

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

AGENDA

6:00 pm, **Tuesday October 23rd**, 2018

Council Chambers - Oconee County administrative complex

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes – 10/01/2018
4. Planning Commission / Consultant comprehensive plan workshop
5. Public / Consultant comprehensive plan workshop
6. Old Business
7. New Business
8. Adjourn

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at achapman@oconeesc.com.

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MINUTES

6:00 pm, **Monday, October 1st, 2018**

Council Chambers - Oconee County administrative complex

Members Present:

Frankie Pearson

Alex Vassey

Gwen McPhail

Andrew Gramling

Mike Johnson

Brad Kisker

1. **Call to Order-** Mr. Pearson called the meeting to order at 6PM
2. **Invocation by County Council Chaplain**
3. **Pledge of Allegiance**
4. **Approval of Minutes** – 09/06/2018 - Motion by Mrs. McPhail, seconded by Mr. Gramling, 6-0 approved
5. **Public Comment for Non-Agenda Items (3 minutes per person)** - None
6. **Staff Update** - None
7. **2020 Comprehensive Plan**
 - a. Public Comment for Agenda Item - None
 - b. Discussion / Vote
Mr. Chapman updated the Commission on the work being done towards the first set of Comprehensive plan related meetings.
8. **Discussion on I-85 Overlay in specific regards to the Fairplay Village and Fairplay Village Center sub-districts**
 - a. Public Comment for Agenda Item - None
 - b. Discussion / Vote
Mr. Chapman updated the Planning Commission on the background of this overlay district and the issues related to opening a business in the Fairplay sub-districts of the I-85 Overlay. Mr. Chapman noted that the intent was to allow the residents of Fairplay to have control over their community however the way the law was put on paper is overly cumbersome. Based upon research by Mr. Chapman he concluded that the mention of “Appendix A” of the Oconee County Code of Ordinances, for all non-agricultural and non-residential uses was an oversight and the intent was to allow the BZA to utilize the protocols of “Appendix A” if the BZA saw fit. Mr. Root gave the procedural posturing of the need for a report back to Council regarding the propose amendments. Mrs. McPhail made the motion, Mr. Kisker seconded the motion, and the motion passed 6-0
9. **Discussion on Protection of Agricultural Lands**
 - a. Public Comment for Agenda Item
 1. Dr. Sandra Gray, member of the Oconee County Agricultural Advisory Board - Dr. Gray noted that agricultural uses are often incompatible with residential uses. The best buffer between agricultural land and residential land is horizontal separation. The increasing residential sprawl could negatively impact organic farms and chemical free farms. Should the burden be placed on farms when

residential uses encroach upon state regulated buffers taking more agricultural lands out of production?

2. Dr. Tim Drake, Clemson University, State Etymologists - This issue, of agricultural lands being encroached upon, is a state and nation wide issues. Dr. Drake noted that certain chemicals used by farmers have regulations that preclude their use within a certain distance of residences. This built in usage requirement often times takes hundreds of acres out of production when homes are built adjacent to agricultural properties. Dr. Drake is in favor of imposing regulatory setbacks when adjacent to agricultural lands. Dr. Drake noted that spray drift from residences next to organic farms this could ruin an organic farms certifications. Even not next to organic, herbicides sprayed next to agricultural lands could ruin non-organic crops as well. Dr. Drake recommends a 100' vegetated buffer for residences and larger buffers around school and other community facilities. Dr. Drake handed out some research materials for the Commission said.

3. Tim Donald, Farm Bureau - Mr. Donald believes 100' buffer is a bare minimum for a buffer. Mr. Donald noted that poultry is the largest section, economically, for Oconee County. DHEC regulates poultry houses to be 400' from a property line and 1000' from a residence. Encroachments of residences are harming farms. Mr. Donald noted that the Farm Bureau is bringing language before the state legislature that requires any new development adjacent to an existing farm that the new development has to meet all the same setbacks that the farm has to adhere to. Current regulations are squeezing out the farms and preventing the farms from planning for the future. Since the Poultry Bill for the State originated in Oconee County, creation of buffers starting in Oconee County would set a standard for the state.

