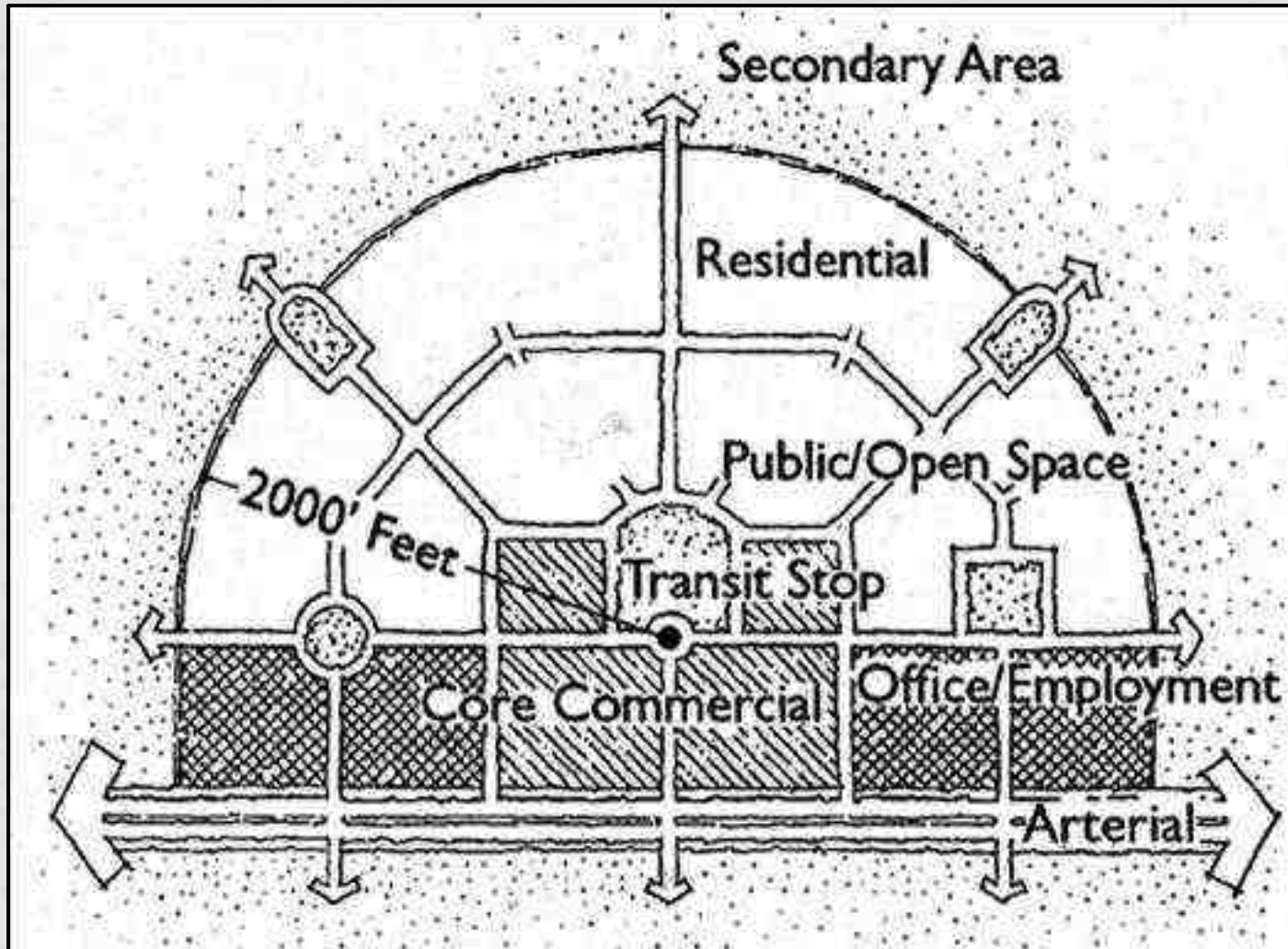
US 123: VISION OF THE FUTURE

- Establish economically diverse gateway
- Encourage a mix of land uses by regulating the use, form, design, and compatibility of development
- Integrate public transportation within new development
- Establish design standards that display the qualities of *Appalachian Rustic Elegance*

US 123: DEVELOPMENT POLICIES

- Encourage Mixed-Use:
 - Higher Density
 - Small lot size, zero lot line
 - Integration of diverse housing types and commercial uses
- Improve Connectivity
 - Incorporate bus stop within new development
 - Shared parking
- Aesthetics
 - Appalachian Rustic Elegance
 - Signage – monument, limited height, limit off-premise, gateway and way finding
 - Buffering and landscaping