4. Debbie Sewell, member of the Agricultural Advisory Board - Mrs. Sewell noted that residences adjacent to farms should have to meet the same setbacks as the farm. Mrs. Sewell noted that neighbors using pesticides don't use them with the same care that farmers are required to.

b. Discussion / Vote

Mr. Pearson asked Mr. Donald what the current DHEC setbacks can be used for. Mr. Donald noted they could graze it and in some cases spread chicken litter. Mr. Donald noted that they are highly regulated. Mr. Johnson asked if there is a size or density in questions. Mr. Chapman noted how this came before the Planning Commission. Mr. Johnson noted that the Planning Commission has to balance personal property rights versus the need for a securer food supply and future for agriculture. Mr. Johnson asked if a buffer is the best solution or can zoning be utilized? Mrs. McPhail noted that when residences come in on their own property it still impacts farmer's lands. Mr. Donald noted that a waiver is a possibility if setbacks for CAFO are not possible. But that requires two willing parties, but that is not always forthcoming. Dr. Drake noted that the law regarding setbacks does not differentiate between a family house or a new subdivision regarding setbacks. Dr. Drake reasoned his suggestion of 100' pertained to chemical application and not necessarily animal rearing. The state has strict protocols about drift of chemical applications from farms onto adjacent properties. Mr. Pearson noted that weather the setback is on the farmer or residence, that being taxed on property that is not buildable is not right and should not be the norm. Dr. Drake noted that in other states where buffers are required developers utilize these vegetated buffers as a positive addition to the development. Mrs. McPhail noted that it makes sense to have the rest of the population follow the same rules the farmers have to follow. Mr. Kisker noted that almost 17% of the land area of the county is zoned agricultural and that any decision made needs to realize the amount of land impacted and asked for some maps and data provided. Mr. Johnson requests that

the Agricultural Advisory Board provides more information for the Planning Commission to look at. Mr. Johnson noted that farms are businesses and like any other business they need to know the rules before they get into the business however with the setbacks being dependent on the neighbors usage is worthy of the Planning Commission's time. In the interest of the future of agriculture, Mrs. McPhail noted, buffers from residences should not lessen the ability of farmers to farm their land. Mr. Kisker asked Mr. Root if this legislation would be lawful. Mr. Root noted that there is precedent in other states for this kind of language and drafting of the language would have to be done carefully. Mr. Chapman noted that he will bring sample legislation, maps and other information from the AAB.

10. Old Business / New Business - None

11. Adjourn - 7:15



Oconee County Comprehensive Plan *Update*

Meeting with Planning Commission

October 23, 2018, 6 PM

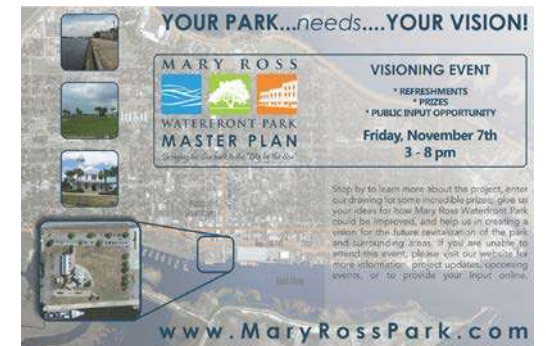


The Matheny-Burns Group
Planning, Grants, Resource Development

WHO WE ARE

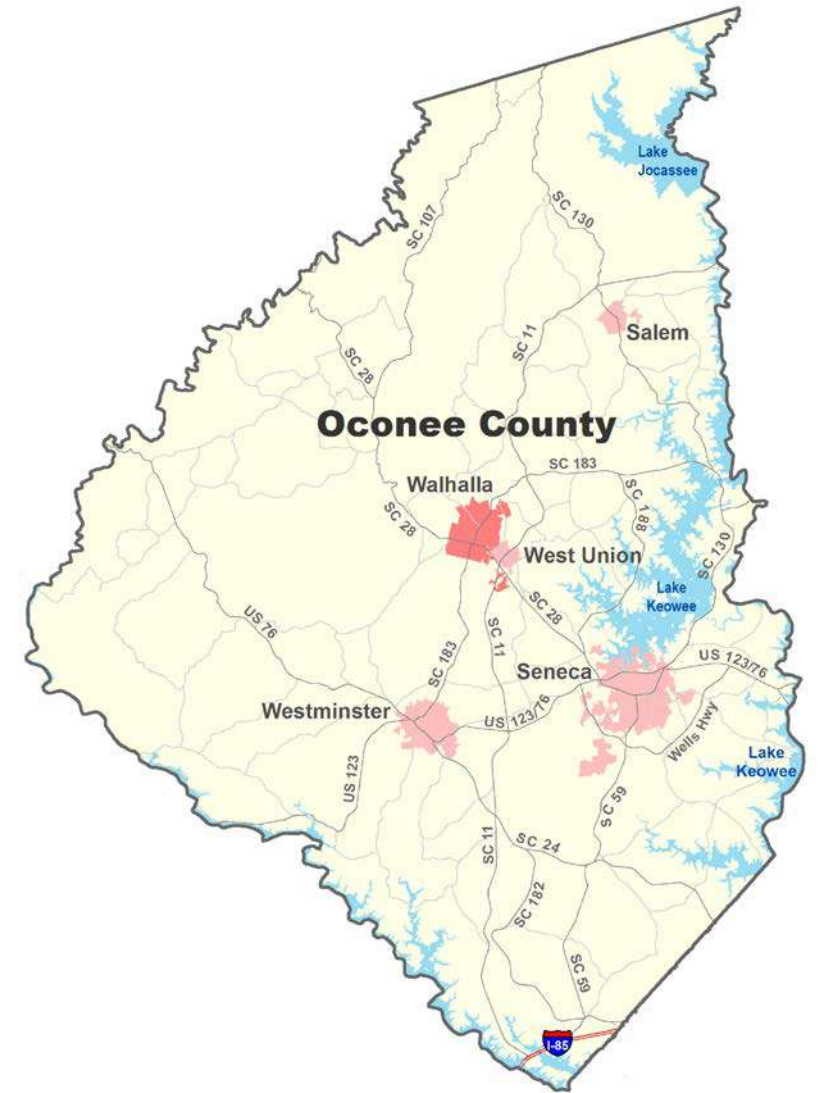
WHAT WE VALUE

- A Total Team Environment
- Open and Honest Collaboration
- True Customization of Processes and Products
- Results



HOW WE WILL HELP

- Provide professional services to help you update your plan consistent with S.C. Law
- Facilitate public meetings and meetings with focus groups to solicit input on the plan update
- Update maps, data, and text as needed
- Work closely with staff to make sure changes are acceptable, consistent, and implementable
- Prepare and provide Comprehensive Plan draft to Planning Commission and County Council for review and adoption