ENCOURAGE MIXED USE





ASPECTS OF MIXED-USE

- Housing that fills an unmet need
- Provides amenities and transportation
- Requires the appropriate type of tenants and quality structures
- Architecture that creates a sense of place

IMPROVE CONNECTIVITY



AESTHETICS





SC HIGHWAY 11

SC HIGHWAY 11: INVENTORY OF CONDITIONS

- Scenic views
- Lake access
- Connecting access of I-85 to Walhalla, Westminster, West Union, Lake Keowee, Pickens
- Gateway to South Carolina
- Limited Regulations

















SC HIGHWAY 11: ITEMS OF CONSIDERATION

Assets (+)

- Scenic views
- Natural landscape
- Lakes/recreation
- Gateways
- Connectivity
- Sewer South
- Industrial/Technology Park
- Agriculture
- Interstate 85
- Exit 1

Liabilities (-)

- Billboards and other signage
- Development on areas of conservation
- Unsuitable land-uses
- Damaging views
- Increased traffic concerns
- Interstate 85
- Major thoroughfare
- Limited land development standards

SC HIGHWAY 11: VISION OF THE FUTURE

- Protection of natural landscape and scenic views
- Encourage appropriate land-uses in suitable areas
- Promote agriculture-related activities and operations
- Establish design standards for future commercial development
- Plan envisioned to be implemented in three sections: I-85/Southern Oconee; Northern Oconee; Walhalla Region

SC HIGHWAY 11: DEVELOPMENT POLICIES

- Preservation and Promotion of Natural Resources:
 - Cluster Development & Traditional Neighborhood designs, where appropriate
 - Small lots, higher density, green space
 - Neighborhood scale road standards
 - Encourage agricultural and conservation zoning, where appropriate
 - Lower density, larger lot size
- Focused Growth:
 - Encourage commercial and industrial development within nodes and established parks
- Aesthetics:
 - Buffering and landscaping
 - Signage – monument, limited height, no off-premise
 - Appalachian Rustic Elegance