OUR DRAFT SCHEDULE

2018

October—Project Kick-off: focus groups, Planning Commission, Public

November-December—Data Collection, Research, Analysis, Synthesis

2019

January—Focus groups, Planning Commission, County Council

February-April—Plan element editing/creation

May-June—Plan element editing with staff and Planning Commission

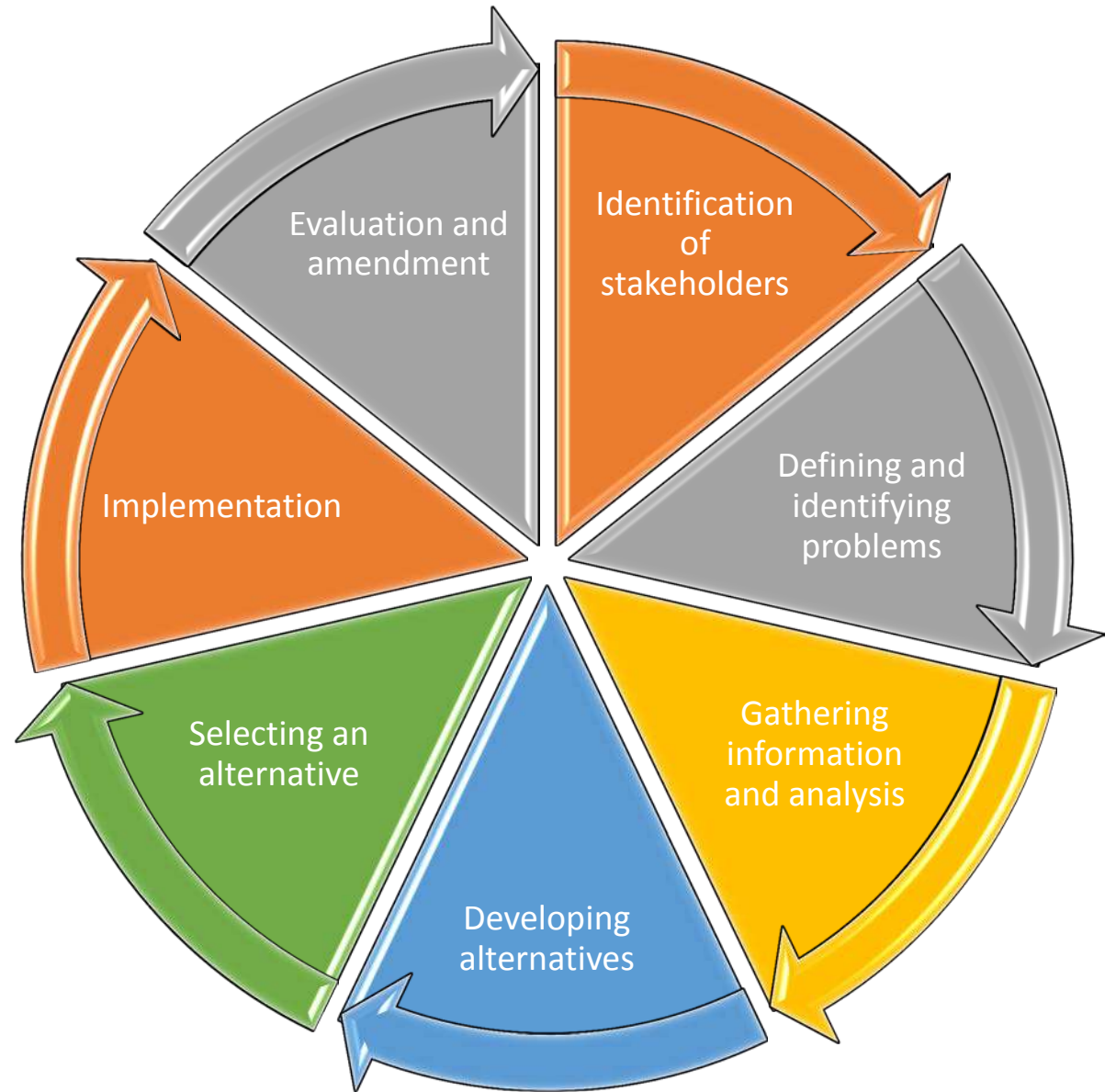
July-August—Plan review with focus groups, Planning Commission, Public

September—Formal presentation of the Draft Comprehensive Plan Update to PC and CC

October—Additional reading

November--Adoption

The Planning Process



Planning Considerations

- Application of legal principles
- Budgets and financing options
- S.C. enabling legislation requirements
- GIS/spatial analysis
- Data/information gathering and analysis
- Policy analysis
 - Ability to implement
- Schedules
- Intergovernmental relationships
- Project management
- Public/private balance

Why Do a Comprehensive Plan?

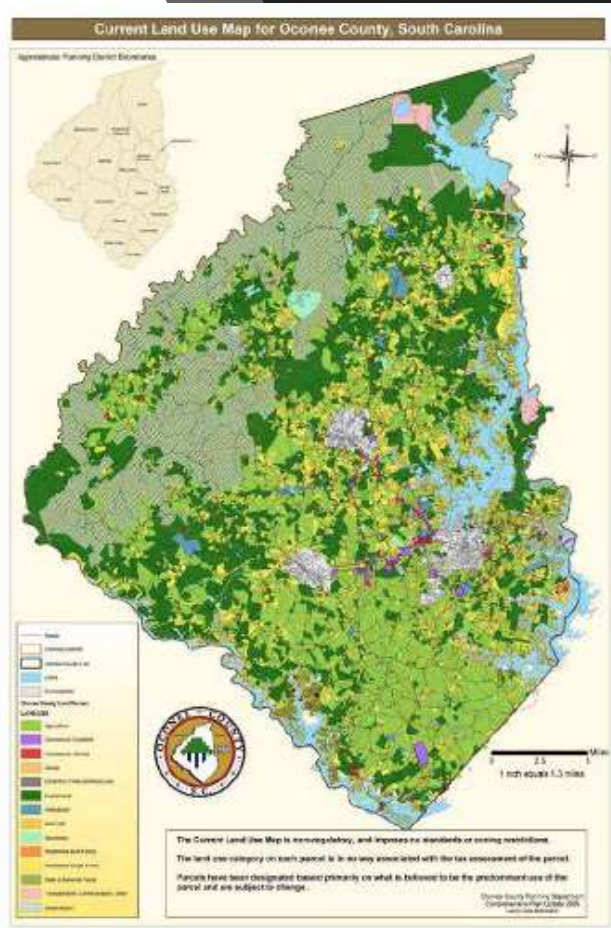
Required by *SC Comprehensive Planning
Enabling Act* of 1994

1994 Act consolidated previous enabling acts that authorized local governments to create and maintain comprehensive planning process

Jurisdictions with planning programs had to comply with Act provisions by end of 1999

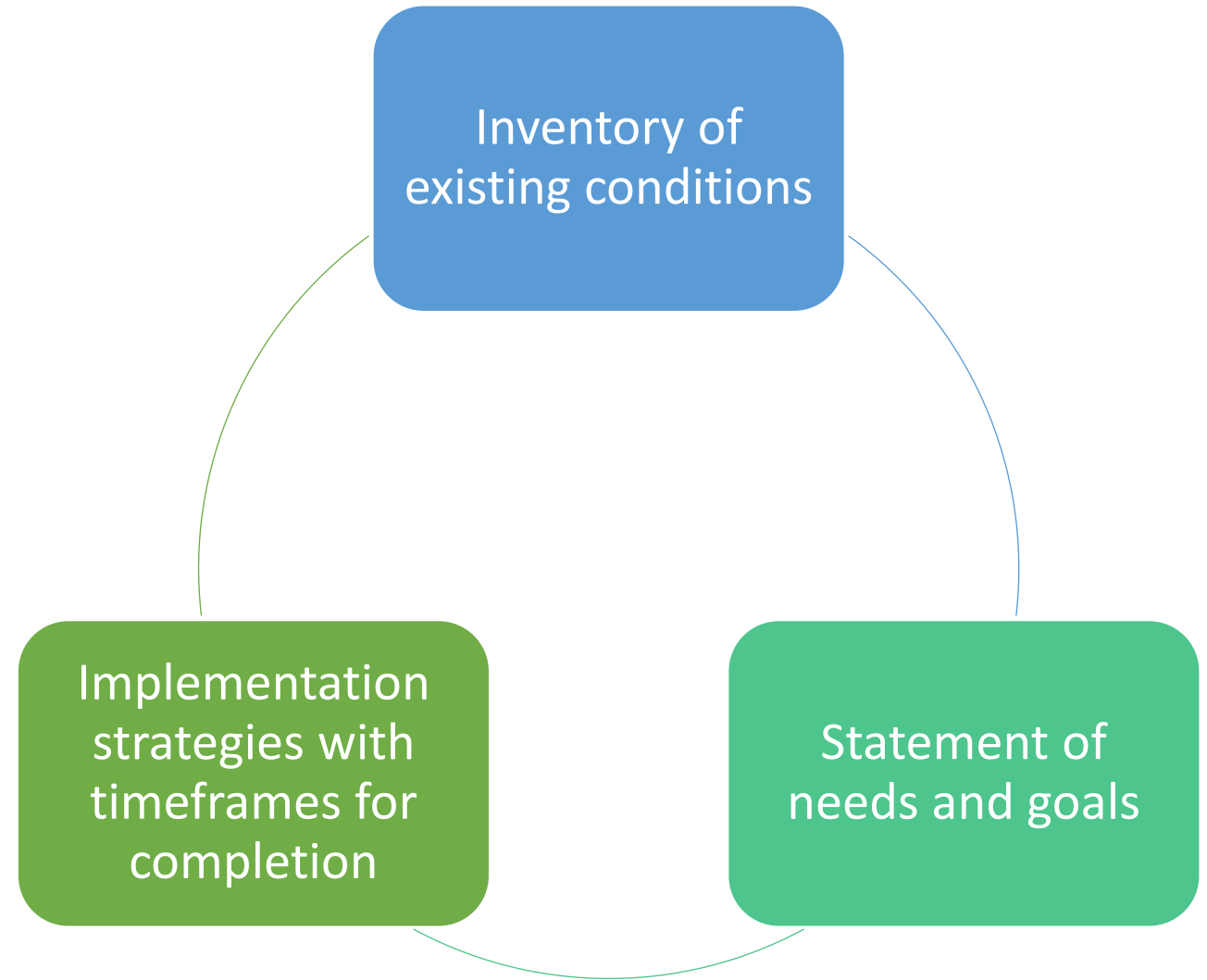
Must review every 5 years; update every 10

Required Plan Elements



- Population
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Economic Development
- Land Use
- Transportation
- Priority Investment
- Other elements can be added:
Implementation, Agriculture, etc.

What is
Required for
each
Element?