FOCUSED GROWTH



HWY 11 - HWY 28



HWY 11 - HWY 28



HWY 11 - HWY 24



PRESERVATION OF LAND



Before



After



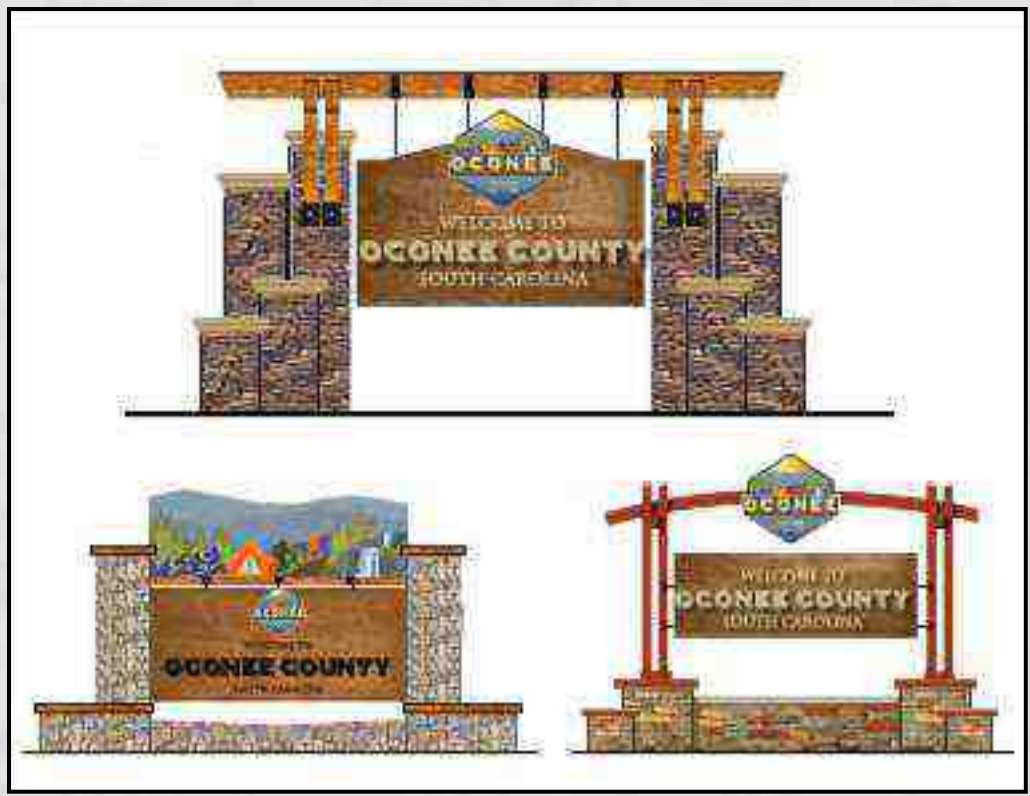






AESTHETICS













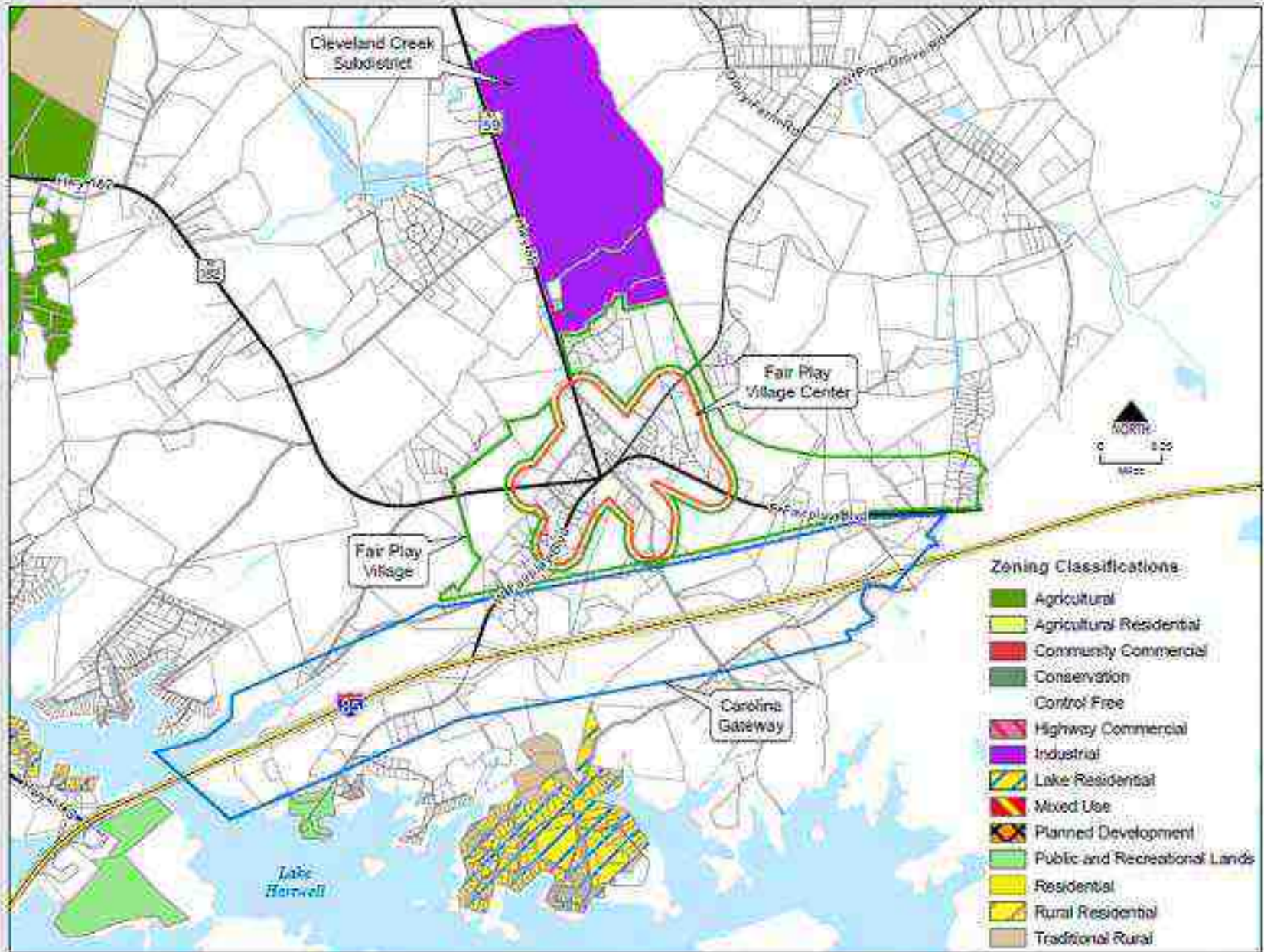


SC HWY 59, FAIR PLAY, EXITS 2 & 4

SC HIGHWAY 59: INVENTORY OF CONDITIONS

- Connecting I-85 and Fair Play to Seneca
- Land uses
- Lake Hartwell
- Carolina Gateway Subdistrict
- Fair Play Village Subdistrict
- Fair Play Village Center
- Industrial District