Development of Goals and Objectives

- **Goals** – broad based ideals which are intended to guide the future of the community
- **Objectives** – more specific elaboration of the goals which provide a sense of direction
- Goals and objectives together outline the framework for the Comprehensive Plan
- Basis for detailed implementation strategies

Example of Goals and Objectives

- **Goal**

10.1. Protect and preserve the rich history, resources, and unique character of the County while encouraging complimentary and appropriate growth.

- **Objectives**

- 10.1.1. Protect the character of existing neighborhoods.
- 10.1.2. Preserve and build upon the County's established and successful development patterns.

Examples of Implementation Strategies

- 10.1.1.1. Continue to protect the character of established residential areas while allowing for growth and advancement of neighboring public and governmental uses, commercial establishments, and infill developments, where appropriate.
- 10.1.1.4. Support the revitalization of at-risk, blighted, and neglected areas.
- 10.1.2.4. Promote and facilitate compatible infill development where appropriate.

Development, Review, and Adoption Process

Consultants work closely with Staff to gather background information, conduct analyses, develop elements, review drafts, make edits, and produce final drafts for review by Planning Commission and County Council

Review by Planning Commission

Edits made per Planning Commission

Planning Commission recommends Comprehensive Plan to County Council for adoption

County Council reviews and requests edits

Council edits made by Consultants

Public hearing held on Comprehensive Plan draft

council adopts by ordinance

The image features a central, dark blue, irregularly shaped graphic that resembles a splatter or a brushstroke. This graphic is set against a white background with scattered, faint blue and grey speckles. Centered within the dark blue shape is the text "The Existing Plan" in a clean, white, sans-serif font.

The Existing Plan

Current Goal #1

Preserve, protect, and enhance the quality and quantity of Oconee County's natural resources.

Current Goal #2

Identify, develop and utilize all tools and funding sources necessary to meet the present and future economic development needs of Oconee County.

Current Goal #3

Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County's traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.

Current Goal #4

Manage our community facilities, infrastructure, and public resources in a manner that ensures both the existing population and future generations may enjoy the benefits and economic opportunities that make Oconee County an attractive and affordable place to live.

Current Goal #5

Expand appreciation for the arts, cultural heritage, significant natural features, and historic treasures in a manner that both enhances our lifestyle and promotes sustainable economic prosperity.

Using the Plan

- How do you use the plan now?
- How do you want to use the plan in the future?
- What can we do to make that happen?





Public Kick-
Off
Workshop
Goals

Introduce the public to the purpose
and process

Solicit input on existing conditions
and future vision

A dark blue, irregularly shaped graphic with a splatter effect, resembling a watercolor blot or ink splash. The shape is roughly circular but has jagged, feathered edges. The color is a deep, saturated blue. The word "Questions?" is written in a clean, white, sans-serif font, centered within the blue shape. The background is white, with some faint, light blue splatters and dots scattered around the main blue shape, suggesting a liquid or paint-like texture.

Questions?

Contact Information

- **Questions or comments about the Comprehensive Plan Process?**
 - Adam Chapman, Oconee County Zoning Administrator
 - 864-364-5103
 - achapman@oconeesc.com



Oconee County Comprehensive Plan *Update*

Public Kick-Off Meeting

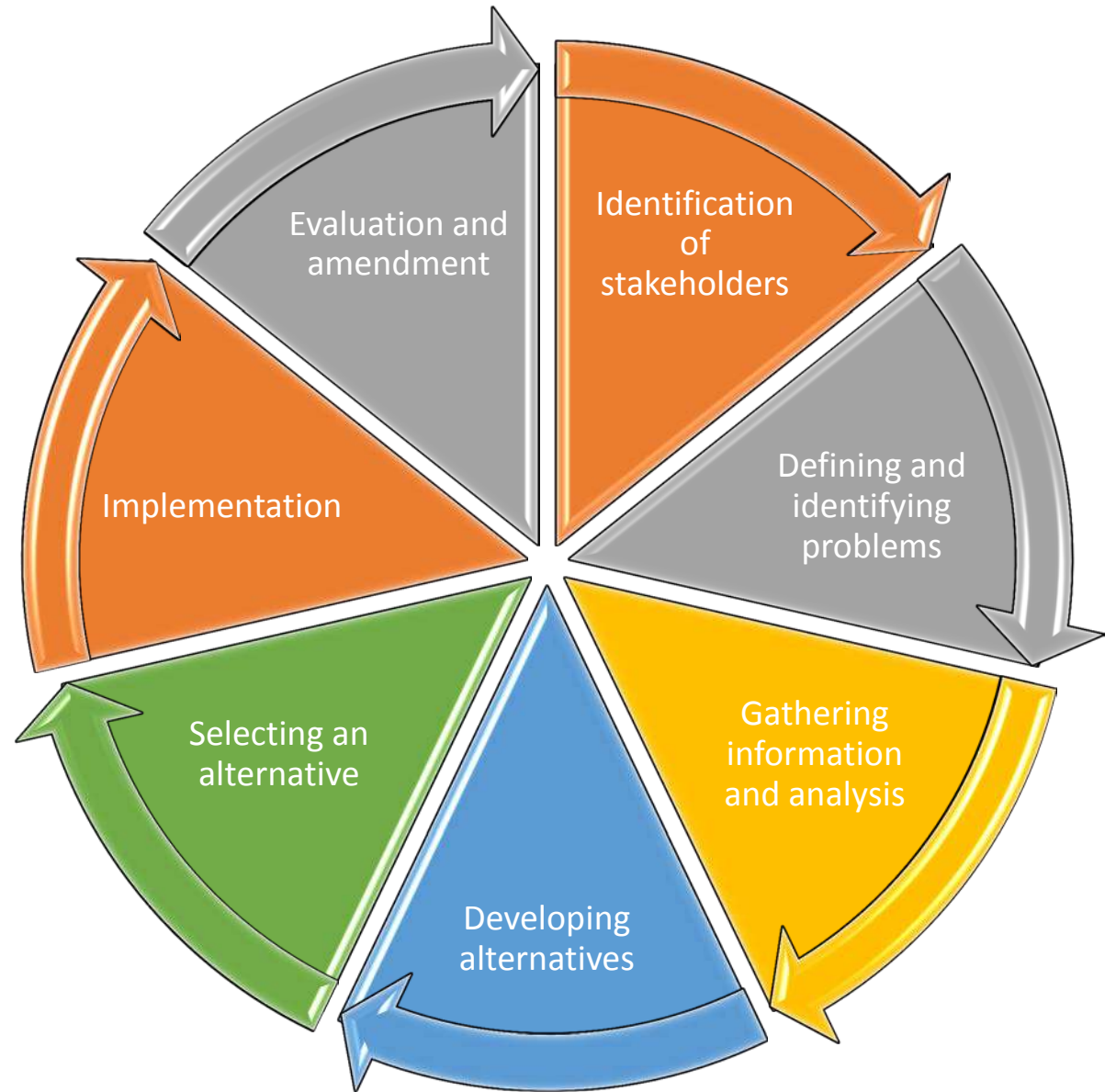
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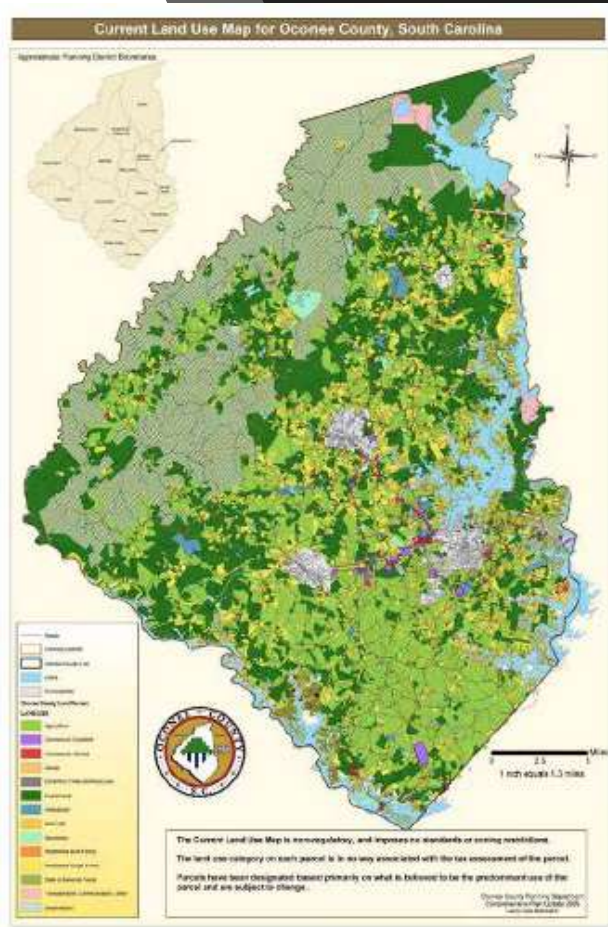
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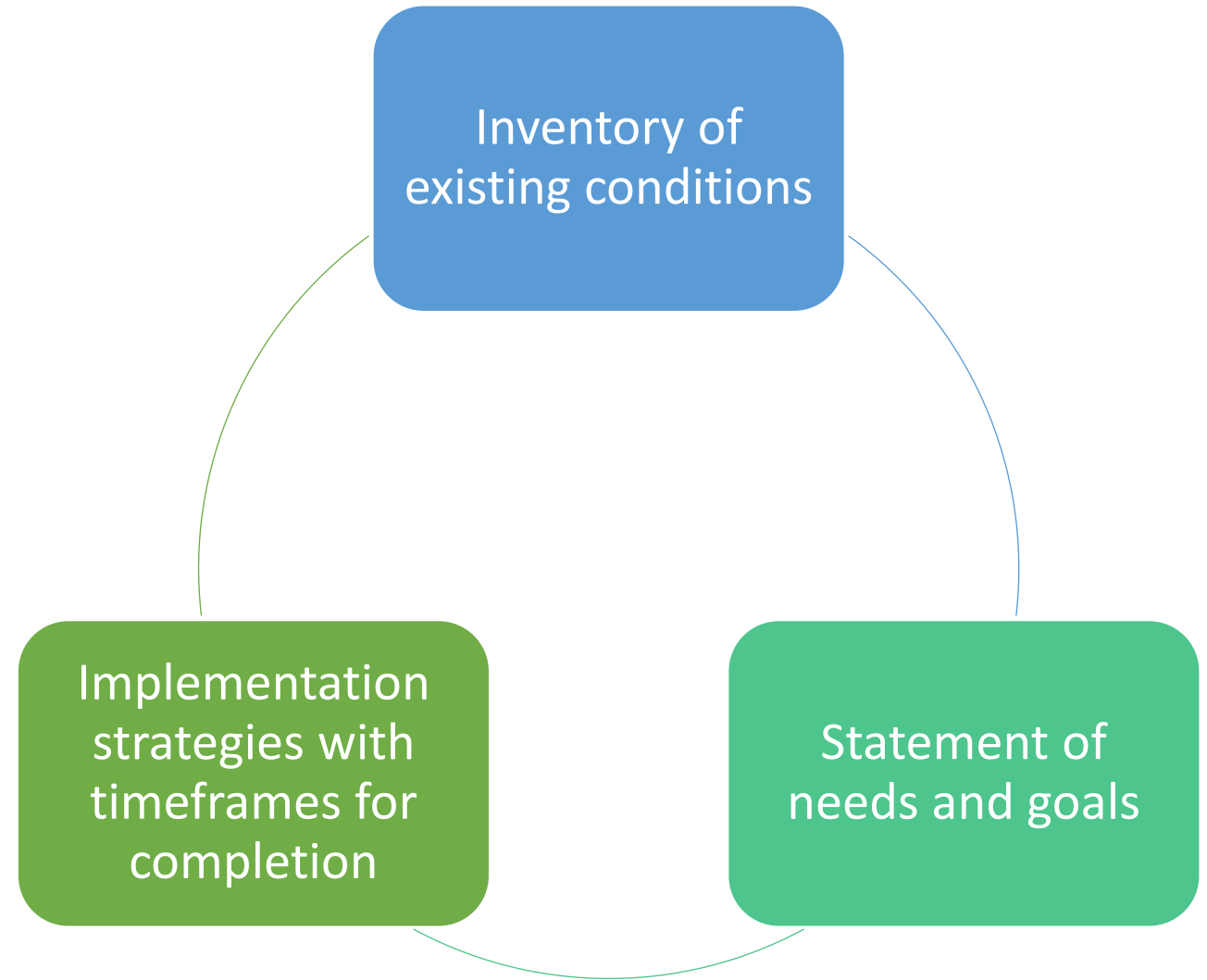
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We Need Your
Help!

Question 1

What are you most proud of in Oconee County?
What do you love the most about your county?

Question 2

What are you most concerned about
in Oconee County?

Question 3

What new land uses are most needed
in Oconee County?

Question 4

What are your top three hopes or wishes for the future of Oconee County?

Next Steps





Questions?

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