SC HIGHWAY 59: ITEMS OF CONSIDERATION

Assets (+)

- Connectivity between I-85 and Seneca
- Fair Play as a town center/hub for commercial
- Industrial District for development and job creation
- Agriculture-related activities and operations
- Exits 2 & 4
- Sewer South & Expansions
- **Available Land**

Liabilities (-)

- Minimal Standards:
 - Existing overlay districts
- Limited retail and commercial in village node
- Incompatible uses
 - Lack of policy
- Balance between industrial center and village center in terms of traffic impacts
- **Available Land**





SC HIGHWAY 59: VISION OF THE FUTURE

- Improve aesthetic value of residential and commercial development
- Protect agriculture-related activities and operations
- Promote industrial/commercial development while maintaining rural village character
- Establish design standards for future commercial development
- **Vision will be impacted by Sewer South**
 - **How will we define that impact?**

SC HIGHWAY 59: DEVELOPMENT POLICIES

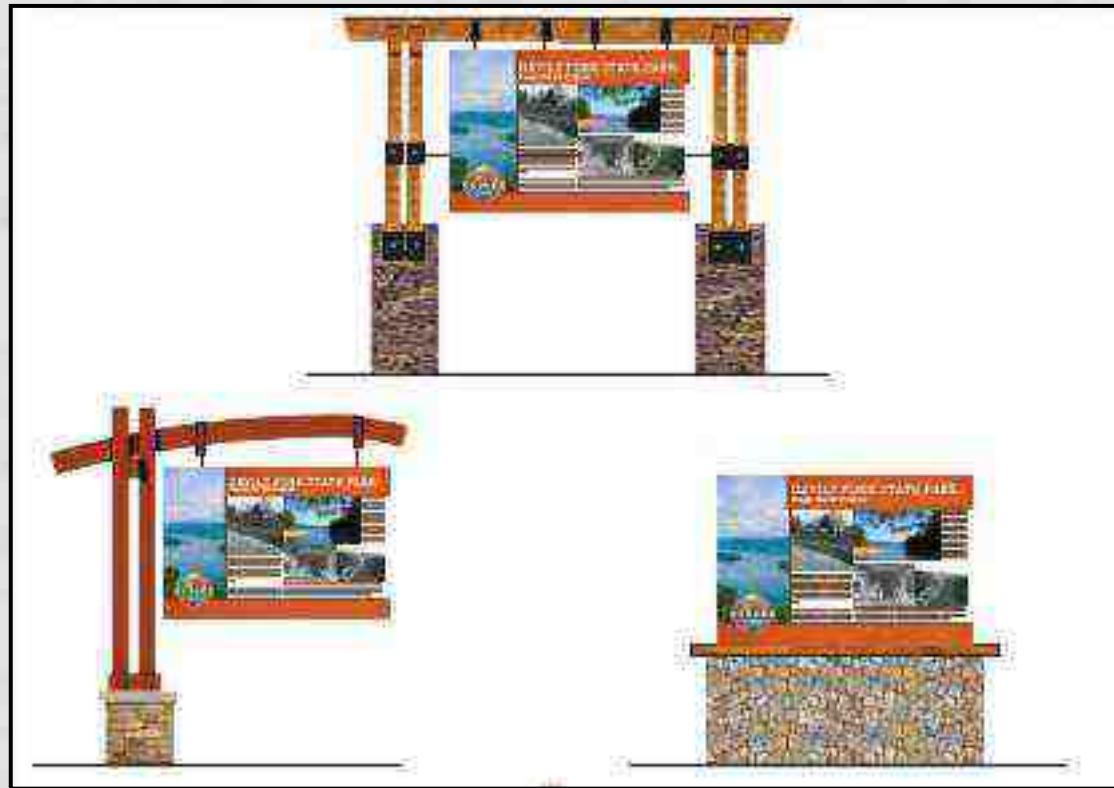
- Aesthetics
 - Appalachian Rustic Elegance
 - Buffering and landscaping
 - Signage – monument, limit height, limit off-premise
- Focused Growth
 - Designate future commercial & industrial centers
- Connectivity
 - Shared parking
 - Sidewalks
 - Implement form-based code into overlay
- Preservation and Promotion of natural and agricultural resources
 - Village
 - Higher density, smaller lots, green space, sidewalks
 - Agricultural and conservation zoning
 - Lower density, larger lot size

AESTHETICS





AESTHETICS



FOCUSED GROWTH

- Directing growth away from sprawl patterns of development
- Focusing on existing and new compact, mixed-use centers in priority transportation corridors
- Builds growth capacity
- Increases property values
- Reduces the growth in traffic congestion

